

74-16-XA #236 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Leslie S. Sparks and
I, or we, Phoebe H. Sparks, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from Section 109-2(b) 5 - To permit three (3) Off-Street Parking spaces instead of the required four (4) spaces.

see attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices in an existing DR1A zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Leslie S. Sparks
Address: 433 Kings Road
Legal Owner: Phoebe H. Sparks
Protestant's Attorney: John B. Howard
Address: 409 Washington Avenue, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1973, that the subject matter of the petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of July, 1973, at 10:00 o'clock.

Eric Dinenna
Zoning Commissioner of Baltimore County
(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 30th day of June, 1973. Item # 7704

Eric Dinenna
Zoning Commissioner

Petitioner: Sparks Submitted by: Howard
Petitioner's Attorney: Howard Reviewed by: JDH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 11416

DATE 7/19/73 ACCOUNT 01-662

John B. Howard Esq.
409 Washington Ave. AMOUNT \$69.25
Towson, Md. 21204

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Leslie S. Sparks - Petitioner
S/Z coo. Joppa Rd. and Bosley Ave.
Posting and Advertising for Special Exception
and Variance - Case # 74-16-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10869

DATE June 26, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Messrs. Cook, Mudd, Macey & Howard
409 Washington Ave.
Towson, Md. 21204
Petitioner for Special Exception and Variance for
74-16-XA

(301) 832-3310

WILLIAM T. SADLER
PROFESSIONAL LAND SURVEYOR
11810 TERRYTOWN DRIVE
NESTERSTOWN, MARYLAND 21156

DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION FOR OFFICES AND PARKING VARIANCE

Location: 221 West Joppa Road
Owner: Leslie S. Sparks
Date: April 23, 1973
Description:

All that tract or parcel of ground situate, lying and being in the Ninth Election District, Baltimore County, Maryland and more particularly described as follows:
Beginning for the same on the South side of Joppa Road at the end of fifty (50) feet from the beginning of the third line of that lot of ground described in a deed recorded among the Land Records of Baltimore County in Liber 612, folio 511, said point of beginning also being 66.18 feet easterly from the East side of Bosley Avenue, as widened, as shown on Baltimore County Bureau of Land Acquisition, Right of Way Plat No. RW 65-193-8, and running thence along the South side of Joppa Road and on the aforesaid third line south 49 degrees 42 minutes East 51 feet 7 inches to the end of said third line and also to the West side of said alley, with the use thereof in common, South 12 degrees 49 minutes West 70 feet, thence bounding on the first line of the whole lot North 77 degrees 21 minutes West 43 feet, thence northerly by a straight line (3/4 feet, more or less) to the place of beginning. Known as 221 West Joppa Road.

Being the same lot conveyed by George M. Schellenberger to Leslie S. Sparks by deed dated July 4, 1964 and recorded among the Land Records of Baltimore County in Liber 4325, folio 393.

Subject to an easement shown on Baltimore County Bureau of Land Acquisition, Right of Way Plat No. RW 65-193-8, revised 2-13-1967.

The foregoing description compiled from deeds and records.

By: William T. Sadler Date: 4/23/73
William T. Sadler P.L.S., 7730



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28, 1973
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, on the 19th, 26th, and 3rd day of June, 1973, the first publication appearing on the 19th day of June, 1973.

THE JEFFERSONIAN
Eric Dinenna
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 11, 1973

FROM: William D. Frome, Director
Office of Planning and Zoning
Petition #74-16-XA, Southeast corner of Joppa Road and Bosley Ave.
SUBJECT: Petition for Special Exception for Offices.
Petitioner - Leslie S. Sparks and Phoebe H. Sparks

9th District

HEARING: Thursday, July 19, 1973 (10:00 A.M.)

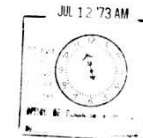
The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

Use of this property for offices is consistent with the recommendations of the 1980 Guideline adopted by the Baltimore County Planning Board, June 15, 1972.

If the proofs of Sec. 502.1 are met, any alterations or restrictions should be conditioned to conformance to an approved site plan.

William D. Frome
William D. Frome, Director
Office of Planning and Zoning

WOF:NEG:W



OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 July 2 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one month, on the 2nd day of July, 1973, that is to say, the same was inserted in the issue of June 28, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>JDH</u>	Revised Plans: Change in outline or description Yes _____ No _____								
Previous case: <u>JDH</u>	Map # _____								

251605 74-16-XA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: JUNE 28-73
Posted for: SPECIAL EXCEPTION & A VARIANCE
Petitioner: LES S. SPARKS
Location of property: S/E COR. OF JOPPA RD. AND BOSLEY AVE.
Location of Sign: 221 W. JOPPA RD.
Remarks: _____
Posted by: William D. Frome Signature Date of return: July 16, 1973

by

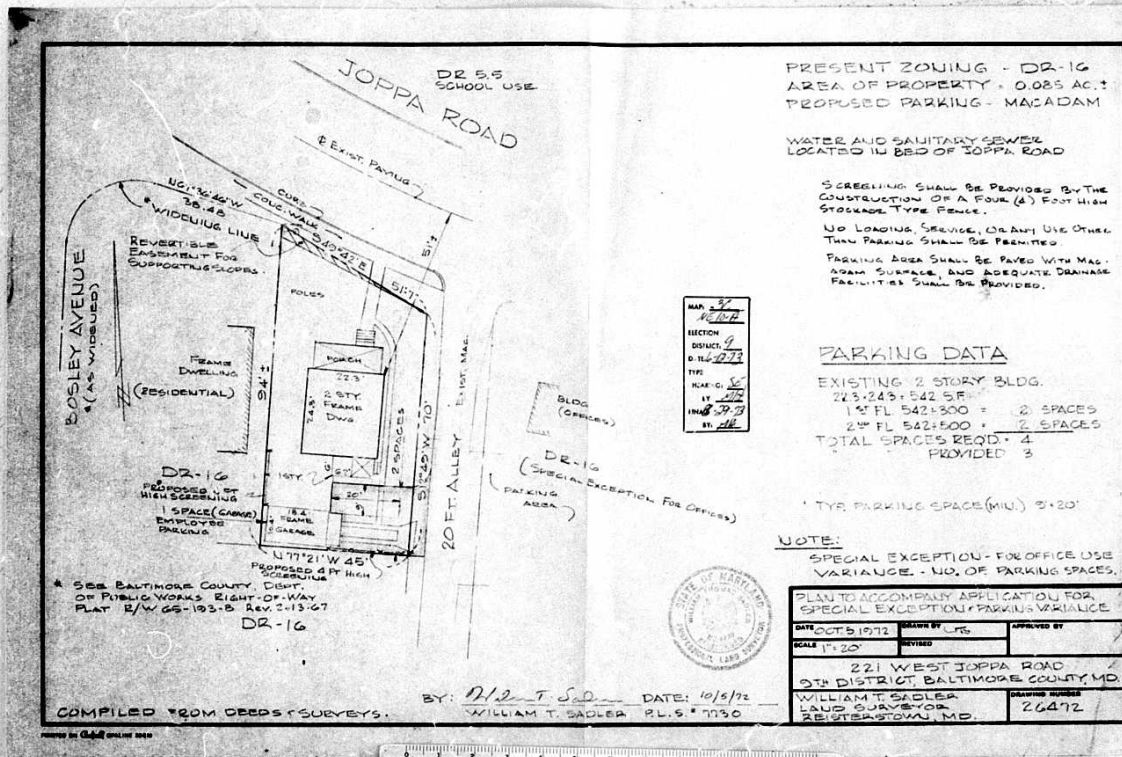
[Signature]
Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

MICROFILMED

LEGATE S. SPARKS #74-16-X
SE/cor. of Joppa Rd. and
Bosley Ave.
9th

474-11-XA



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 19, 1973

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF

ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

John B. Howard, Esq.,
409 Washington Avenue
Towson, Maryland 21204RE: Special Exception Petition
Item 236
Leslie S. and Phoebe H. Sparks -
Petitioners

Dear Mr. Howard:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Joppa Road, 66.18 feet east of Bosley Avenue, in the Ninth Election District of Baltimore County. Improvements of the site include a two(2) story frame dwelling and a frame free-standing garage. The petitioners are requesting a Special Exception for office use in a D.R. 16 zone, and a Variance for three(3) off street parking spaces in lieu of the required four(4) spaces.

Adjoining this property to the west is a frame dwelling presently zoned D.R. 16, used as a residence; to the north and across Joppa Road is a school and church site; to the south is a property improved with only a small garden, and to the east is another D.R. 16 zoned property utilized as offices by a Special Exception.

John B. Howard, Esq.,
Item 236
July 18, 1973

Page 2

A twenty(20) foot macadam alley separates the subject site from the offices to the east. This alley serves the existing office building parking facilities, as well as residences further south along the alley way. It is proposed on the site plan that this alley will serve the parking area of the subject site.

This office requires the submitted site plan to be revised to indicate the ownership of the vacant property to the south of the subject site.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJDR:PTH:JD

Enclosure

cc: Mr. William T. Sadler
11610 Terrytown Drive
Reisterstown, Maryland 21136Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

June 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #236 (1972-1973)
Property Owners: Leslie S. and Phoebe H. Sparks
S/S Joppa Road, 66.18 feet E of Bosley Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices
District: 9th No. Acres: 0.085

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

HIGHWAY:

Joppa Road, an existing County road, is proposed to be improved in the future as a 44-foot closed-type roadway cross-section on a 15-foot right-of-way. Highway improvements are not required at this time.

The alley east of the site will ultimately be improved as an 18-foot curbed alley with a 22-foot right-of-way.

Highway right-of-way widening for Joppa Road and the alley, together with any necessary reversible enclosures for slopes, will be required in connection with any grading or building permit applications. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan should be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

STORM DRAIN:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

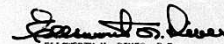
Mr. S. Eric DiNenna
Page 2
June 27, 1973

Item #236

WATER & SANITARY SEWER:

Public water supply and sanitary sewerage are available and serving this property. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,


ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:bjh

cc: J. Trenner

H-WM Key Sheet
34 NE 2 Position Sheet
NE 10 A Topo
70 & 70A Topo MapBALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 14, 1973

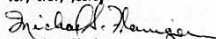
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item 236 - ZAC - June 12, 1973
Property Owner: Leslie S. and Phoebe H. Sparks
S/S Joppa Road, 66.18 feet E of Bosley Avenue
Special Exception for Offices
District 9

Dear Mr. DiNenna:

This Department has reviewed the subject petition and has the following comments:

1. The Towson area has parking problems and a parking variance is undesirable
2. This site is to be served by a 10' wide paved alley that is already serving several offices and any increase in its use is undesirable.

Very truly yours,


Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 14, 1973

DONALD J. HOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

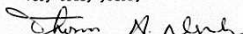
Dear Mr. DiNenna:

Comments on Item 236, Zoning Advisory Committee Meeting June 12, 1973, are as follows:

Property Owner: Leslie S. and Phoebe H. Sparks
Location: S/S Joppa Road, 66.18' E of Bosley Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices
District: 9
No. Acres: 0.085

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnd

WILLIAM D. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

June 26, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

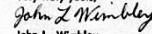
Dear Mr. DiNenna:

Comments on Item #236, Zoning Advisory Committee Meeting, June 11, 1973, are as follows:

Property Owner: Leslie S. and Phoebe H. Sparks
Location: S/S Joppa Road, 66.18 feet E of Bosley Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices
District: 9th
No. Acres: 0.085

The parking spaces as provided will require cars to either back out of the spaces into the alley or back into the spaces provided from the alley; this may not only create a traffic problem, but could also be a dangerous traffic hazard.

Very truly yours,


John L. Wimbley
Planning Specialist II
Project Planning Division
BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 13, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday - June 11, 1973

Re: Item 236

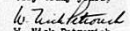
Property Owner: Leslie S. and Phoebe H. Sparks
Location: S/S Joppa Road, 66.18 feet E of Bosley Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices

District: 9th
No. Acres: 0.085

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,


W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

AREA CODE 901 PLANNING (40-581) ZONING (40-582)

H. EMILE PLANK, President
CUTLER E. HESS, Vice President
MR. ROBERT L. JENNEYMARCUS M. BOTSARIS
JOSEPH N. NIGROIAN
ALVIN LUCKIN
JOSHUA W. WHEELER, Vice PresidentT. BAYARD WILLIAMS, JR.
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