PETITION FOR ZONING VARIANCE (van to 31) FROM AREA AND HEIGHT REGULATIONS

RECEIVED FOR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
608 BOSLEY AVENUE

1, or we. ASSOCIATES
legal owner. of the property situate in Baltimore
County and which is described in the description and plat attached beyon and made a part hereof

of the required 30'; and from Section 217.3 to permit a 3' side yard instead of the required 25' and to permit a 3' side yard instead of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship Ca practical difficulty)

See attached description

1-4.24 11. All

	ance advertising, posting, etc., upon filing of this
	by the zoning regulations and restrictions of
limore County adopted pursuant to the Zoning	
4	608 BOSLEY AVENUE ASSOCIATES, BY:
3	Wehn Grason Turnbull, II 610 Bosley Avenue
E Contract purchaser	Towson, Maryland Legal Owner 21204 Address
1	AMM Voc

197 . 2 that the subject matter of this petition be advertised, as Is Law of Baltimore County, in two nesspapers of general circulation through-that property be posted, and that the public hearing be had before the Zoning imore County in Boom 106, County Office Building in Townson, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd

197 3 at 10:30 o'clock "mua-Acui co

Zoning Commissioner of Baltimore County. 10, 30 A 11/5/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTE

John Grason Turnbull, II Esq. 610 Bosley Avenue Towson, Maryland 21204

RE: Variance Petition Item 31 608 Bosley Avenue Associates -

Dear Mr. Turnbull:

CTH DEPARTMENT

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 nade 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 west side of Bosley Avenue, 282 feet north of Allegheny Avenue, in the 9th District of Baltimore County.

The petitioner is requesting a Special Exception for an office and office huiding in a DR 16 zone, and a Variance to allow a 22 foot front yard instead of the required 30, and a side yare of 9 feet instead of the required 25 fact on the north side of the property; also, a 3 foot side yard instead of the required 25 feet on the south side of the property.

The subject property is currently improved with a two-story frame dwelling that is adjacent to other existing frame dwellings in the vicinity.

DESCRIPTION OF 5,850 SQUARE FEET OF LAND, MORE OR LESS 608 BOSLEY AVENUE

MEING all of that tract of land which by Deed dated May 29, 1973 and seconded among the Land Records of Baltimore County in Liher EHK, Jr. 5362, Page 1 was conveyed by the Teddon Corporation unto Charles E.

REGINTING at a point in the west side of Bosley Avenue, 282 feet north of the north right-or-way line of Alleghamy Avenue said point being the beginning point of aforementioned deed and theme binding on the first, second, third, and h lines of said deed.

(2) West (3) South

- 37.50 feet - 156.00 feet - 37.50 feet - 156.00 feet to the point of beginning.

CONTAINING 5,850 square feet of land, more or less.

SUBJECT to any and all easements of record.

This description is for zoning purposes only and is not intended for conveyancing of land.



John Grason Turnbull, II Esq. Re: 608 Bosley Avenue Associates September 11, 1973

- 2 -

The property immediately to the north has been converted to offices and was the subject of an earlier Special Exception petition.

There are some site problems that the Committee would like to have corrected on a revised site plan prior to the hearing.

Curb and gutter partially exists along Bosley Avenue at this location; however, this should be corrected with the proposed improve-ments that are to take place in the near future.

The rear of the property is also improved with a two-car garage that is not indicated on the site plan, this should be shown as existing and is to be removed.

The rear of the property abuts the Baltimore County public school(Towson Elementary), and there is an alley that traverses the rear of the property.

Since intense development is occurring along Boaley Avenue, some restriction should be made to restrict traffic from stillizing the alley until proper widening has been completed, especially during school hours, as this could cause a dangerous situation insofar as students are concerned.

With regard to the variances requested, it should be noted that as a matter of precautio this office has maintained a policy of not encouraging variances on existing buildings for obvious reasons. Also, should the petitioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date ... November 2, 1973

PROM William D. Fromm, Director of Planning

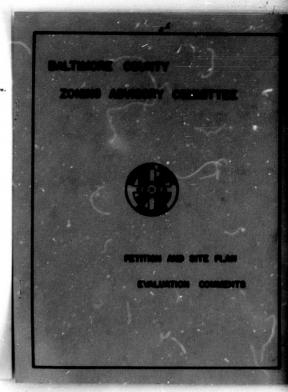
SUBJECT Petition #74-115-A. West side of Bosley Avenue 282 feet North of Alleghany Ave.
Petition for Variance for Front and Side Yards.
Petitioner - 608 Bosley Avenue Associates.

9th District

HEARING: Monday, November 5, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and ham no comment to make at this time.





Baltimore County, Maryland Bepartment Of Bubite Borks

COUNTY OFFICE BUILDING

August 20, 1973

Mr. S. Eric DiMenna Zoming Commissioner County Office Building Townon, Maryland 2120b

Re: Item #31 (1973-1974) Property Owner: 508 Booley Avenue Associates W/S Booley Ave., 282 N. Allegheny Avenue Existing Zoning: D.R. 16 with Special Exception for

Rainting Zoningr Unit un was no never the property of the property variance from Section 217.2 to permit a 22 front year instead of the required 30 and from required 25 and to permit a 3 and year instead of the required 25 and to permit a 3 and year instead of the property of the permit a 3 and year instead of the property of the permit a 3 and year.

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.

Boaley Avenue, an existing County street, will be improved as a divided roadway 55 feet wide, with closed-type roadway cross-sections, and no seed as breaks on a 100-feet right-of-ways. Righty right-of-ways, Righty right-of-ways, alone sensents and proposed and improvements are as shown on heaving \$72-0107 (5). Sheet 8, too trees 5-201-2, any additional construction or reconstruction of sidewalk, card and gutter, extrance, agrow, etc. in connection with the further development of this side will be the All responsibility of the Puttioner. The submitted plan does not indicate the essenser for elopes along the frontage of this property. Further information in this regard may be obtained from the Sittinger County Durse of Engineering, which Durseu does not approve the indicated vehicular entrance along Roaley Avenue.

As stated in the comments sumplied in connection with Hess \$126 (10/c-1073) for the property contiguous to this site on the north, access to the property contiguous to this site on the north, access to the property contiguous to this site on the north, access to the property. The status of this allay is unknown and accused to be a residential alleyery. To status of this allay is unknown and accused to be a residential allayery. In the satisfactorily accommends we which we have been accessed in the area, this allay sust to reconstructed in accordance with Baltimore County Standards to provide a purseent width as required by the Department of Fublic Works. Right-of-way for along with the provided of the provided of the state of the state of the state of the same of the state o

expect to erect a sign greater than one square foot he should request a Variance to that end. Purthermore, this Committee recommends that appropriate restrictions be placed on this property in order to retain its residential character.

- 3 -

ociates

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

> Very truly yours, JOHN S. DILLON, JH., Chairman Zoning Advisory, Committee

JJDJr.:JD

cc: Smith, Teacher & Associates 10,324 S. Dolfield Road Owings mills, Md. 21117

John Grason Turnbull. II. Esq.

RE: 608 Bosley Avenue Ass September 11, 1973

	Pursuant to the advertisement, posting of property, and public hearing on the above Petition
	and it appearing that by reason of the following finding of facts that strict compliance with
	the Baltimore County Zoning Regulations would result in practical difficulty and
	unreasonable hardship upon the Petitioner,
	the above Variancesshould be had; and it further appearing that by reason of the granting of
	the Variances requested n; adversely affecting the health, saiety, and general
	welfare of the community, the Variances to permit a twenty-two (22) foot front
	yard in lieu of the required shirty. (39) feet, to permit a nine (9) foot sine yard
200	in lieu of the required twenty-five (25) feet; and to permit a three (3) foot side
3	Tr IS ORDERED by the Zoning Commissioner of Baltimore County, this
V	da of November 197 3., that the herein Petition for the Variances to permit a Frenty-two (22) foot front yard in lieu of the required thirty (30) feet; to per-
Ļ	m a nine (9) foot side yard in lieu of the required twenty-five (25) feet and to
acto	of the required twenty-five (25) feet,
	subject to the approval of a site plan by the Department of Public Works and the
	Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition
	and it appearing that by reason of
3	
1	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of
	Zoning Commissioner of Ballimore County

Item #31 (1973-1974) Property Camer: 508 Besle; Avenue Associates Page 2 August 20, 1973

Highways: (Cont'd)

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

Provisions for accommodating storm mater or draining have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mutaeness or designs to adiscent respective, especially by the concentration of surface waters. Jorection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Public water supply and manitary sewerage are available and serving this

It appears that additional fire hydrant protection may be required in the vicinity.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Iten 31 Property Camer: 608 Bosley Avenue Associates Location: see agenda Present Zoning: D.R. 16 with S.E. for offices Proposed Zoning: variance

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Towson, Maryland 2120h

District: 9 No. Acres: 5,850 sq.ft.

Dear Mr. Dillorna

Rot Ttom 31

Very truly yours.

ELISMONTH N. DIVE, P.S. Chief, Buren of Engineering

PWD-74W-757-es

cc: J. J. Trenner

N-KW Key Sheet 39 NE 2 Pos. Sheet MS 10 A Topo -70 and 70A Tax Haps

WILLIAM D. FROMS S. ERIC DINENNA



August 9, 1973

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

Dear Mr. Di Nenna

Comments on Item #31, Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Owner: 608 Bosley Avenue Associates
Location: W/5 Bosley Avenue, 282 N. Allegheny Avenue
Estisting Zonieg. D. 8.1 6 with Special Exception for offices
Proposed Zoning: Variance from Section 217.2 to parms to 22' front yard instead of the
required 30 feet and from Section 217.3 to permit a 9 ft. side yard
instead of the required 25 feet and to permit a 3' side yard instead
of the nequired 25 feet.

Election District: 9th No. Acres: 5,850 square feet

The site plan must be revised to show the adjoining property at 610 Bosley Avenue to determine compliance with the Zoning Regulations as far as parking and use of the driveway in common.

The driveway should be a minimum of 24 feet in width.

John & Wentley John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AREA CODE 301 PLANNING 480-3211 ZONING 491-3391

WIP/nl

No bearing on student population.

TOWSON, MARYLAND - 21204

Date: August 10, 1973

Wery truly yours,

W. Nick Petrovich Field Representative

Z.A.C. Meeting of: August 7,1973

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

August 9, 1973

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

Re: Item 31 - ZAC - August 7, 1973
Property Dwner: 608 Bosley Avenue Associates
W/S Bosley Avenue, 2821 M Allegheny Avenue
Variance from Section 217,2 to permit a 221 front yard instead of
the required 30 feat and from Section 217,3 to permit a 91 side
yard instead of the required 25 feet and to permit a 31 side
yard instead of the required 25 feet and to permit a 31 side
yard instead of the required 25 feet and to permit a 31 side

This Department has reviewed the submitted plan and has the following

The alley in the back of the site is too narrow for the development taking plane in this urea and should be widened.
 Is patitioner proposes to use a 12' wide driveway that is a common driveway with the adjacent site. This joint driveway should be widened to a minimum of 20 feet,

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

August 14, 1973

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

Concents on Item 31, Zoning Advisory Committee Meeting August 7, 1973, are as follows:

Froperty Owner: 608 Bosley Avenue Associates
Location: W/S Bosley Ave., 262' N. of Allegheny Ave.
Present Zoning: D.R. 16 with Special Exception for Offices
Proposed Zoning: Variance from Section 217.2 to purelia
Section 211.3 to permit a 9' side yard instead of
required 25', and to permit a 3' side yard instead
of required 25'.
District: 9
No. Acres: 5,850 Sq.ft.

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

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

UVD ----



weeks/before the 22 day of October 19 73 that is to sav. the same was inserted in the issues/of October 18, 1973.

STROMBERG PUBLICATIONS, Inc.

By Buth Margan



CERTIFICATE OF PUBLICATION

TOWSON, MD..... October 18 THIS IS TO CERTIFY, that the appeared advention pub ished in THE JEFFERSONIAN, a weekly ne appearing on the 15th day of October 19.73

G. Leank Structure

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	ET		
FUNCTION	Wal	Мор	Ori	ginal	Dup	icate	Tro	cing	200	Sheet
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		_			d Pla e in ou		or desc	ripti		Yes No
Previous case:				Мар #						

BALTIMORE COUNT OFFICE OF FINAN RI MISCELLANTOUS C	VENUE DIVISION	No. 12471
Oct. 15, 1	973 _ACCOUNT 1-6	62
	AMOUNT	\$25.00
MOSETU. ZON 305 V. Alla Tevene, Ma.	PINK - AGENCY Coke & Turnbull aghany ave.	YELLOW - CUSTOMER
		Bosely Ave Associ

1 zign

74-115-A

CERTIFICATE OF POSTING ZONING DEPART: "FINT OF BALTIMORE COUNTY Townen, Maryland

District . I	Date of Posting Oct. 16, 1973
Posted for Petition For VAR	RIANC Q
608 Boshey Au	e. Assoc. sky Ave. 282' NoF Allecheny Ave.
Petitioner S	der Aug 282' NOF ALLECHENY Ave.
location of property:	My Mediana Maria
Location of Signs: ADTACCUT TO	ENTRANCE WALK WAY 608 Boshey Ave
Posted by Housas F. Bolan	d Date of return: Oct. 26 1973
Posted by Signature	Date of return: OCI

BALTIMORE COLA OFFICE OF FINANCE - I	REVENUE DIVISION	12722
NATE NOV. 8, 1	973 ACCOUNT 01	662
	AMOUNT 85	6.75
	DISTRIBUTION	
WHITE CASHIER	DISTRIBUTION PINK - AGENCY	6.75 VELLOW - CUSTOMER
608 Bosley Ave	PINK - AGENCY	
608 Bosley Ave 608 Bosley Ave Towson, Md. 21	PINK - AGENCY	VELLOW - CUSTOMER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W Chesaprake Avenue Towson, Maryland 21204

Your Patrition has been received this 3/10 day of

Politicant COB Booky Copy Submitted by Turning

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

