

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

608 BOSLEY AVENUE
ASSOCIATES
I, or we, the 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 for a Variance from Section 217.3 to permit a 22' front yard instead 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 & practical difficulty)

See attached description



Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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.

608 BOSLEY AVENUE ASSOCIATES, BY:
John Grason Turnbull, II
610 Bosley Avenue
Towson, Maryland 21204
Legal Owner
Address

Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney

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

1973 that the subject matter of this 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 Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County on the 5th day of November, 1973, at 10:30 o'clock

John Grason Turnbull, II
Zoning Commissioner of Baltimore County
(over)

DESCRIPTION OF 5,860 SQUARE FEET
OF LAND, MORE OR LESS
608 BOSLEY AVENUE

BEING all of that tract of land which by Deed dated May 20, 1973 and recorded among the Land Records of Baltimore County in Liber 188, Jr. 5362, Page 1 was conveyed by the Teddon Corporation unto Charles E. Brooks et al.

BEGINNING at a point in the west side of Bosley Avenue, 282 feet north of the north right-of-way line of Allegheny Avenue said point being the beginning point of aforementioned deed and thence binding on the first, second, third, and fourth lines of said deed.

- (1) North - 37.50 feet
- (2) West - 156.00 feet
- (3) South - 37.50 feet
- (4) East - 156.00 feet to the point of beginning.

CONTAINING 5,860 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.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: November 2, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-115-A, West side of Bosley Avenue 282 feet North of Allegheny Ave.
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 has no comment to make at this time.

William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH H. DIVER, P. E., CHIEF

August 20, 1973

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

Re: Item #33 (1973-1974)
Property Owner: 608 Bosley Avenue Associates
608 Bosley Ave., 282' N. Allegheny Avenue
Existing Zoning: S-1, 12' with Special Exception for
Offices
Proposed Zoning: Variance from Section 217.3 to permit
a 22' front yard instead 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'
District: 9th No. Acres: 5,860 sq. ft.

Dear Mr. DiMenna:

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.

Highways:

Bosley Avenue, an existing County street, will be improved as a divided roadway 88 feet wide, with closed-type roadway cross-sections, and on median (TWIX) on a 110-foot right-of-way. Highway right-of-way, slope easements and proposed road improvements are as shown on drawing #72-0413 (5), Sheet 3, Job Order 5-201-2. Any additional construction or reconstruction of sidewalks, curb and gutters, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Petitioner. The submitted plan does not indicate the easement for slopes along the frontage of this property. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering, which Bureau does not approve the indicated vehicular entrance along Bosley Avenue.

As stated in the comments supplied in connection with Item #26 (1972-1973) for the property contiguous to this site on the north, access to the proposed parking area is to be from the alley along the west side (rear) of this property. The status of this alley is unknown and assumed to be a residential alleyway. To satisfactorily accommodate vehicular movements anticipated to be generated in the area, this alley must be reconstructed in accordance with Baltimore County Standards to provide a pavement width as required by the Department of Public Works. Right-of-way widening along the east side of the alley, including any necessary reversible easements for slopes will be required to accomplish reconstruction of the alley. When the County deems it necessary that the entire alley be improved, the owner of this site will be assessed for improving the full width of the alley along the frontage of this site.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 11, 1973

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

RE: Variance Petition

Item 31
608 Bosley Avenue Associates -
Petitioners

Dear Mr. Turnbull:

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 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 building in a DR 16 zone, and a Variance to allow a 22 foot front yard instead of the required 30, and a side yard of 9 feet instead of the required 25 feet 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.

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

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 improvements 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 Bosley Avenue, some restriction should be made to restrict traffic from utilizing 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 precaution this office has maintained a policy of not encouraging variances on existing buildings for obvious reasons. Also, should the petitioner

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

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

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 A. DILLON, Jr., Chairman
Zoning Advisory Committee

JJD:r:jD

Enclosure

cc: Smith, Teacher & Associates
10,324 S. Delfield Road
Owings Mills, Md. 21117

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	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: <u>JFK</u>			Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>							
Previous case: <u> </u>										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1 sign 74-115-A

District 9th Date of Posting OCT. 16, 1973
 Posted for PETITION FOR VARIANCE
 Petitioner: 608 Bosley Ave. Assoc.
 Location of property: W. of Bosley Ave. 282' N. of Allegheny Ave.
 Location of Signs: ADJACENT TO ENTRANCE WALKWAY 608 Bosley Ave
 Remarks:
 Posted by Thomas P. Poland Date of return: OCT. 26, 1973
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 31st day of

July 1973 1972. Item #

S. Eric DiNanno
Zoning Commissioner

Petitioner 608 Bosley Ave. Assoc. Submitted by
 Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY, MARYLAND No. 12471
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 15, 1973 ACCOUNT 01-662
 AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Nease, Brooks & Turnbull
305 W. Allegheny Ave.
Towson, Md. 21204
Petition for Variance for 608 Bosley Ave. Assoc.
74-115-A

BALTIMORE COUNTY, MARYLAND No. 12722
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 8, 1973 ACCOUNT 01-662
 AMOUNT \$56.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
608 Bosley Ave. Associates
608 Bosley Ave.
Towson, Md. 21204
Advertising and posting of property
74-115-A

56.75 MSC

- DR - 16 W/SE FOR OFFICE BUILDING
= NONE
- DR - 16 W/SE FOR OFFICE BUILDING & VARIANCES
TO PERMIT THE FOLLOWING;
22' FRONT YARD INSTEAD OF 30' REQUIRED BY SEC. 217.2
9' SIDE YD (N 50) " " 25' " " 217.3
3' SIDE YD (S 30) " " 25' " " 217.3

$$\begin{aligned} &= 5.850 \text{ S.F.} \\ &= 1.377 \text{ S.F.}^* \\ &= 1.377 \text{ S.F.}^* \end{aligned}$$

8
8
= AVAILABLE, EXISTING
= MACADAM

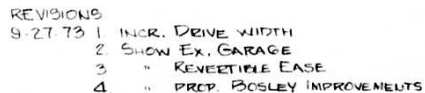
= AVAILABLE, EXISTING
= MACADAM

= MACADAM

= MACADAM

= MACADAM

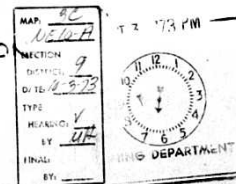
#610 EX ZON -
DRIG W/S.E FOR
OFFICE BLDG



* GOG Ex ZON. *
DR 16 W/S.E. FOR
OFFICE BLDG

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES
#608 BOSLEY AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 10' JULY 19, 1973

Item # 31
608 Bosley Avenue
Association



SMITH, TEACHER & ASSOC
10,324 S. DOLFIELD ROAD
OWINGS MILLS, MARYLAND 21117
363-6754 P.N. 612

EXISTING ZONING
EXISTING USE
PROPOSED ZONING

- D.R. - 1G W/S.E FOR OFFICE BUILDING
- NONE
- D.R. - 1G W/S.E FOR OFFICE BUILDING & VARIANCES TO PERMIT THE FOLLOWING;
- 22' FRONT YARD INSTEAD OF 30' REQUIRED BY SEC. 217.2
- 9' SIDE YD. (N.S.D.) " " 25' " " 217.3
- 3' SIDE YD. (S.S.D.) " " 25' " " 217.3

AREA OF LOT

BLDG. AREA - FIRST FL.
- SECOND FL.

PARKING SPACES REQUIRED

PARKING SPACES PROVIDED

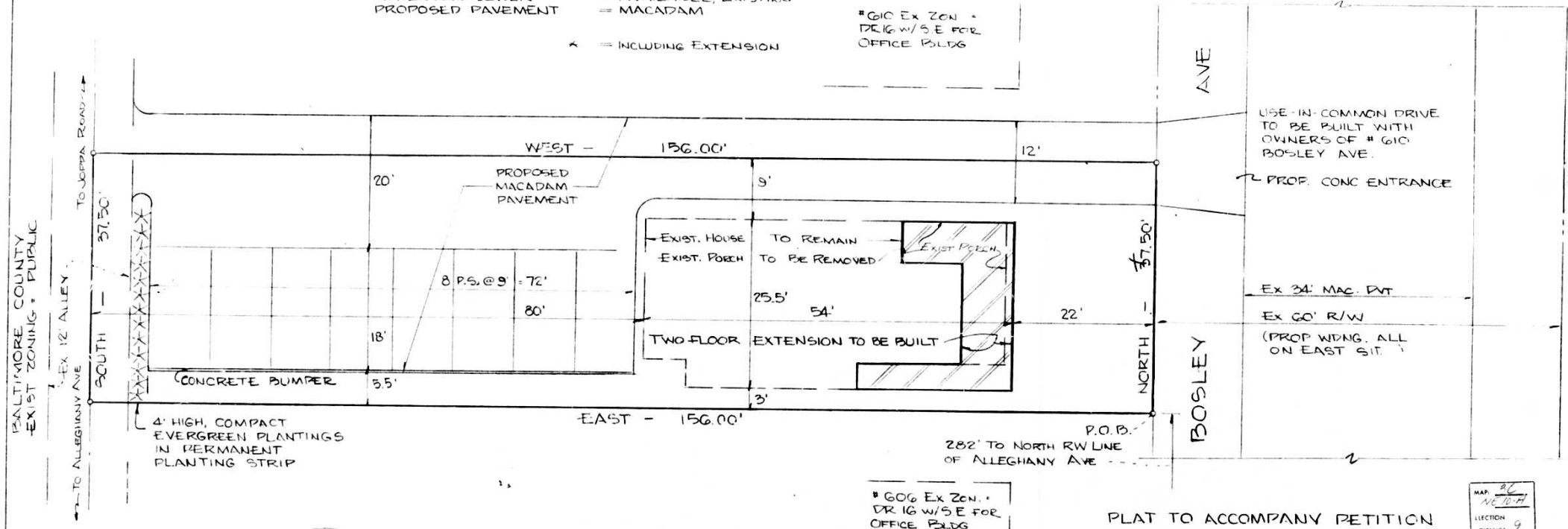
WATER AND SEWER

PROPOSED PAVEMENT

- 5,850 S.F.
- 1,377 S.F.*
- 1,377 S.F.*
- 8
- 8
- AVAILABLE, EXISTING
- MACADAM

* = INCLUDING EXTENSION

#G10 Ex ZON.
DR 1G W/S.E FOR
OFFICE BLDG



#G06 Ex ZON.
DR 1G W/S.E FOR
OFFICE BLDG

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES

#608 BOSLEY AVENUE
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 10' JULY 19, 1973

SMITH, TEACHER & ASSOC
10,324 S. DOLFIELD ROAD
OWINGS MILLS, MARYLAND 21117
363-2100 P.N. G12



MAP	B/C
SECTION	9
DISTRICT	9
DATE	7/19/73
TYPE	
HEARING	
BY	JHS
FINAL	19-73
BY	JHS

