

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G. B. Stump, Assoc., Inc. 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 D.R.2 and D.R.3.5 none to an D.R.16 none; for the following reasons:

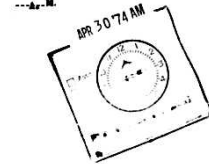
SEE ATTACHED MEMORANDUM
See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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: Edward H. Noren
Address: 10 Light St.
Petitioner's Attorney: Donald H. Noren
Address: 1011647 ST.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 1974, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1974, at 10:00 o'clock A.M.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1974

Donald H. Noren, Esq.
10 Light Street
Baltimore, Maryland 21202

RE: Item No. 19 - 7th Cycle
Reclassification Cycle VII
G. B. Stump, Assoc., Inc. - Petitioners

Dear Mr. Noren:

The above referenced Reclassification request additionally included a request(s) for Special Exception(s) and/or Variance(s).

Section 500.2b of the Baltimore County Zoning Regulations requires that a hearing be scheduled on these types of requests no sooner than thirty (30) and no later than ninety (90) days after its approval for filing by this Committee. The enclosed blue slip indicates the date of approval and is to advise you that the additional request(s) will be considered at the same time as the Reclassification request.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Maryland 21204

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G. B. Stump, Assoc., Inc. 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 1802.2C to permit a front yard setback of forty-five (45) feet instead of the required seventy-five (75) feet.

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

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.

Contract purchaser: Donald H. Noren
Address: 10 Light St.
Petitioner's Attorney: Donald H. Noren
Address: 1011647 ST.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of April, 1974, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of September, 1974, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 15, 1974

Donald H. Noren, Esq.
10 Light Street
Baltimore, Maryland 21202

RE: Reclassification and Variance
Petition
Item 19 - 7th Cycle
G. B. Stump, Assoc., Inc. - Petitioners

Dear Mr. Noren:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 13, 1974

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 #19, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: G. B. Stump Assoc. Inc.
Location: N/S Joppa Road, E/S Beltona Avenue
Existing Zoning: D.R.2 and D.R.3.5
Proposed Zoning: D.R.16 and Variance from 1802.26 front yard No. of Acres 6.27
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site distance at the proposed driveways is inadequate, however, this may be alleviated when Joppa Road is widened.

If the petition is granted the site plan must be submitted to the Joint Subdivision Planning Committee for approval and comply with the Comprehensive Manual of Development Policy.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Donald H. Noren, Esq.
10 Light Street
Baltimore, Maryland 21202

RE: Reclassification and Variance
Petition
Item 19 - 7th Cycle
G. B. Stump, Assoc., Inc. - Petitioners

Dear Mr. Noren:

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 at the northeast intersection of Joppa and Beltona Avenue, in the 9th Election District of Baltimore County. It is presently improved by a large residence and garage or shed structure. A large two-story frame residence exists opposite the site on Joppa Road, and various residences abut the site to the west along Beltona Avenue.

The petitioner is requesting a Reclassification to Density Residential (D.R. 16) zoning, and proposes to erect 47 detached units. Off street parking is provided for 108 vehicles.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections

Item No. 19 - 7th Cycle

Donald H. Noren, Esq.
10 Light Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
for filing this 2nd day of July, 1974.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: G. B. Stump, Assoc., Inc.

Petitioner's Attorney: Donald H. Noren
Suite 303, Investment Bldg.
Towson, Md. 21204

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of.....

the above Reclassification should be had; and it further appearing that by reason of.....

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197... that the herein described property or area should be and the same is hereby reclassified, from a..... zone to a..... zone, and/or a Special Exception for a..... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 197... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a..... zone; and/or the Special Exception for..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 fact.....

the above Variance should be had; and it further appearing that by reason of.....

a Variance..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197... that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... day of..... 197... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Donald H. Noren, Esq.
Item 19 - 7th Cycle
April 30, 1974

Page 2

to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974, and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Maryland 21204

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

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

April 25, 1974

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

Re: Item #19 (Cycle VII - April to October 1974)
Property Owner: G. B. Stump Assoc., Inc.
N/S of Joppa Road, E/S of Bellona Avenue
Existing Zoning: D.R. 2 and D.R. 3.5
Proposed Zoning: D.R. 16 and Variance from 1802.2C front yard
No. of Acres: 6.27 District: 9th

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.

Highways:

Joppa Road and Bellona Avenue shall ultimately be improved with a 30-foot curbed paving section on a 50-foot right-of-way under the Capital Improvement Program as a Federal Aid Project. The intersection of these roads shall be realigned basically as shown on the subject plan. Highway widening, slope assessments and the cost of the proposed improvements will be required in connection with the development of this site.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

This property will be subject to a storm drain study based on a 100-year design storm and a sufficient easement shall be established to cover the 100-year flood plain.

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.

Item #19 (Cycle VII - April to October 1974)
Property Owner: G. B. Stump Assoc., Inc.
Page 2
April 25, 1974

Water:

Public water exists in Joppa Road and Bellona Avenue; however, these water mains are over 50 years old and 6 inches in diameter. In all probability these mains will have to be replaced by a larger size for adequate fire flow demands and water pressure as determined by the Water Division of Baltimore City.

Sanitary Sewer:

This property is located within the Jones Falls Drainage Area, which has restricted sewerage facilities; therefore, proposed sewerage extensions or connections must conform to the guidelines established by the Order, dated November 13, 1973 by Dr. Neil Solomon, Department of Health and Mental Hygiene.

Public sanitary sewerage exists in Bellona Avenue, north of Joppa Road, as shown on Drawing #62-307. A public sanitary sewerage extension will be required from the existing 8-inch sewer for the full frontage of this site along Joppa Road. A sanitary sewerage study will be required to determine the adequacy of the existing system.

This site is within the area designated as "existing facilities" on the Comprehensive Water and Sewerage Maps.

Very truly yours,

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

END:EAH:REG:ee

S-SE Key Sheet
NW 11 B Topo
12 NW 6 Post. Sheet
69 Tax Map

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204

475-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: G. B. Stump Assoc., Inc.

Location: N/S Joppa Road, E/S Bellona Avenue

Item No. 19 Zoning Agenda April 3, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at.....
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.
- () 7.

Reviewed: H. Thomas, Jr. Planning Group
Special Inspection Division
Noted and Approved: Paul H. Reincke
Deputy Chief
Fire Prevention Bureau

mis
4/16/73

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 19-Cycle Zoning 7- April 1974 through October 1974
Property Owner: G. B. Stump Assoc., Inc.
N/S Joppa Road, E/S Bellona Avenue
D.R. 16 and variance from 1802.2C front yard
District 9

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 and D.R. 3.5 to D.R. 16. This should increase the trip density from 120 trips to 720 trips per day. This tract in itself is not of sufficient size to create any major traffic problems, however, should this be the beginning for this area to change to D.R. 16, then severe traffic problems can be anticipated along Joppa Road. One of the restricting factors, of course, is the bridge over Charles Street, as well as the bridge over the railroad.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRW/pk

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 10, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on the following item, Zoning Advisory Committee Meeting April 3, 1974, are as follows:

Property Owner: G. B. Stump Assoc., Inc.
Location: N/S Joppa Road, E/S Bellona Ave.
Existing Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 16 & Variance from 1802.26 front yard
No. of Acres: 6.27
District: 9

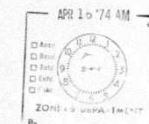
Metropolitan water and sewer must be extended to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES



HVB/ca>

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 26, 1974

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

Re: Item 19
Property Owner: G.B. Stump Assoc. Inc.
Location: N/S Joppa Road, E/S Bellona Avenue
Present Zoning: D.R. 2 & D.R. 3.5
Proposed Zoning: D.R. 16 & Variance from 1802.26 front yard

Z.A.C. Meeting of: April 3, 1974

District: 9th
No. Acres: 6.27

Dear Mr. DiNenna:

Very little change in pupil yield between the existing zoning and the proposed zoning.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

RE: PETITION FOR RECLASSIFICATION :
from D.R. 2 and D.R. 3.5 to :
D.R. 16, and VARIANCE from :
Section 1802.2C of the Baltimore :
County Zoning Regulations :
NE corner of Bellona Avenue :
and Joppa Road :
9th District :
G. B. Stump, Associates, Inc., :
Petitioner. :
No. 75-52-RA

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

ORDER OF DISMISSAL

Petition of G. B. Stump, Associates, Inc. for reclassification from D.R. 2 and D.R. 3.5 to D.R. 16, and variance from Section 1802.2C of the Baltimore County Zoning Regulations on property located on the northeast corner of Bellona Avenue and Joppa Road, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals notified all parties of record in the above entitled matter that this Board considers said case to be moot (copy of said letter is attached hereto).

THEREFORE, this Board, on its own Motion, will dismiss the within named appeal.

IT IS HEREBY ORDERED, this 21st day of January, 1977, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Eiter, Jr., Chairman

Robert L. Gilland

Herbert A. Davis

December 10, 1976

Edward G. Wyatt, Esq.
Suite 1115, 10 Light Street
Baltimore, Md. 21202

Re: Case No. 75-52-RA
G. B. Stump Associates, Inc.

Dear Mr. Wyatt:

As the Petitioner, or representative thereof, in the above referenced case, you are hereby advised that said case now pending before the Board of Appeals is considered moot. This decision is based on an opinion of the Baltimore County Solicitor's office concluding that any reclassification case pending before this Board on the date of the adoption of the new comprehensive zoning maps (i.e. 10/15/76) is moot.

Therefore, unless you present written objection and/or an amended appeal, where applicable, to the Board within thirty (30) days from the date hereof, an Order of Dismissal shall be executed by this Board.

Very truly yours,

Walter A. Eiter, Jr., Chairman

cc: Donald H. Noren, Esq.
Richard C. Murray, Esq.
Mr. Jack C. Henry
Mr. Edwin K. Goutrum
Mr. Ken Kleinschmidt
John W. Hession, III, Esq.

RE: PETITION FOR RECLASSIFICATION AND VARIANCE :
NE/corner of Bellona Avenue :
and Joppa Road - 9th Election :
District :
G. B. Stump, Associates, :
Incorporated - Petitioner :
NO. 75-52-RA (Item No. 19) :
BEFORE THE :
ZONING COMMISSIONER :
OF :
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by G. B. Stump, Associates, Incorporated, for a Reclassification from a D.R. 2 and D.R. 3.5 Zones to a D.R. 16 Zone, and a Variance to permit a front yard setback of 45 feet in lieu of the required 75 feet. The subject property is located on the northeast corner of Bellona Avenue and Joppa Road, in the Ninth Election District of Baltimore County, and contains 6.27 acres of land, more or less.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted.

The burden of proving error and/or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met.

Further, by reason of failure to show practical difficulty or unreasonable hardship, the Variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1975, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain D.R. 2 and D.R. 3.5 Zones, and the Variance to permit a front yard setback of 45 feet in lieu of the required 75 feet should be and the same is hereby DENIED.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 308 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3835

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR RECORDING, JOPPA ROAD AND BELLONA AVENUE, NINTH DISTRICT,
BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point in the centerlines of Joppa Road and Bellona Avenue and running thence and binding in the bed of Bellona Avenue North 0 Degrees 27 Minutes 20 Seconds West 153.39 feet thence leaving Bellona Avenue and running North 09 Degrees 32 Minutes 10 Seconds East 200.00 feet, North 0 Degrees 27 Minutes 20 Seconds West 137.93 feet, South 79 Degrees 37 Minutes 20 Seconds East 179.67 feet and South 9 Degrees 16 Minutes 20 Seconds East 396.80 feet to a point in Joppa Road and running thence and binding in Joppa Road South 80 Degrees 13 Minutes 10 Seconds West 195.70 feet, South 78 Degrees 39 Minutes 10 Seconds West 250.00 feet, South 78 Degrees 16 Minutes 10 Seconds West 233.50 feet and North 78 Degrees 19 Minutes 20 Seconds West 65.51 feet to the place of beginning.

Containing 6.27 acres of land, more or less.



LAW OFFICES
DELLA & WYATT
SUITE 1115
10 LIGHT STREET
BALTIMORE, MARYLAND 21202
TELEPHONE (410) 727-7060

GEORGE W. DELLA
HARRIS E. WYATT
EDWARD G. WYATT
DONALD H. NOREN

PARTNER DIRECTOR
JOSEPH M. WYATT

February 6, 1975

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

Re: Petition for Reclassification
and Variance
NE/corner of Bellona Avenue and
Joppa Road - 9th Election
District
G. B. Stump, Associates,
Incorporated - Petitioner
No. 75-52-RA (Item No. 19)

Dear Mr. DiNenna:

Please note an appeal to the Board of Appeals from your Order dated 9 January, 1975, denying the reclassification of the subject property from D.R. 2 and D.R. 3.5 Zones to D.R. 16 Zone, and a Variance to permit a front yard setback of 45 feet in lieu of the required 75 feet.

I am enclosing herewith my check in the amount of \$70.00 to cover the cost of the appeal.

Very truly yours,

Edward G. Wyatt

EGW:arc
Enclosure

PM 4:75 PM



January 9, 1975

Edward G. Wyatt, Esquire and
Donald H. Noren, Esquire
Suite 1115
10 Light Street
Baltimore, Maryland 21202

RE: Petition for Reclassification
and Variance
NE/corner of Bellona Avenue
and Joppa Road - 9th Election
District
G. B. Stump, Associates,
Incorporated - Petitioner
NO. 75-52-RA (Item No. 19)

Dear Messrs. Wyatt and Noren:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:ew

Attachments

cc: Edwin K. Goutrum, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

Richard C. Murray, Esquire
409 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 24th day of

January 1975. Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: Stump Submitted by: Stump

Petitioner's Attorney: Tamm Reviewed by: JPS

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

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:			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

2-SIGNS 75-52-RA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 9th Date of Posting: FEB. 15, 1975
 Posted for: APPEAL
 Petitioner: G.B. STUMPP ASSOCIATES, INC.
 Location of property: NE COR. BELHONA AVE. AND JOPPA RD.
 Location of Sign: NE COR. BELHONA AVE. AND JOPPA RD. @ NS OF JOPPA RD. 200' +/- E. OF BELHONA AVE.
 Remarks: Thomas R. Boland
 Posted by: Thomas R. Boland Date of return: FEB. 21, 1975

4-SIGNS 75-52-RA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 9th Date of Posting: AUGUST 31, 1974
 Posted for: PETITION FOR RECLASSIFICATION @ VARIANCE
 Petitioner: G.B. STUMPP ASSOCIATES, INC.
 Location of property: NE COR. BELHONA AVE. & JOPPA RD.
 Location of Sign: NE COR. BELHONA AVE. & JOPPA RD. @ N/SIDE OF JOPPA RD. 200' +/- E. OF BELHONA AVE.
 Remarks: Thomas R. Boland
 Posted by: Thomas R. Boland Date of return: SEPT. 6, 1974

2-SIGNS 75-52-RA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District: 9th Date of Posting: SEPT. 13, 1975
 Posted for: APPEAL
 Petitioner: G.B. STUMPP ASSOCIATES, INC.
 Location of property: NE COR. BELHONA AVE. AND JOPPA RD.
 Location of Sign: NE COR. BELHONA AVE. AND JOPPA RD. @ NS OF JOPPA RD. 200' +/- E. OF BELHONA AVE.
 Remarks: Second Posting, First Appeal Posted FEB. 15, 1975
 Posted by: Thomas R. Boland Date of return: SEPT. 17, 1975

BALTIMORE COUNTY, MARYLAND No. 14745
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE April 19, 1974 ACCOUNT 01-662
 AMOUNT \$50.00
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Donald H. Gumpel Realty, Inc.
 1400 E. Joppa Road
 Towson, Md. 21204
 Petition for Reclassification for G.B. Stumpp, Assoc., Inc.
 5 J.O.C. MK

BALTIMORE COUNTY, MARYLAND No. 17491
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE February 11, 1975 ACCOUNT 01-662
 AMOUNT \$70.00
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Edward G. Wyatt, Esquire
 Cost of Filing of an Appeal on Case No. 75-52-RA (Item No. 19)
 NE/corner of Bellona Avenue and Joppa Road - 9th Election District
 G. B. Stumpp Associates, Incorporated - Petitioner
 7 J.O.C. MK

BALTIMORE COUNTY, MARYLAND No. 15181
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE Sept. 13, 1974 ACCOUNT 01-662
 AMOUNT \$155.70
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 G. B. Stumpp Associates, Inc.
 201 E. Joppa Road
 Towson, Md. 21204
 Advertising and posting of property
 75-52-RA 135.70 C MK

BALTIMORE COUNTY, MARYLAND No. 20260
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE May 7, 1975 ACCOUNT 01-662
 AMOUNT \$10.00
 DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
 Edward G. Wyatt, Esquire
 Cost of Posting Property of G. B. Stumpp Associates, Incorporated, for an Appeal Hearing
 NE/corner of Bellona Avenue and Joppa Road - 9th Election District
 Case No. 75-52-RA (Item No. 19)
 10 J.O.C. MK

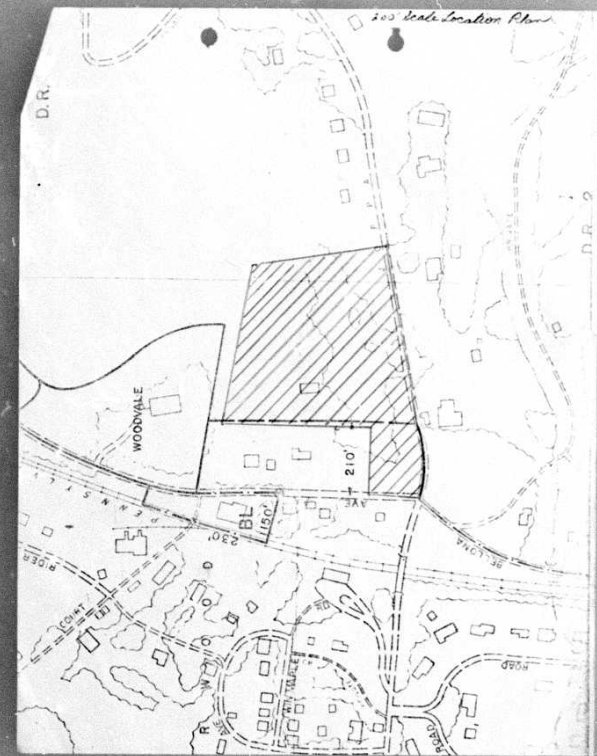
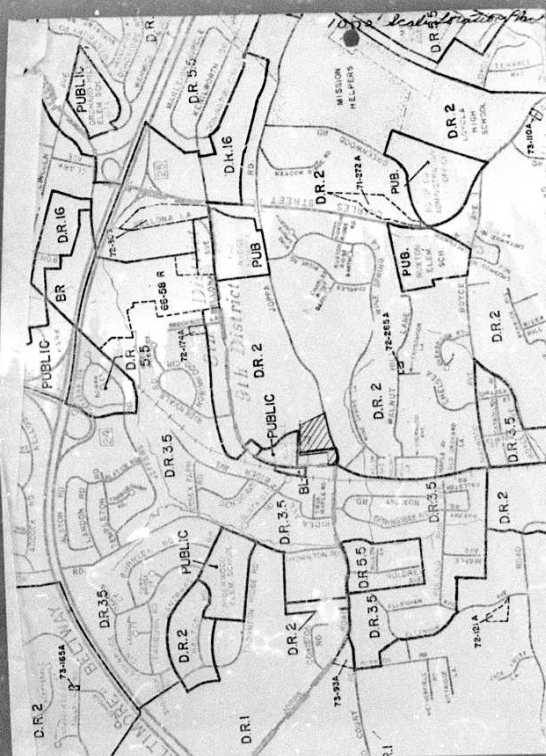


CERTIFICATE OF PUBLICATION

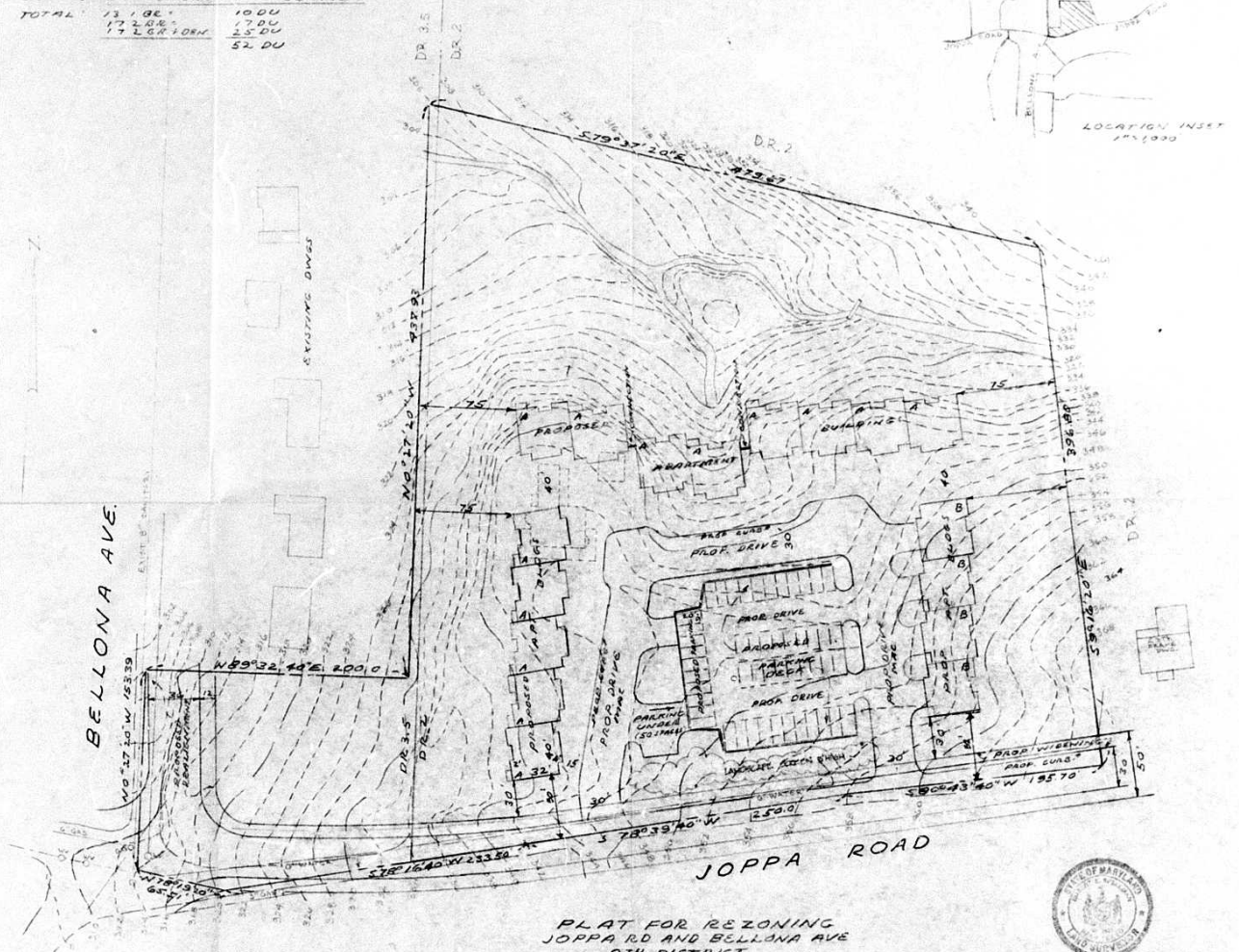
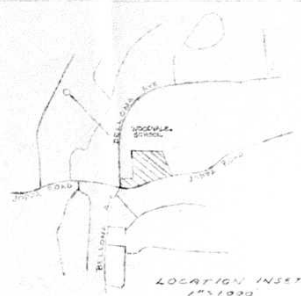
TOWSON, MD., August 22, 1974
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, one time, successive weeks before the 19th day of September, 1974, the last publication appearing on the 27th day of August.
 19.74.
 THE JEFFERSONIAN
 L. Leach, Jr., Manager
 Cost of Advertisement, \$.....

For information of the Board of Commissioners of Baltimore County, the following is a copy of the advertisement published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, one time, successive weeks before the 19th day of September, 1974, the last publication appearing on the 27th day of August.

75-52-RA
 STUMPP
 ORIGINAL
 OFFICE OF THE TOWSON TIMES
 TOWSON, MD. 21204
 Sept. 2 - 1974
 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dillman, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of Sept. 1974 that is to say, the same was inserted in the issue of August 30 - 1974.
 STROMBERG PUBLICATIONS, Inc.
 By Ruth Morgan



EXISTING ZONING: DR 3.5 + DR 2
 PROPOSED ZONING: DR 16
 GROSS AREA: 9.27 AC
 TOTAL UNITS ALLOWED: 100
 TOTAL UNITS PROPOSED: 47
 PARKING
 NO. OF SPACES REQUIRED: 153/UNIT 72
 NO. OF SPACES PROVIDED: 108
 (100 SPACES (940) + 8 SPACES (8 UNITS))
 A UNITS: 3 APTS (1-1BR, 1-2BR, 1-2BR+DEN)
 B UNITS: 2 APTS (1-2BR, 1-2BR+DEN)
 TOTAL: 73, 1 BR: 100 DU
 172 BR: 170 DU
 172 BR+DEN: 23 DU
 52 DU



Robert E. Spellman

MAP: 20
 MILE: 10
 DISTRICT: 9
 DATE: 4-1-74
 TYPE: 10
 PREPARED BY: 10
 FINAL: 5-6-77
 BY: 210

SPELLMAN, LARSON & ASSOCIATES P.C.
 Suite 401 Investment Bldg
 Towson, Maryland 21204
 825-1525
 SCALE: 1"=50' MAR 28/1974

