

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Green Spring Drive
I, or we, Joint Venture, legal owner(s) 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 the Zoning Commission of Baltimore County for the following reasons:

See attached description

made for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, a wireless transmitting and receiving structure not to exceed 100 feet in height under Section 253.202 of the Baltimore County Zoning Regulations.

Property as 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 of Baltimore County.

Green Spring Drive Joint Venture

By: Joseph A. Ariosa
Contract purchaser
Joseph A. Ariosa Legal Owner
Managing Partner
Address: 322 Hillen Road
TOWSON, Md. 21204

Protestant's Attorney
409 Washington Avenue
Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of April, 1976, 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 3rd day of June, 1976, at 10:15 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

This Petition for Special Exception is filed in conjunction with the attached Petition for Variance

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Green Spring Drive
I, or we, Joint Venture, legal owner(s) 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 255.1 of the Baltimore County Zoning Regulations.

Variance requested to permit side yard of 0 feet rather than the required 30 feet for a principal structure (proposed wireless transmitting and receiving structure with a maximum height of 100 feet) of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
This Petitioner has previously obtained a Variance from the Baltimore County Zoning Regulations to construct a building on the northernmost lot line of the tract of land. Such Variance permitted a side yard of 0 feet. The proposed wireless transmitting and receiving structure is to be attached to the northeastern portion of the building now under construction and, accordingly, the Variance is necessary.

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 of Baltimore County.

Green Spring Drive Joint Venture

By: Joseph A. Ariosa
Contract purchaser
Joseph A. Ariosa Legal Owner
Managing Partner
Address: 322 Hillen Road
TOWSON, Md. 21204

Protestant's Attorney

409 Washington Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of April, 1976, 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 3rd day of June, 1976, at 10:15 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

This Petition for Variance is filed in conjunction with the attached Petition for Special Exception

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
E/S of Greenspring Drive 1451' S of
Timonium Road, 8th District
GREEN SPRING DRIVE JOINT VENTURE, : Case No. 76-247-XA
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1976, a copy of the foregoing Order was mailed to W. Lee Thomas, Esquire, Attorney for Petitioners, 409 Washington Avenue, Towson, Maryland 21204.

John W. Heslan, III

W. Lee Thomas, Esquire
Mercantile-Towson Building
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance
E/S of Greenspring Drive, 1451'
S of Timonium Road - 8th Election
District
Green Spring Drive Joint Venture
Petitioner
NO. 76-247-XA (Item No. 205)

Dear Mr. Thomas:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: John W. Heslan, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner
William D. Fromm
FROM: Director of Planning
Date: May 17, 1976

SUBJECT: Petition 76-247-XA - Petition for Special Exception for a Wireless Transmitting and Receiving Structure not to exceed 100 feet in height.
Petition for Variance from the Zoning Regulations of Baltimore County to permit side yard of zero feet instead of the required 30 feet for a principal structure.
Petitioner - Green Spring Joint Venture

8th District

Hearing: Thursday, June 3, 1976 at 10:15 A.M.

This office is not opposed to the requested special exception (nor the variance); however, it is suggested that the granting be conditioned by the petitioner's submittal concerning height and structural detail.

William D. Fromm
William D. Fromm
Director of Planning

WDF/JGH/mcc

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

FROM THE OFFICE OF
GEORGE WILLIAM STEVENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

March 24, 1976

Description to Accompany Zoning Petition
for Special Exception to permit Radio Antenna
in Existing M-18 Zone with Variance Request
to Side Yard
Greenspring Drive, South of Timonium Road

Beginning for the same at the end of the two following courses viz: first, commencing at the intersection formed by the east side of Greenspring Drive and the center line of Timonium Road, and running thence southerly 1451 feet more or less to the northeast corner of the outline of the petitioner, and second binding on part of the north outline North 80° 27' 02" East 130 feet more or less to the northeast corner of the existing building, being also the herein above mentioned beginning point, running thence the four following courses viz: first, binding along the east side of said building South 9° 32' 58" East 2.00 feet, second North 80° 27' 02" East 2.00 feet, third North 9° 32' 58" East 2.00 feet and fourth South 80° 27' 02" West 2.00 feet to the place of beginning.

Containing 4 square feet more or less.



DONALD J. ROOP M.D. MPH
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 17, 1976

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

Dear Mr. DiNenna:

Comments on Item #205, Zoning Advisory Committee Meeting, April 20, 1976, are as follows:

Property Owner: Green Spring Drive Joint Venture
Location: E/S Greenspring Dr. 1451' S Timonium Rd.
Existing Zoning: M-18
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure not to exceed 100' in height and Variance to permit side yard of 0 feet in lieu of the required 30' for a principal structure (proposed wireless transmitting and receiving structure).

Acres: 4 sq. ft.

District: 8th

Since this is a variance and special exception for a wireless transmitting and receiving structure and metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HGR:ph

ORDER RECEIVED FOR PLANNING

DATE June 4, 1976 BY John L. Winters

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Wireless Transmitting and Receiving Structure not to exceed 100 feet in height should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1976, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, 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

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 4th day of June, 1976, that the above reclassification 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 residential zone, and/or the Special Exception for residential 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 facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and a reasonable hardship upon the Petitioner,

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of zero feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of June, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item 205
J. Lee Thomas, Esq. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
409 Washington Avenue
Towson, Md. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 27th day of April 1976.
S. Eric DiNenna, Zoning Commissioner
Petitioner: Green Spring Drive Joint Venture
Petitioner's Attorney: W. Lee Thomas
409 Washington Avenue, Towson, Md. 21204
Reviewed by: Franklin T. Rogers, Jr., Chairman, Zoning Plans Advisory Committee

Baltimore County Fire Department
TOWSON, MARYLAND 21204
301-425-7310
Paul H. Heinicke
Chief
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. S. Eric DiNenna, Chairman
Zoning Advisory Committee
Re: Property Owner: Green Spring Drive Joint Venture
Location: E/S Green Spring Dr. & 1451' S. of Timonium Road
Item No. 205 Zoning Agenda April 20, 1976
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.
() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 1451' S. of Timonium Road the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
() 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 "Life Safety Code", 1970 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments, at this time.
Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Acting Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
Franklin T. Rogers, Jr.
Chairman
MEMBERS
BUREAU OF ENGINEERING
STATE ROAD COMMISSION
DEPARTMENT OF TRAFFIC ENGINEERING
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
NIGHTVIEW
DEVELOPMENT
May 11, 1976
W. Lee Thomas, Esq.
409 Washington Avenue
Towson, Maryland 21204
Re: Special Exception Petition
Item 205
Green Spring Drive Joint Venture -
Petitioners
Dear Mr. Thomas:
The Zoning Plans 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 east side of Green Spring Drive, 1451 feet south of Timonium Road, and is currently the site of building construction of an office and warehouse structure previously reviewed by this Committee under Item 59 (Hearing Case No. 76-99-A).
The petitioner at this time is requesting a Special Exception to permit the construction of a radio antenna with a maximum height proposed of 10 feet. In light of the location of the proposed tower structure, and of the subdivision affected as per the previously mentioned Variance case, the petitioner is also requesting a Variance to permit a distance of zero feet from the interior property line in lieu of the required 30 feet.
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the

W. Lee Thomas, Esq.
Re: Item 205
May 11, 1976
Page 2
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,
Franklin T. Rogers, Jr.
Chairman, Zoning Plans
Advisory Committee
FTR:SD
Enclosure
cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

BOARD OF EDUCATION
OF BALTIMORE COUNTY
TOWSON, MARYLAND 21204
Date: April 22, 1976
Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204
Z.A.C. Meeting of: April 20, 1976
Re: Item 205
Property Owner: Green Spring Drive Joint Venture
Location: E/S Green Spring Drive, 1451' S. of Timonium Rd.
M.L. - I.M.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure not to exceed 100' in height and variance to permit side yard of 0' in lieu of the required 30' for a principle structure (proposed wireless transmitting and receiving structure.)
District: 8th
No. Acres: 4 sq. ft.
Dear Mr. DiNenna:
No hearing on student population.
Very truly yours,
John L. Winters
Planning Specialist II
Project and Development Planning

Baltimore County Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-425-7310
WILLIAM D. FROMM
DIRECTOR
May 11, 1976
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 #205, Zoning Advisory Committee Meeting, April 20, 1976, are as follows:
Property Owner: Green Spring Drive Joint Venture
Location: E/S Green Spring Drive 1451' S. of Timonium Road
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure not to exceed 100' in height and Variance to permit side of 0 feet in lieu of the required 30 feet for a principle structure (proposed wireless transmitting and receiving structure)
Acres: 4 sq. ft.
District: 8th
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.
This plan has been reviewed and there are no site-planning factors requiring comment.
Very truly yours,
John L. Winters
Planning Specialist II
Project and Development Planning



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 13, 1976

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

Re: Item #205 (1975-1976)

Property Owner: Green Spring Drive Joint Venture
8/5 Greenspring Dr., 14511 S. Timonium Rd.
Existing Zoning: MU-1M
Proposed Zoning: Special Exception for a wireless transmitting and receiving structure not to exceed 100' in height and variance to permit side yard of 0' in lieu of the required 30' for a principle structure (proposed wireless transmitting and receiving structure).
Acres: 4 sq. ft. District: 8th

Dear Mr. DiMenna:

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

General:

Baltimore County highway and utility improvements are not involved. The comments supplied in connection with the Zoning Advisory Commission review of this site for Item #59 (1975-1976) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Commission review in connection with this Item #205 (1975-1976).

Very truly yours,

Edmund H. Diver
EDMUND H. DIVER, P.E.
Chief, Bureau of Engineering

END: EAH: PHL:SS

8-100 Ray Street
51 NW 3 Pos. Sheet
NW 13 A Topo
51 Tax Map



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-2050

STEPHEN E. COLLINS
DIRECTOR

May 12, 1976

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

Re: Item 205 - ZAC - April 20, 1976

Property Owner: Green Spring Drive Joint Venture
Location: 8/5 Greenspring Drive 14511 S. Timonium Road
Existing Zoning: MU-1M
Proposed Zoning: Special exception for a wireless transmitting and receiving structure not to exceed 100' in height and variance to permit side yard of 0' in lieu of the required 30' for a principle structure (proposed wireless transmitting & receiving structure)
Acres: 4 sq. ft.
District: 8th

Dear Mr. DiMenna:

No traffic engineering problems are anticipated by requested special exception for a wireless transmitting and receiving structure.

Very truly yours,

Michael S. Flinn
Michael S. Flinn
Traffic Engineer Associate

MS:FC

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 13, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on one time successive weeks before the 3rd day of June 19 76 the first publication appearing on the 13th day of May 1976.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

[Vertical text, likely a newspaper clipping or notice, partially obscured and difficult to read.]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33382
DATE May 10, 1976 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM V. Lee Thomas, Inc., Suite 311, 109 Washington Ave., Towson, Md. 21204
"Petition for Special Exception and Variance for Green Spring Drive Joint Venture" 76-217-XA
\$80.00 P.A.R. 542.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33424
DATE June 7, 1976 ACCOUNT 01-662
AMOUNT \$50.25
RECEIVED FROM V. Lee Thomas, Inc., Suite 311, 109 Washington Ave., Towson, Md. 21204
FOR Advertising and posting of property for Green Spring Drive Joint Venture 76-217-XA
\$80.00 P.A.R. 542.50
VALIDATION OR SIGNATURE OF CASHIER



OFFICE OF

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204

May 13, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception and Variance was inserted in the following Green Spring Dr. Joint Venture

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dumbalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 3rd day of June 1976 that is to say, the same was inserted in the issues of May 13, 1976.

STROMBERG PUBLICATIONS, INC.

BY *E. Patricia Smith*



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting May 14, 1976
Posted for Green Spring Drive Joint Venture
Petitioner: Green Spring Drive Joint Venture
Location of property: 8/5 Greenspring Drive 14511 S. Timonium Rd.
Location of Signs: 8/5 Greenspring Drive 14511 S. Timonium Rd.
Remarks: None
Posted by Richard L. Nelson Date of return: May 21, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of April 1976 Filing Fee \$ 50 Received Check Cash Other

S. Eric DiMenna
S. Eric DiMenna
Zoning Commissioner

Petitioner: Green Spring Drive Joint Venture Submitted by Thomas
Petitioner's Attorney: Thomas Reviewed by MSH

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

