76-257-YA PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

213

6

TO THE TOWNS COMMISSIONED OF BALTIMORE COUNTY. 1.06XXXX. H. Stephens Dance legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hered, ion for a Variance from Section 409-2b(5) to permit one (1) parking space instead of the required four (4) parking spaces.

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 ition, and further agree to and are to be bound by the zoning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Ballianere County.

Legal Owner H. Stephens Dance Address 19 W. Pennsylvania Avenue

Towson, Maryland 21204

Harrison Stone Petitioner's Attorney Address 102 M. Ponnsylvania Avenue

Rowson, Maryland 21204

ORDERBUS The Zoning Commissioner 1 Baltimore County, this.

19676 that the subject matter of this netition he advertised of Key 19676

County, on the _____16tb

-34-M Eni in Juna

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE SANDIC COMMISSIONER OF RALTHORE COUNTY

H. Stephens Dance lecal owner of the property situate in Pelitinor County and which is described in the description and plat attacked hereto and made a part hereof

County, to use the herein described property, for ... offices...

Property is to be posted and advertised as prescribed by Zoning Regulations. we, agree to pay expenses of above re-classification and/or Special Exception advertising etc., upon filing of this petition, and further agree to and are to be bound by the zoning

Stephens Dance Address 19 W. Pennsylvania Avenue Towson, Maryland 21204

5676

102 N. Pennsylvania Avenu issioner of Raltimore County this lith day

of the Soning Law of Baltimore County, in two newspiers of general circulation through-ing the Montes County, that property be posted, and that the public hearing be had before the County commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 197 6. that the subject matter of this petition be advertised, as County, on the 16th day of June 197 6 at 10:00 clock

oner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chasapeake Avenu Towson, Maryland 21204 four Petition has been received and accepted for filing 1976.

Petitioner's Attorney & Hearing Page

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUDG

BUREAU OF

DEPARTMENT OF

STATE ROADS CONNES

BUREAU OF PIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

E. Harrison Stone, Esq. 102 W. Pennsylvania Avenue Towson, Maryland 21204 Chairman MENTERS

RE: Variance Petition Item 213 H. Stephens Dance - Petitioner

June 7, 1976

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 uppropriateness of the zoning action requested, but to assure that all parties are made maker or the state of the

The subject property is located on the southwest side of the south

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

E. Harrison Stone, Esq. Re: Item 213 June 7, 1976 Page 2

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, Freell Toppont

FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans

PTH . ID

cc: Gerhold, Cross & Etzel 412 Delaware Avenue Towson, Md. 21204



Mov 11 1976

Mr. S. Eric DiNenn. Zoning Commission Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. DiNenna

Comments on Item \$213, Zon'ng Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: H. Stephens Dance Location: SW/S Jappa Road 27.70° E. 8.1ley Avenue Estining Zoning: D.R.16 Proposed Zolling: Special Exception for offices and Variance to permit 1 parking space in lieu of the required 4 spaces Acres 0.05

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 node aware of plans or problems with regards to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Levelly

John L. Wimbley Planning Specialist II Project and Development Planning



Nav 28, 1976

Mr. S. Eric DiNenna County Office Building

> H6: Icem #213 (1975-1976) Property Owner: N. Stephens Dance S/WS Joppa Rd., 27.70' E. Bosley Ave. orms output Mil. 27.70° E. Bosley Ave. Exitting Zoning: Da Ho Proposed Zoning: Special Exception for offices and Variance to permit i parking space in lieu of the required 4 spaces. Acres: 0.00 District: 9th

Dear Nr. DiNegra

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

The submitted plan must be revised to indirste the stone parking spanes; the existing water mains and samitary sewerage in relation to this site; and a location or vicinity map should also be provided on the plan.

Boaley Avenue and Jopas Roal, existing Dornty roads, have recently beer recent sections of the state of the section of the section of the section of the as a 44-form cloud section roady on a 74-foot Injecto-4-way. Highly improvements as a 44-form cloud section roady on a 74-foot Injecto-4-way undersing, for Jopas Road, together with any undersay recursion. Higher time the present of the present of the connection with any radio or building permit applications will be required in connection from the Baltimere County Bureau of Engineering. The substituted plan must be revised

The residue property on the west side of this mite is, as indicated, under Notitions Contry, Maryland conversible. The refittioner is utilizing, portion of the axes for impress end oprome construct the entire proces. A permit was issued the Petitioner Novader 25, 1975 to construct the entire process. The contract is as a superior of the permit of the

It would be preferable to not have the existing, or any driveway untrance a.ong Bockey Avenue. It would be desirable that ultimately a cooperative common means for sceess and rating could be arranged for the Pottinoon's property, 225 M. Jopus Road, and the properties east thereof, Nos. 221 and 221 via the alley. This alley

Pursuant to the advertisement, posting of property, and public bearing 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 Variance should be had; and it further appearing that by reason of the granting of
the Yariance requested not adversely effecting the health, safety, and general.
welfare of the community, the Variance to permit one off-street parking space
in lieu of the required four parking apoens abould be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24
day of _Jupe, 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 Zoning Commissioner of Baltimore County
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
Asset Landson Control of the Control
the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the shape Betition 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 offices should be granted. June 1976 that the Special Exception for offices should be same is GRANTED, from and after the date of this Order, subject to

COUNTRY TO THE PROPERTY OF THE PARTY OF THE

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

the above re-classification should NOT BZ HAD, and/or the Special Exception should NOT BE GRANTED.

197 that the above re-classification be an't the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and

Zoning Commissioner of Baltimore County

be and the same is becaby DENTED

Tim #213 (1975-1976) Property Owne Page 2 May 28, 1976

litimately to be improved as an 18-foot curbed alley on a 22-foot right-of-way. The Petilioner's present driveway antrance on Bosley Avenue would then be removed. Reserver, the entrance location is subject to approval of the bepartment of traffic Enganeering, and must be constructed in accordance with haltisopre county Standards.

Any construction or reconstruction of sidewalk, carb and gutter, entrance, appear, etc. will be the full responsibility of the Petitioner.

Sediment Control:

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

The Petitioner must provide necessary drainage facilities (temporary or parament) to perwent creating any new sances or damages to adjacent properties especially by the concentration of surface waters. Oursection of any problem which say result, due to imprepare installation of drainage facilities, would be the full responsibility of the Petitions.

Public watch supply and sanitary sowerage are serving the dwelling on his site. This property is tribtuary to the Jones walls Sanitary Sewer System subject to Scate Nealth Popartment imposed moratorium restrictions.

Additional fire hydrant protection may be required in the vacinity.

Very truly yours,

Elloworth M. Live / 16 met ELISHORTH N. DIVER, P.E. Chief, Bureau of Engineering

END- ESM- PWL . es

cc: J. Treamer J. Somers W. Murches R. Moore

N-NW Key Sheet 39 Ng 2 Pos. Sheet NL 10 A Topo 70 6 70A Tax Haps

STEPHEN E. COLLINS

May 17, 1976

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

Re: Item 213 - EMC - April 27, 1976
Proporty Oner: S. Stephens Dance
Existing Tools of the Stephens Dance
Existing Tools of the Stephens Dance
Proposed Scaling: Special exception for office and variance to permit 1
parking space in lieu on the requir. 4 spaces

Dear Kr. DiNenna

The requested special exception for an office building is not expected to be a major traffic generator.

The requested variance to purking can be expected to cause some traffic problems Jue to the limited on street parking available in the Towson area.

The one parking space proposed for this site requires backing onto Boosley Avenue, and no parking arrangement that requires backing onto Booley Avenue, and no parking arrangement that requires backing onto Booley Avenue.

Michael S. Flanigan Michael S. Flanigan Traffic Engineer Associate

MSFIED

NO.76. 257-10

June 18, 1976

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

Dear Mr. DiNenna:

Comments on Item #213, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

Property Owner: H. Stephens Dance Location: SM/S Joppa Rd 27.70' E Boxley Ave. Broposed Zoning: Special Exception for offices and var unce to permit 1 parking spaces. in lieu of the required 4 spaces.

Metropolitan water and sewer are available.

Very truly yours,

Thomas B. Devisa, Director BUREAU OF ENVIRONMENTAL SERVICES

HER: pb

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 28, 1976

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

Z.A.C. Meeting of: April 27, 1976

Re: Item
213
Property Juncr: H. Stephens Dance
Location: DWS Jopps Rd. 27.70 E. Bosley Ave.
Present Joning: DWR Jopps Rd. 27.70 E. Bosley Ave.
Proposed Loning: Special Exception for offices and Variance to perait
parking space in lieu of the required 4 spaces.

No be ring on student population.

Wery truly young.

MNP/ml

MARCUS M. BOTGARIS THOMAS M. BOYER MRS. LORRAINE F. CHIRCUS

RE: PETITION FOR SPECIAL EXCEPTION : LEFORE THE COUNTY BOARD OF APPEALS and PETITION FOR VARIANCE FOR BALTIMORE COUNTY

SE/corner of Bosiey Ave Joppe Road, 9th District

: Case No. 76-257-XA H. STEPHENS DANCE, Petitioner

......

MOTION TO DISMISS APPEAL

To the Honorable, K.e Members of Said Board:

The Motion of the People's Counsel for Boltimore County respectfully represents:

1. That by an Order passed on June 24, 1976, the Zoning Commissioner of Baltimere County granted unto the applicant a Special Exception for offices and a variance to permit one (1) parking space instead of the required four (4) parking spaces.

- 2. That thereafter, on July 21, 1976, your Movant filed an appeal from said Order to this Board, and the matter is presently pending for hearing.
- 3. That because the appeal was of necessity directed to the tutal proceeding, that is, both the Special Exception and the parking variance, the immediate concern was with regard to the parking variance.
- 4. That your Movant's investigation of the general circumstances with regard to the area, previous action of Baltimore County, Maryland, with regard to the provision of a curb cut, and the availability of additional parking area within the permitted 500-foot radius of the subject property. In accordance with the Baltimore County Zonleg Regulations, now produces the conclusion that the public interest would - * be served by the maintenance of this appeal.
 - 5. That your Movant is the only appellant in this proceeding.

WHEREFORE, it is respectfully moved that the County Board of Appeals by an appropriate order dismiss the appeal pending in this matter.

AND AS IN DUTY BOUND, etc.,

Jv.ne 24, 1976

E. Harrison Stone, Esquire 102 West Pennsylvania Avenu Towson, Maryland 21204

RE: Petitions for Special Em option Petitions for Special Em. option, and Variance SW/cerner of Bosley Avenue and Joppa Road - 9th Election District H. Stephens Dance - Petitioner NO. 76-257-XA (Rem No. 213)

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

Very truly yours,

S. ERIC DI NENNA Zoning Commissioner

SED/scw

ce: M's. Mary Gino

John W. Hessian, III. Esquire People's Course

SW/corner of Bosley Avenue and Jospa Road - 9th Election District

Case No. 76-257-XA (I'em No. 213) - H. Stephens Dance - Petitioner

Petitions for Special Exception and Variance, with the Order of the Zoning Commissioner, dated June 24, 1976 - GRANTED

Comments from William D. Fromm, Director of Planning, dated June 2, 1976

Zoning Plans Advisory Committee Comments, dated June 7, 1976

Order for Appeal fro John W. Hessian, III, Esquire, People's Counsel,

Description of Property

Certif. ates of Publication Certificate of Posting (One Sign)

received July 21, 1976

West Towson Improvement Association, Inc. 606 Horncrest Road 21204

Mrs. Mary Ginn

People's Counsel

E. Harrison Stone, Esquire 102 West Pennsylvania Avenue 21264

Mr. H. Stephens Dance 19 West Pennsylvania Avenue 21204

Plat of Subject Property, dated April 12, 1976

Charles E. Kountz, Jr. Deputy People's Counsel County Office Building

I HEREBY CERTIFY that on this 30 day of suby, 1976, a copy of this Motion and of the Order appended thereto was mailed to E. Harrison Stone, Esquin., 102 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

-2-

RE: PETITION FOR SPECIAL EXCEPTION

: BEFORE THE COUNTY BOARD OF APPEALS

PETITION FOR VARIANCE

FOR BALTIMORE COUNTY

SE/corner of Booley Avo Joppa Road, 9th District

H. STEPHENS DANCE, Petitione

. Core No. 76-57-XA

ORDER

Upon the foregoing Motion by the People's Counsel for Collimore County

the Board having noted that there are no other Appellants of record in said case,

It is, this 3rd day of August, 1976, by the County Board of Appeals for Baltimore

ORDERED that the freegoing Appeal of the People's Counsel for Baltimore

County herein be and it is hereby DISMISSED with prejudice

April 14, 1976

Zoning Description

All that piece or parcel of land cityate, lying and being in the N'ath Election District of Baltimore County, State of Maryland and described as follows to wit:

Described as solitors could be seen at a point on the senthrest side of Jopps Road and at the northeast corner of the land of the potitioners hardin, and and at the northeast corner of the land of the potitioners hardin, and the senth side of the could be sent also of Boaley Avenue measured northeasterly slong the arc having a redius of a few that connects the east aids of Boaley Avenue with the acuthous control of the senth side of the sent also of Boaley Avenue with the acuthous control of the senth side of the senting and the senth side of the

Containing 0.05 of an Acre of land more or less.

Being the land of the petitioners herein as shown on a plat filed in the office of the Zoring Commissioners.



DALTIMOR: COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesap ke Avenue Towson, Maryland 21204 Your Petition has been received * this 310 _197 . Filing Fee \$ L Petitioner's Attorney Stone Neviewed by This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

> 76-257- XA 4- SIGNS

CENTRICATE OF POSTING APTHENT OF BALTIMORS COUNTY

Date of Posting May 29 1976 Posted for PETITIONS FOR O SPECIAL EXCEPTION & VARIANCE Petitioner E. STEPHENS DANCE Location of property: SEICOR. OF Boskey Ave. & JOPPA Rd Location of Signer #1 SE/Cak. OF Boskey Ave 4 John Pd #2 PROUT 223 JOPPA Rd. Posted by Lleaner & Baland Dale of return TUNE 4,1976



Hay 27, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception and Variance-was inserted in the following: H. Stephans Dance

- ☐ Catonsville Times ☐ Dundalk Times
- Towsor Times ☐ Arbutus Times
- C Suburban Times Fast
- Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, mickly newspapers punished in Battimore, County, Maryland, once a week for ______ successive weeks before the 16th_dly of ______ 19.76., that is to say, the same was inserted in the issues of May 27, 1976.

> STROMBERG PUBLICATIONS, INC. BY E. Patricia Smink

SALTIMORE COUNTY, MARYLAND

m. 33403

Mueller & MoLean, 102 V. Penna. Av

W3 4 62 W 21

50.00 R



appearing a tise 275k day

Cost of Advartise

BALTI	MORE C	OUNTY.	MARYLAND	
OFFICE	OF FINA	NCE - REV	ENUE DIVISION	78
			RECEIPT	59

DATE Jeme 16, 1976 ACCOUNT 01-6/42

ms Pance, Vance 3d., Horiston, Md. 21111 rtising and posting of property 715-XA

1869 48 JA 15

Ne. 33449

59.0 CASC

Petitioner Requests Notification

Counsel for Petitioner

People's Counsel

1-8.6N 76-357-XA

CERTIFICATE OF POSTERS RYMENT OF BALTIMORE COUNTY

Dietrick 9th	Date of Posting To Ly 31 1976
Posted for: Affeat Pailtinger: H. STEPHENS DA	
Location of property: DE COR: CE.	Boshey Ave Are JOTTA Rd
Location of Signar SE Cor. CF /	Boshey Ave. AND JOPPA Rd.
Person by Llouis & Rolas	1
Project by Closelly A. Mariae	Date of server A 06057 6 1976

Mo. 38914
01-664
\$71.00
quire, Poople's Counse
ad Posting of Property
Jospa Road - 9th Elec
7 5.0 CHSC

RE: PETITION FOR SPECIAL EXCEPTION and
PETITION FOR VARIANCE
SW/corner of Bosley Avenue and
Joppa Road, 5th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Cre No. 76-257-XA H. STEPHENS DANCE, Petitioner

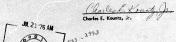
ORDER FOR APPEAL

Mr. Commissioner

Please note on App of from the decision of the Zoning Commissioner in the abovematter under date of June 24, 1976, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

> To Versian John W. Hessian, III People's Counsel Charles E. Kountz, Jr. Deputy People's Counsel County Office Bui'ding Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the aforegoing Avenue,
Order was mailed to E. Harrison Stone, Exquire, 102 West Pennsylvania, Towson, Maryland 21204, and Mrs. Mary Ginn, 606 Homcrest Road, Baltimore, Maryland 21204.





2034

COUNTY, MARYEND

TO S. Iri: Dikenna, Zuning Commissioner Date. June 2, 1976

PROM William D. Fromm, Director of Planning

SUBJECT. Petition A76-257-XA. Petition for Special Exception for Offices.
Petition for Variance for Off-Street P: "ing
Southeast corner of Boaley Avenue and Joppa Road
Petitioner: H. Stephens Dance

9th District

HEARING: Wednesday, June 16, 1976 (10:00 A.M.)

Offices are an appropriate use for this area; however, this office is opposed to 'he petitioner's reques We share the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Advisory Committee.

WDF:JGH: rw

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE

OF BALTIMORE COUNTY

H. STEPHENS DANCE, Patitioner

: Case No. 76-257-XA

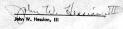
ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my apparatine 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.

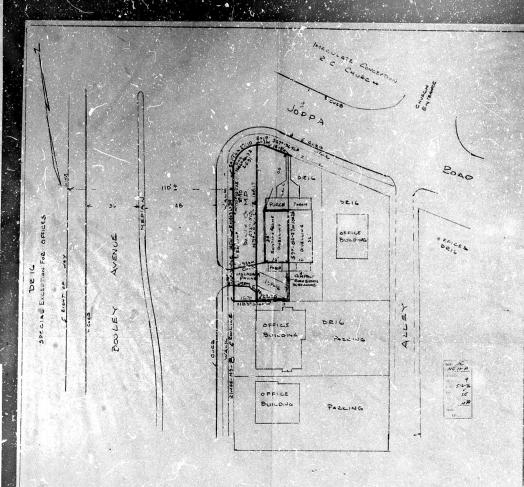
Charles & Xounts Charles E. Kountz, Jr. Deputy People's Counsel

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to E. Harrison Stone, Esquire, 102 W. Pennsylvania Avenue, Yowson, Maryland 21204, this 11th day of June, 1976.









EXISTING ZOWING PROPOSED ZONING D SPECIAL EXECTION

FOR OFFICES & VARIANCE OF 1 PARKING SPACE INSTEAD OF 4 ..

EXISTING DWELLING IL TO BE REMODELES FOR OFFICES

ZONING PLAT PROPERTY LOCATED 111

TOWSON

ALDISTRICT BALTOCOMD 0.05 ACRET

PARKING DATA

167 FLOOR 576 3 300 = 2584085 28QUIELD BASEMINT 5760 + 500 = 1504CE EEQUIZED 2 NO FLOOR STON - 5:0 : I SPACE REQUIRED TOTAL = 4 SPACES ZEQUIEED

I SPACE PROVIDED



Scale 1"= 20 APEIL 12 1976 GERMOUN CROSS & ETZER

Resonated Land So veyors 412 Deserve Avenue Towner, Mayoria 21204