

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James Fowke legal owner, of the property situate in Baltimore County and which is described in its description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an \_\_\_\_\_ zone to an \_\_\_\_\_ zone, for the following reasons:

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, A CONSERVATORY FOR THE ARTS.

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

I, or we, agree to pay expenses of above reclassification 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 \_\_\_\_\_ Legal Owner \_\_\_\_\_

Address 1742 Hillside Rd. \_\_\_\_\_ Address Stevenson Md. 21153 \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_

By James Fowke \_\_\_\_\_ By James Fowke \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Petitioner's Attorney \_\_\_\_\_

Address 25 J. Charles St. Baltimore \_\_\_\_\_ Address \_\_\_\_\_  
By \_\_\_\_\_ By \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_

ORDERED BY the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 13th \_\_\_\_\_ day \_\_\_\_\_ 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 \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ 1976, at 10:30 o'clock \_\_\_\_\_ A.M.

James Fowke  
Zoning Commissioner of Baltimore County.

(over)

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, \_\_\_\_\_ 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 \_\_\_\_\_ 1000.38.3. To permit a side setback of 20 feet in lieu of the required 50 feet and section 102.2 to permit a distance between buildings of 80 feet in lieu of the required 100 feet.

4 the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

(1) I want to build this structure on an existing foundation which was the foundation for a barn.

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.

Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_

Address 1742 Hillside Rd. \_\_\_\_\_ Address Stevenson Md. 21153 \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_

By James Fowke \_\_\_\_\_ By James Fowke \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Petitioner's Attorney \_\_\_\_\_

Address 25 J. Charles St. Baltimore \_\_\_\_\_ Address \_\_\_\_\_  
By \_\_\_\_\_ By \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_

ORDERED BY the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 13th \_\_\_\_\_ day \_\_\_\_\_ 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 \_\_\_\_\_ 1st \_\_\_\_\_ day of \_\_\_\_\_ 1976, at 10:30 o'clock \_\_\_\_\_ A.M.

(over)

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

COUNTY OFFICE BLDG.  
1100 TOWSON RD.  
TOWSON, MARYLAND 21286

August 18, 1976

MEMBERS

CHAIRMAN

MEMBERS

SECRETARY

DEPARTMENT OF PLANNING AND ZONING ADMINISTRATION

STATE HOUSE COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. James Fowke  
1742 Hillside Road  
Stevenson, Maryland 21153

RE: Variance Petition  
Item 6  
James Fowke - Petitioner

Dear Mr. Fowke:

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 property in question, currently zoned RDP, is located on the north side of Hillside Road approximately 1240 feet east of Stevenson Road. This site, which is mostly wooded, is presently improved with a 2-1/2 story frame dwelling with an attached two-car garage. Properties adjacent to this site on the north side of Hillside Road are similarly zoned RDP, and are improved with dwellings on large wooded tracts of land. Immediately south of this site is unimproved wooded land.

The petitioner, after consultation with this office, is requesting a Special Exception for a conservatory for the arts, and proposes to construct a 39'x40' building over the remains of the foundation of an old barn, and provide parking for six vehicles. In addition setback variances are also requested.

July 26, 1976

**Baltimore County**  
Department of Public Engineering  
TOWSON, MARYLAND 21286  
(410) 351-3500

STEPHEN COLLINS  
DIRECTOR

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

Re: Item 6 - ZAC - July 13, 1976

Property Owner: James Fowke  
Location: N/S Hillside Rd. 1240' E Stevenson Rd.  
Existing Zoning: R. J. P.  
Proposed Zoning: Special Exception for a conservatory for the arts and variance to permit a side setback of 20' in lieu of the required 50' and a distance between buildings of 80' in lieu of the required 100'.

Acres: 2.1446  
District: 3rd

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested special exception for a conservatory of arts.

Very truly yours,

Michael S. Flannigan  
Traffic Engineer Associate

MSP/zsa

Project #6 (1976-1977)  
Property Owner: James Fowke  
Page 2  
August 10, 1976

Storm Drains: (Cont'd)

James Falls traverses the northern outlines of this site. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property and there are no existing lines in this vicinity. This property is beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

William H. Dwyer, P.E.  
WILLIAM H. DWYER, P.E.  
Chief, Bureau of Engineering

END:RAN:PMR:ss

CC: J. Trenner  
D. Grise

S-26 Key Sheet  
42 SW 1/8 Pos. Sheet  
M: 11 to Topo  
48 Tax Map

**Baltimore County**  
Department of Public Works  
TOWSON, MARYLAND 21204

August 10, 1976

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

Re: Item #6 (1976-1977)

Property Owner: James Fowke  
N/S Hillside Rd., 1240' E. Stevenson Rd.  
Existing Zoning: RDP  
Proposed Zoning: Special Exception for a conservatory for the arts and variance to permit a side setback of 20' in lieu of the required 50' and a distance between buildings of 80' in lieu of the required 100'.  
Acres: 2.1446 District: 3rd

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:

Hillside Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

The entrance for this site is in part via a private road. It is the responsibility of the Petitioner to ascertain his rights therein.

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

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Mr. James Fowke  
Re: Item 6  
August 18, 1976  
Page 2

Although formal comments from the Health Department are not available at this time, it was indicated that toilet facilities will be required for the proposed structure. For additional information the petitioner should contact Mr. Howard Ross, Health Department, at 494-2762.

The site plan should be revised to reflect all comments of the Bureau of Engineering, and also a general explanation of the proposed operation (i.e., type of activity, expected number of clients, days and hours of operation, etc.) is required in order to better understand what encompasses this request.

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,

Michael S. Flannigan  
MICHAEL S. FLANNIGAN,  
Planning & Zoning  
Associate III

NBC:JD

Enclosure

cc: Robert J. Bayer  
& Associates, P.A.  
Architects, AIA  
P.O. Box 85  
Phoenix, Md. 21131

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 15, 1976

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

J.A.C. Meeting of: July 15, 1976

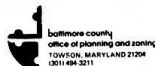
Re: Item 6  
Property Owner: James Fowke  
Location: N/S Hillside Rd. 1240' E. Stevenson Rd.  
Present Zoning: R.D.P.  
Proposed Zoning: Special Exception for a conservatory for the arts and variance to permit a side setback of 20' in lieu of the required 50' and a distance between buildings of 80' in lieu of the required 100'.

District: 3rd  
No. Acres: 2.1446

Dear Mr. DiNenna:  
No bearing on student population.

Very truly yours,  
*Wick Petrowski*  
Wick Petrowski  
Field Representative.

KVF/ml



WILLIAM D. FROMM  
DIRECTOR

August 2, 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 #6, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner: James Fowke  
Location: N/S Hillside Road 1240' E. Stevenson Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for a conservatory for the arts and variance to permit a side setback of 20' in lieu of the required 50' and a distance between buildings of 80' in lieu of the required 100'.  
Acres: 2.1446  
District: 3rd

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 ensure 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. Wimbley*  
John L. Wimbley  
Planner III  
Project and Development Planning

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

Attention: Mr. Frank Rogers, Chairman  
Zoning Advisory Committee

Re: Property Owner: James Fowke

Location: **875 Hillside Rd. 1240' E Stevenson Rd.**

Item No. 6 Zoning Agenda **July 13, 1976**

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with asterisks 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 \_\_\_\_\_ 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 load-and condition shown at \_\_\_\_\_ EXCEEDS 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.

REVISOR: *W.D. Fromm* Noted and Approved: \_\_\_\_\_  
Planning Group Special Inspection Division Station Chief Fire Prevention Bureau

September 22, 1976

Mark Pollack, Esquire  
25 South Charles Street  
Baltimore, Maryland 21201

RE: Petitions for Special Exception and Variance  
N/S of Hillside Road, 1240' E of Stevenson Road - 3rd Election District  
James Fowke - Petitioner  
NO. 77-49-XA (Item No. 6)

Dear Mr. Pollack:

I have this date passed my Order in the above captioned matter in accordance with the attach d.

Very truly yours,  
*George G. Martinak*  
GEORGE G. MARTINAK  
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Ruth-rford Holmes  
Gold Course Road  
Cwetae Mills, Maryland 21117

John W. Hession, III, Esquire  
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES : BEFORE THE  
N/S of Hillside Road, 1240' E of Stevenson Road - 3rd Election District : DEPUTY ZONING  
James Fowke - Petitioner : COMMISSIONER  
NO. 77-49-XA (Item No. 6) : OF  
: BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for a building described as a "Conservatory of the Arts," proposed to be constructed to resemble a barn, on the site of a previously razed barn building on a tract of land in a R.D.P. Zone, comprising 2.1446 acres, more or less. In addition, the Petitioner seeks Variances to permit a side setback of 20 feet instead of the required 50 feet and in permit a distance of 80 feet between buildings instead of the required 100 feet. The subject property is presently improved with a two and one-half story dwelling and is the residence of the Petitioner.

Let it be noted that the People's Counsel entered his appearance but did not attend the hearing.

Testimony on behalf of the Petitioner indicated that he is a producer of television films, that he maintains a studio away from the subject location, and that his filming activities are carried out on locations removed from the premises noted above. Further testimony indicated that he proposes to use the building as a private film library to house filming equipment. It was also stated that no projection of films will take place on the subject property, and the conservatory will not be open to the public.

A representative of the Clarke estate, adjoining the subject property, testified that he did not oppose the structure itself, but feared "commercial uses" in the area.

Comments submitted by the Acting Director of Planning, dated August 30, 1976, indicated that the Planning office is not opposed to the Petitioner's request.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception for a conservatory for the arts, as herein described, should be granted. Further, as the Variances would not adversely affect the health, safety, and general welfare of the community they should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 22nd day of September, 1976, that the Special Exception for a conservatory of the arts building should be and the same is hereby GRANTED, and further, Variances to permit a side yard setback of 20 feet instead of the required 50 feet and a distance between buildings of 80 feet instead of the required 100 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The use of the proposed building must be limited to the housing of a film library and related photographic equipment and must not be open to public film viewing, sales, or other commercial activities.
2. The maximum height of the building shall not exceed 35 feet.
3. Approval of a site plan by the Department of Public Works, the Health Department, and the Office of Planning and Zoning.

*William D. Fromm*  
Deputy Zoning Commissioner  
of Baltimore County

110 Hillside Avenue, Towson, Maryland, 21286, 301-521-6311 William L. Sadler David J. Gribben

W. T. SADLER, INC.  
attorneys

DESCRIPTION OF JAMES M. FOWKE PROPERTY, APPLICATION FOR VARIANCE, CONSERVATORY OF THE ARTS, MARYLAND

LOCATION: 1762 HILLSIDE ROAD, 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

DATE: JUNE 22, 1976

DESCRIPTION:

Beginning for the same in the center line of Hillside Road easterly approximately 1240 feet from the intersection of Hillside Road and Stevenson and running thence westerly along the said center of Hillside Road the following courses and distances, to wit: (1) South 87 degrees 01 minutes 30 seconds West 129.93 feet and (2) by a line curving to the left (West) with a radius of 146.32 feet subtended by a chord which bears South 50 degrees 53 minutes 40 seconds West 104.30 feet the distance of 105.54 feet to intersect the center line, extended westerly, of a Private Road there situated; the center line, extended westerly, of a Private Road, with the use thereof in common with others entitled thereto, by a line curving to the left (Northwesterly) with a radius of 50 feet and subtended by a chord which bears North 27 degrees 36 minutes 30 seconds West 70.32 feet the distance of 72.50 feet; running thence due North 269.75 feet to the Southernmost bank of a stream there situated, thence along the Southernmost bank of said stream the six following courses and distances, viz:

(1) South 51 degrees 45 minutes East 19.00 feet; (2) North 83 degrees 30 minutes East 36.00 feet; (3) North 21 degrees 45 minutes East 74.00 feet; (4) South 82 degrees 50 minutes East 65.00 feet; (5) North 67 degrees 00 minutes East 72.00 feet; and (6) South 82 degrees 00 minutes East 27.42 feet to a point thence South 00 degrees 05 minutes East 36.11 feet to the center line of Hillside Road and to the place of beginning. Containing 93,921 square feet or 2.1446 acres of land, more or less. The improvements thereon being known as 1762 Hillside Road.

Being a part of all of that first parcel of land described in the deed dated January 24, 1955 from C. Preston Schoffenecker and Beina M. Schoffenecker, his wife, to Catherine F. Beall and Mary Dee F. Beall, his wife, and recorded among the Land Records of Baltimore County in Liber GLB No. 2635, Folio 170, etc.

The above description compiled from deeds and records.



*William T. Sadler*  
William T. Sadler  
P.L.S. 7730

RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
N/S of Hillside Rd. 1240 feet E of Stevenson Rd., 3rd District : OF BALTIMORE COUNTY  
JAMES FOWKE, Petitioner : Case No. 77-49-XA

ORDER TO ENTER APPEARANCE

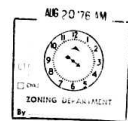
Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 20th day of August, 1976, a copy of the foregoing Order was mailed to Mr. James Fowke, 1742 Hillside Road, Baltimore, Maryland 21153, Petitioner.

John W. Hession, III



ORDER RECEIVED FOR FILING  
DATE *September 22, 1976*  
BY *John P. ...*

**Baltimore County Department of Health**  
TOWSON, MARYLAND 21284  
9/15/76

Paul H. Reische  
Chief

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

Attention: Mr. Frank Rogans, Chairman  
Zoning Advisory Committee

Re: Property Owner: James Fowke  
Location: N/S Hillside Rd. 1240' E Stevenson Rd.  
Item No. 6 Zoning Agenda July 13, 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 \_\_\_\_\_ 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 \_\_\_\_\_ EXCEEDED 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.

REVISOR: *H. J. Kelly* Noted and Approved: *George M. Hegardt*  
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 30, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-49-XA  
N/S Hillside Rd. 1240' E Stevenson Rd.  
Special Exception for conservatory for the arts and Variance for side Yard and Distance between buildings.  
Petitioner- James Fowke

3rd District

HEARING: Wednesday, September 1, 1976 (10:30 A.M.)

This office is not opposed to the petitioner's request.

*Norman E. Gerber*  
Acting Director of Planning

NE:JGH:rw

**Baltimore County Department of Health**  
TOWSON, MARYLAND 21204

9200 67 49 11  
11/2 7/76

Donald J. Hoop, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 7, 1976

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

Dear Mr. DiNenna:

Comments on Item #6, Zoning Advisory Committee Meeting, July 13, 1976, are as follows:

Property Owner: James Fowke  
Location: N/S Hillside Rd. 1240' E. Stevenson Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for a conservatory for the arts and variance to permit a side setback of 20' in lieu of the required 50' and a distance between buildings of 80' in lieu of the required 100'.  
No. of Acres: 2.1156  
District: 3rd

Revised plot plan requested showing septic system and method of obtaining drinking water.

Very truly yours,  
*Thomas H. Jovlin*  
DIRECTOR OF ENVIRONMENTAL SERVICES

October 4, 1976

Mr. George Martinak  
Deputy Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Building Permit 80404RR

Dear Mr. Martinak:

I would like to request a release for a building permit prior to the 30 day appeal period of my zoning order written September 22, 1976.

I will accept all legal responsibility should a appeal be filed.

I appreciate your help and consideration.

Sincerely,  
*James M. Fowke*  
James M. Fowke

OCT 6 7 76 AM

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

Your Petition has been received \* this 29th day of June 1976 Filing Fee \$ 50.00 Received  Cash  Other

Petitioner: James Fowke Submitted by: James Fowke  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: DiNenna

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

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. August 12, 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., commencing on \_\_\_\_\_ day of \_\_\_\_\_ 1976, the \_\_\_\_\_ day of \_\_\_\_\_ 1976, the \_\_\_\_\_ day of \_\_\_\_\_ 1976, appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 1976.

THE JEFFERSONIAN  
*H. Leach* Manager

Cost of Advertisement, \$ \_\_\_\_\_

**OFFICE OF THE TIMES**  
NEWSPAPERS

TOWSON, MD. 21204 Aug. 11, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Special Exception-- Fowke was inserted in the following:

Catonsville Times  Towson Times  
 Dundalk Times  Arbutus Times  
 Essex Times  Community Times  
 Suburban Times East  Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_ 1976 that is to say, the same was inserted in the issues of August 11, 1976.

STROMBERG PUBLICATIONS, INC.  
BY: *John Seibel*

Mr. James Fowke  
1748 Hillside Road  
Stevenson, Md. 21153

Item 6

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 \_\_\_\_\_ day of \_\_\_\_\_ 1976.

S. Eric DiNenna  
Zoning Commissioner

Petitioner: James Fowke  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: Franklin F. Rogans, Jr.  
Chairman, Zoning Plans Advisory Committee

cc: Robert J. Sawyer & Assoc., P.C. 801 St. Francis, Md. 21131

2-SIGNS 77-49-XA

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: Aug. 16, 1976

Posted for: Petition for a Special Exception to VARIANCE

Petitioner: James Fowke

Location of property: N/S Hillside Rd. 1240' E. of Stevenson Rd.

Location of Sign: Front 1242 Hillside Rd.

Remarks: Checked by Roland Date of return: Aug. 20, 1976

Posted by: Richard L. Roland

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 40407

DATE: Sept. 21, 1976 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED BY: P. F. J. Productions, Inc.

FOR: Posting & Advertising James Fowke property 77-49 XA

VALIDATION OR SIGNATURE OF CASHIER

**BALTIMORE COUNTY, MARYLAND**  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 33478

DATE: 6/29/76 ACCOUNT: 01-562

AMOUNT: \$50.00

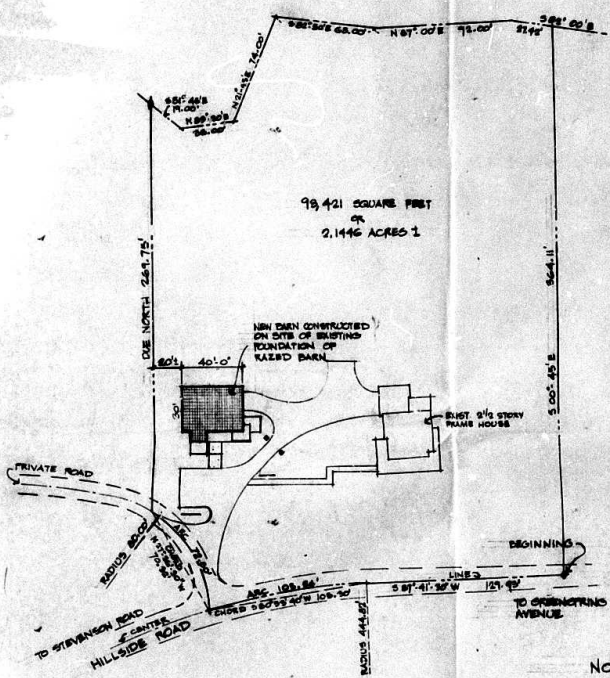
RECEIVED BY: James Fowke-1748 Hillside Rd. Stevenson Md.

FOR: Petition for Special Exception

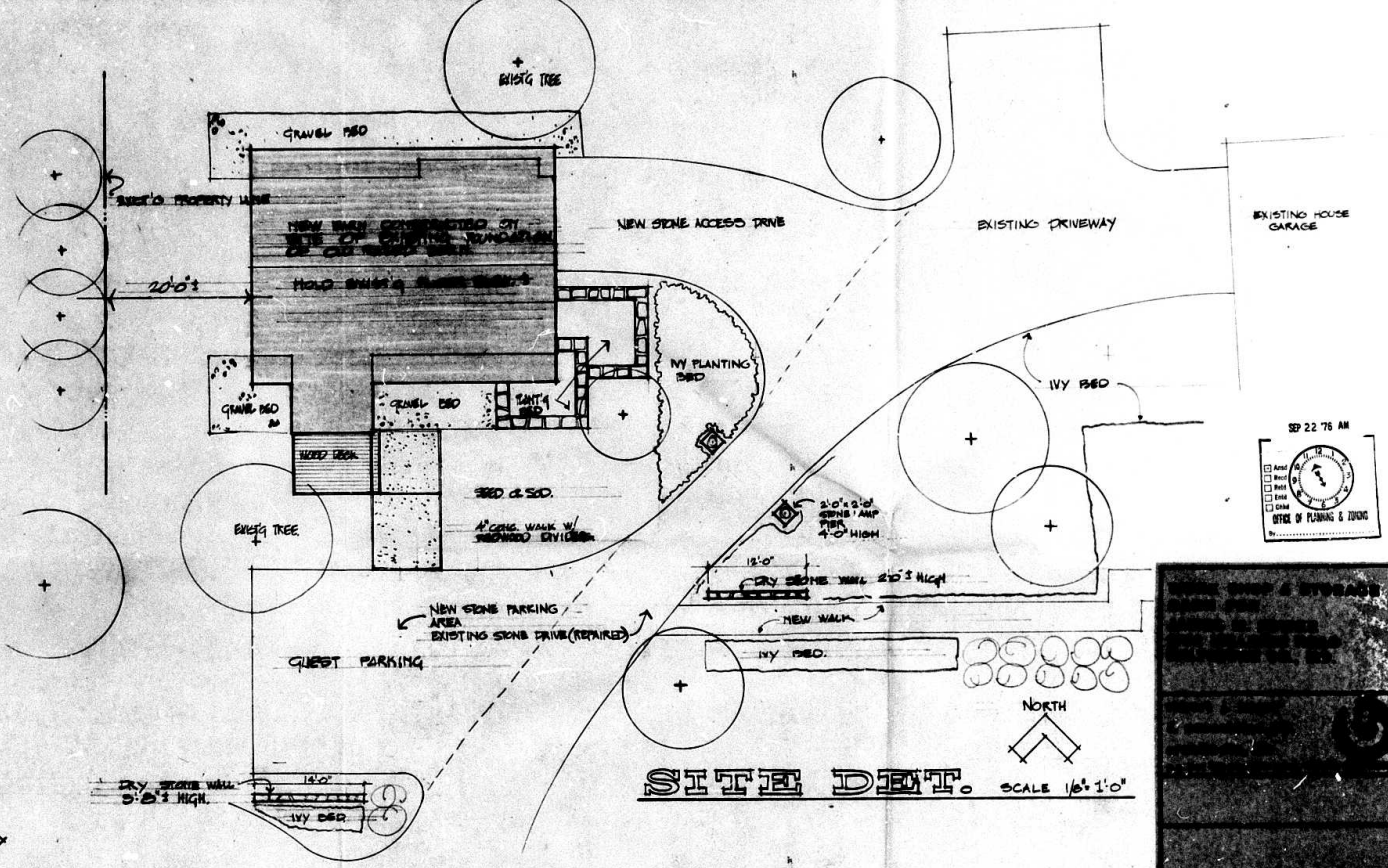
VALIDATION OR SIGNATURE OF CASHIER





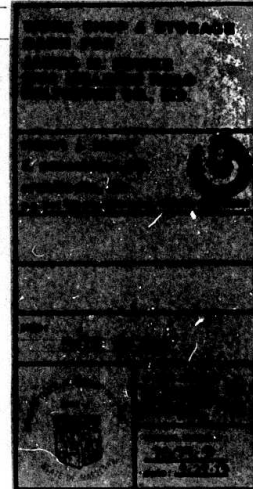


**SITE PLAN** SCALE 1" = 40'-0"



**SITE DET.** SCALE 1/8" = 1'-0"

SEP 22 '76 AM  
 OFFICE OF PLANNING & ZONING



MICROFILMED

77-494A



GENERAL STRUCTURAL NOTES

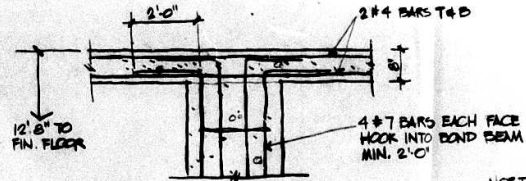
FOUNDATION. A SOIL BEARING CAPACITY OF 3000 P.S.F. HAS BEEN USED IN THE FOUNDATION DESIGN. WHERE MATERIAL OF THIS CAPACITY IS NOT ENCOUNTERED AT THE ELEVATIONS INDICATED CONTACT THE ARCHITECT AND/OR ENGINEER BEFORE PROCEEDING WITH WORK. ALL EXTERIOR FOOTINGS SHALL BE A MIN. OF 2'-0" BELOW FINISHED GRADE AND ALL FOOTINGS SHALL EXTEND A MIN. OF 1'-0" INTO ORIGINAL GRADE.

CONCRETE. ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3000 P.S.I. AT THE END OF 28 DAYS.

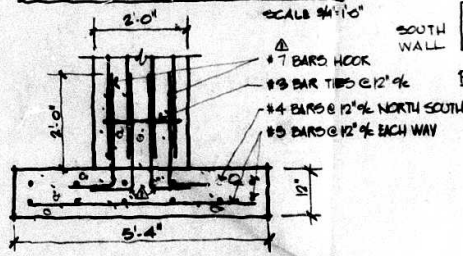
REINFORCING STEEL. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.

STRUCTURAL STEEL. STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A-36 AND THE LATEST REQUIREMENTS OF THE A.I.S.C. FOR FABRICATION, CONNECTIONS AND ERECTION.

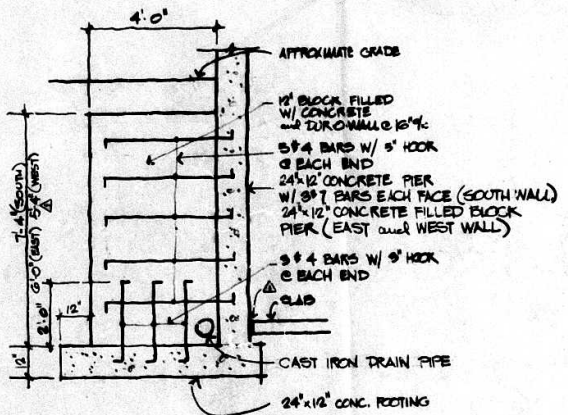
STRUCTURAL NOTES CONT. ON A-2



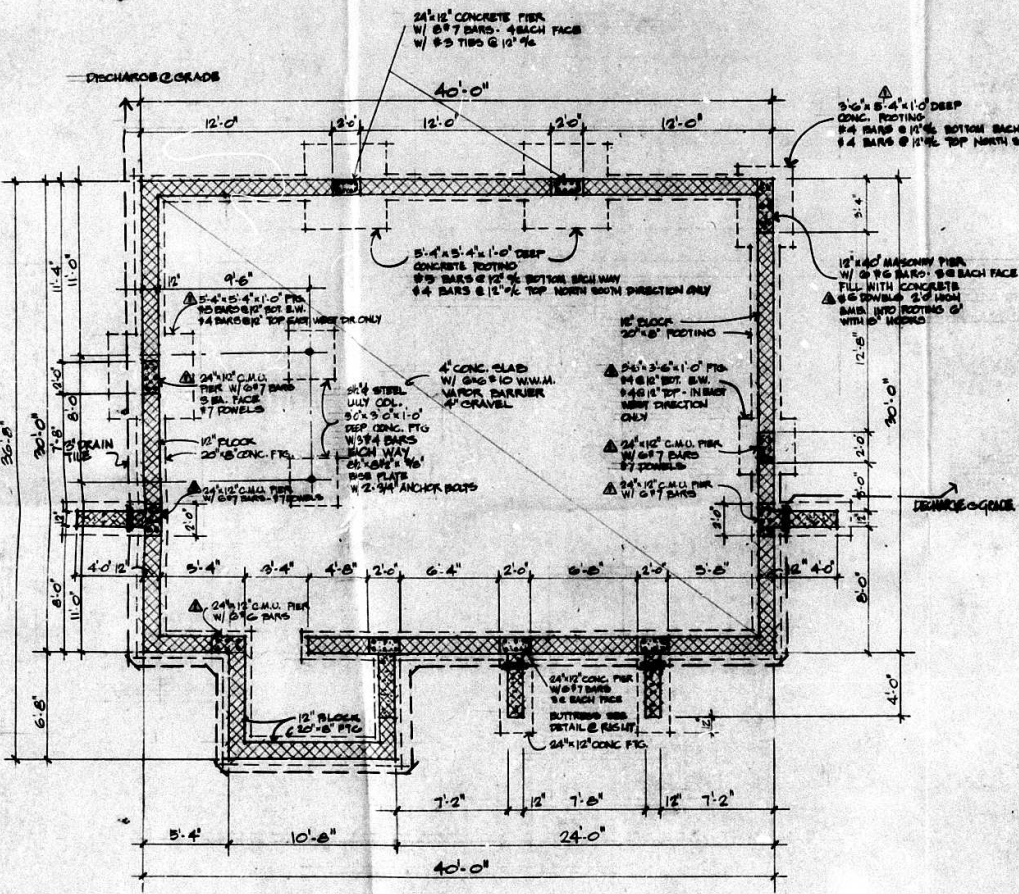
SECTION THRU BOND BEAM and PIER (NORTH WALL SHOWN SOUTH WALL)



SECTION THRU FOOTING and PIER (NORTH WALL SHOWN SOUTH WALL)



SECTION THRU BUTTRESS and CONCRETE PIER



FOUNDATION SCALE 1/4" = 1'-0"



STRUCTURAL NOTES CONT.

WOOD FRAMING - WOOD FRAMING FOR LOFT FLOOR SHALL BE WITH HEM-FIR OR BETTER

$F_b = 1,150$  P.S.I. MIN.

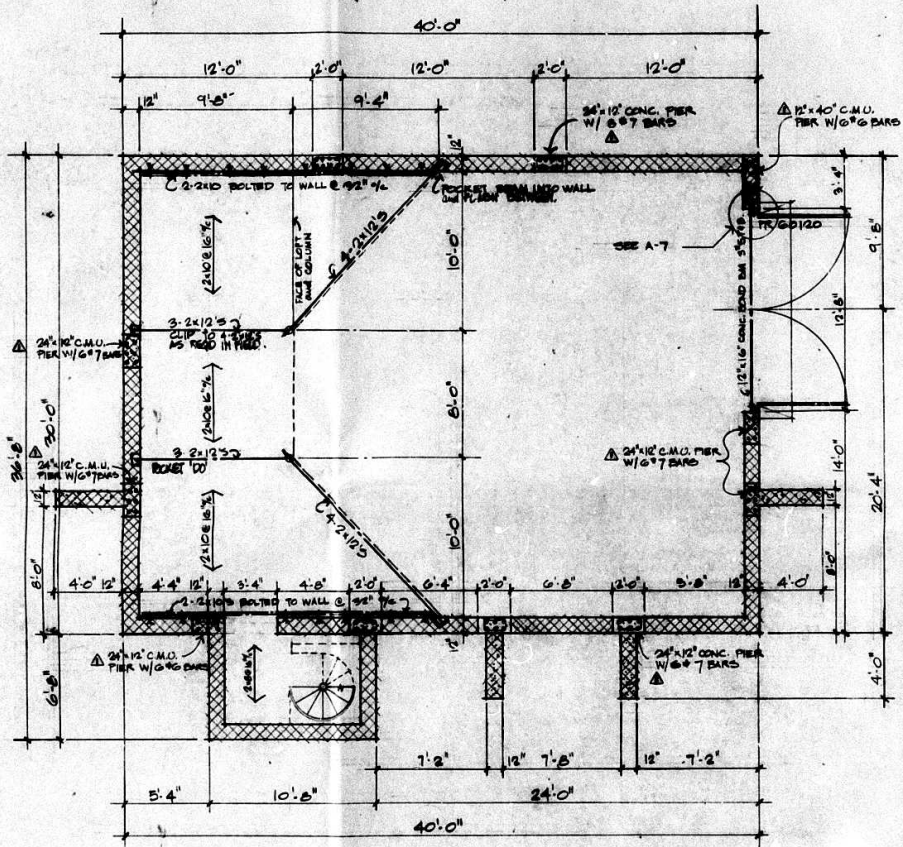
$E = 1,400,000$  MIN.

FRAMING FOR ROOF PER REISTERSTOWN LUMBER CO. AND AS APPROVED BY ARCHITECT AND/OR ENGINEER.

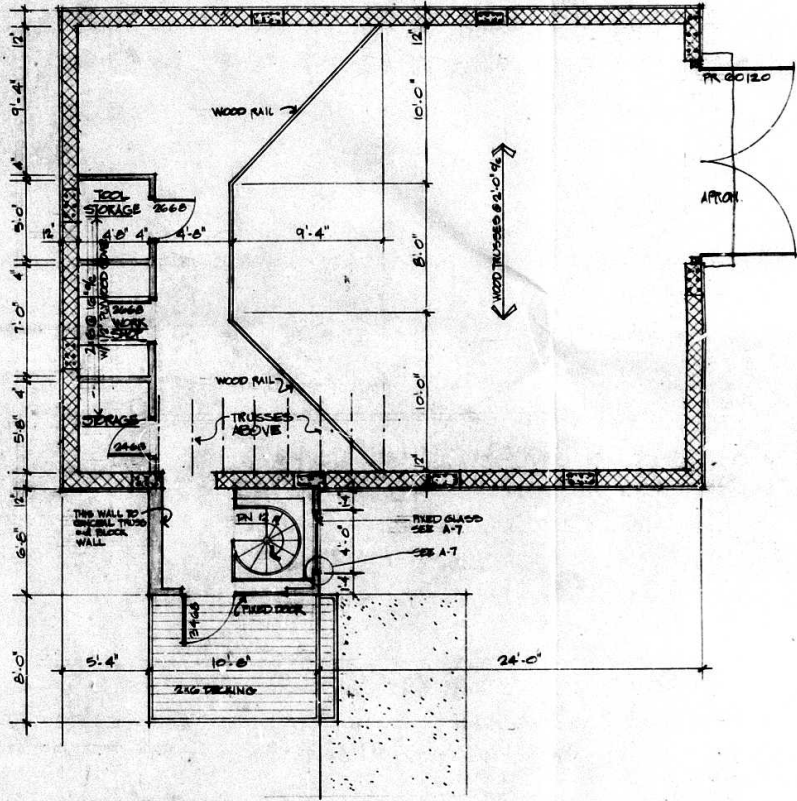
LIVE LOADS

GLAD ON GRADE	150 P.S.F.
LOFT FLOOR	100 P.S.F.
ROOF	30 P.S.F.
WIND	20 P.S.F.

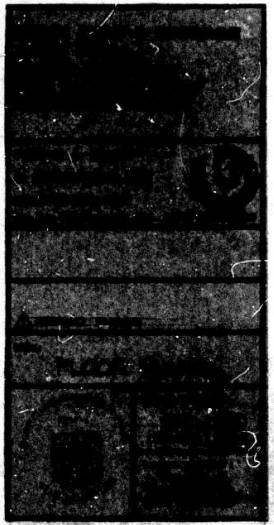
WOOD TRUSSES - ALL WOOD TRUSSES SHALL BEAR THE MANUFACTURERS SEAL OR THE MANUFACTURERS ENGINEERS SEAL and SHOP DRAWINGS SUBMITTED FOR APPROVAL BEFORE CONSTRUCTION.

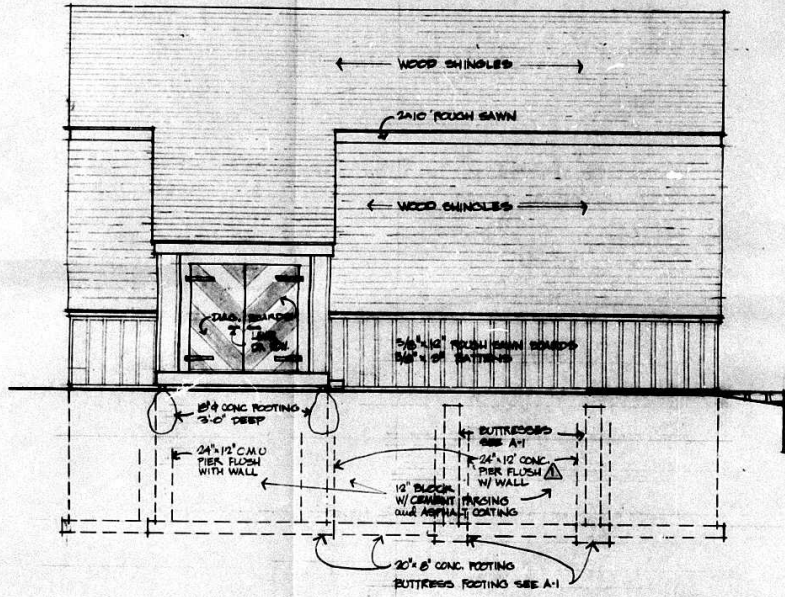


**FIRST FLOOR** SCALE  $1/4" = 1'-0"$

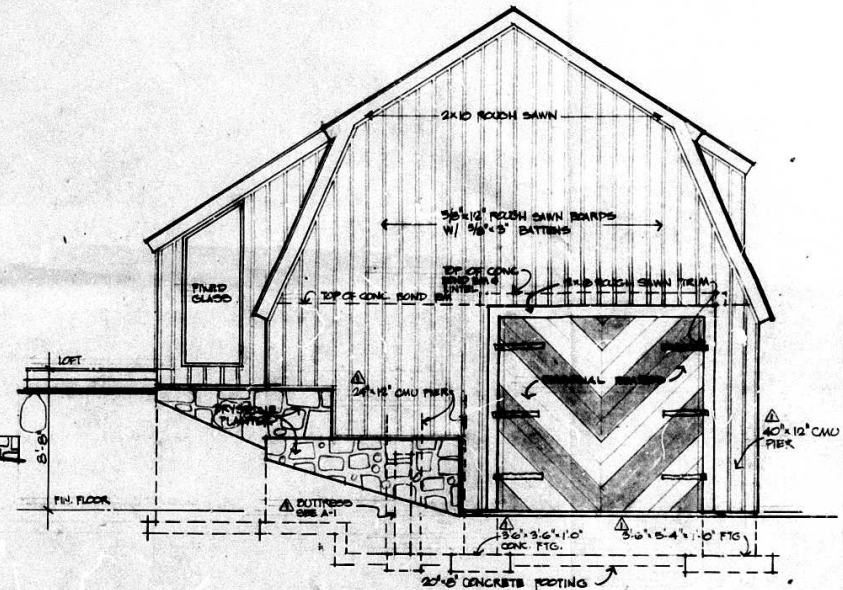


**LOFT** SCALE  $1/4" = 1'-0"$

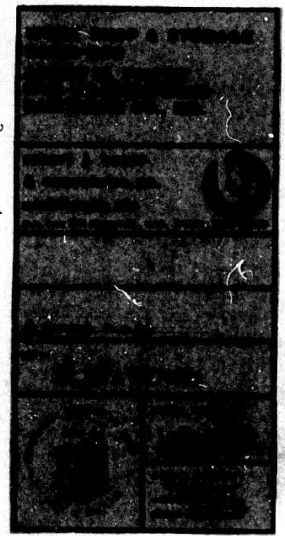
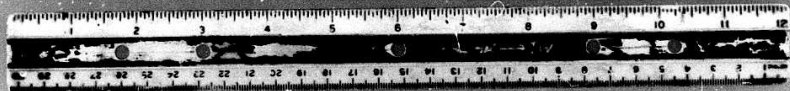




**SOUTH ELEV.** SCALE 1/4"=1'-0"

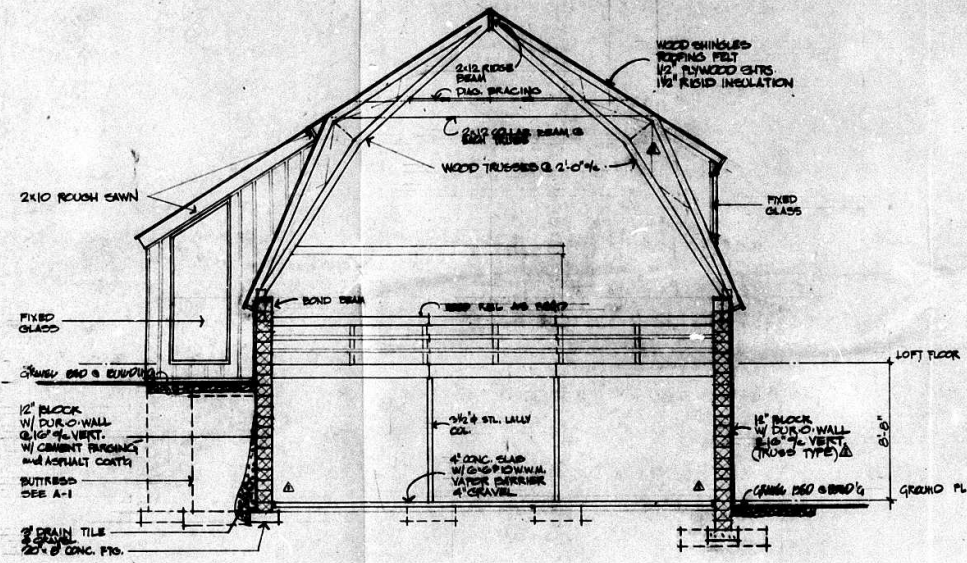


**EAST ELEV.** SCALE 1/4"=1'-0"

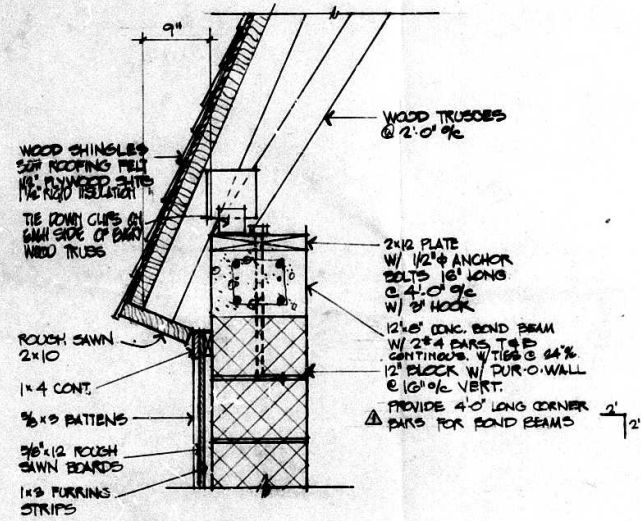




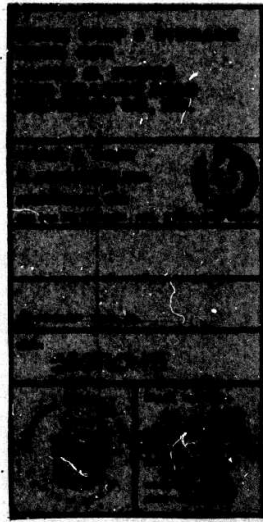


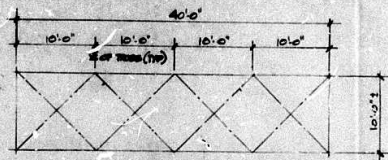


**SECTION** SCALE 1/4" = 1'-0"

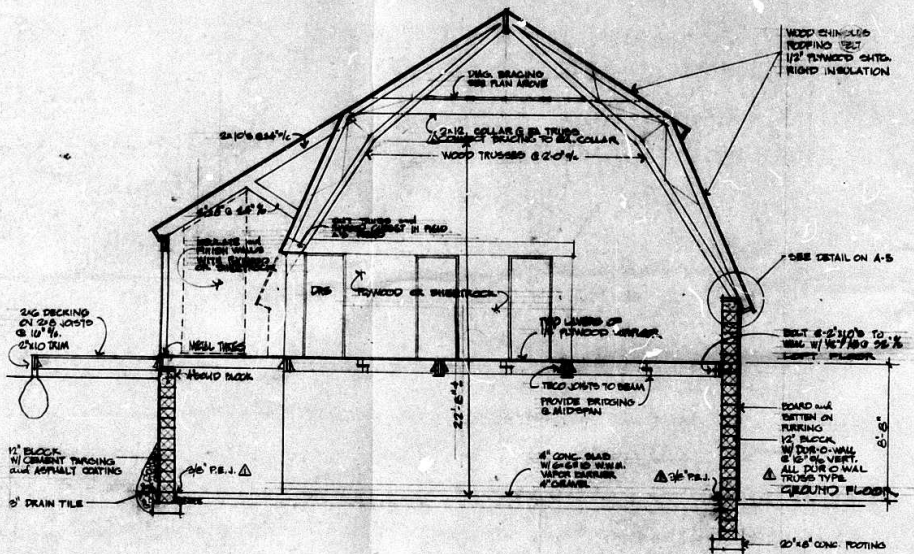


**DETAIL** SCALE 1/4" = 1'-0"





PLAN - DIAGONAL BRACING  
SCALE 1/8"=1'-0"



SECTION SCALE 1/4"=1'-0"

