

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARVIN ROMERO, 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 3.502.28 (V.R.) 21.50, DECAT A. 5.146, street setback of 10 feet in lieu of the required 25 feet setback and ~~the same variance from the required 10 feet setback~~ Section 109.2.2.4 (U) - To permit three off-street parking spaces instead of the required of the Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Need additional office space for patients. Lot and existing building does not allow sufficient space to leave 25 feet side setback and 30 feet setback on rear. Additional office space is needed as a result of increased growth in the area, therefore, increase in patient needs.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Marvin Romero
Legal Owner

Richard T. Romero
Petitioner's Attorney

25 South Calvert Street
Baltimore, Maryland 21202

12th day of November, 1976.

WHEREAS, the Zoning Commissioner of Baltimore County, this, 12th day of November, 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 13th day of November, 1976, at 10:00 o'clock, A.M.

Marvin Romero
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARVIN ROMERO, 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 special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a 600 square foot addition to the existing office building located at 805 Fuselage Avenue without benefit of an additional special exception hearing (over)

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Marvin Romero
Legal Owner

805 FUSELAGE AVENUE
Baltimore, Maryland 21202

12th day of November, 1976.

WHEREAS, the Zoning Commissioner of Baltimore County, this, 12th day of November, 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 13th day of November, 1976, at 10:00 o'clock, A.M.

Marvin Romero
Zoning Commissioner of Baltimore County

(over)

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1976

COUNTY OFFICE BUILDING
101 N. Calvert Street
Towson, Maryland 21204

MEMBERS

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Richard T. Romero, Esq.
25 South Calvert Street
Baltimore, Maryland 21202

RE: Variance Petition

Item 37

Marvin Romero - Petitioner

Dear Mr. Romero:

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.

This site, zoned D.R. 16, and the subject of a previous public hearing (Case No. 4689-RX), is located on the northwest corner of Compass Road and Fuselage Avenue, in the 15th Election District. It is currently improved with the medical offices of the petitioner and accessory parking area along Compass Road. Properties surrounding this site to the west and south are improved with single family dwellings to the east, across Compass Road, is a medical office building and commercial uses, while immediately abutting this site to the north is vacant wooded land zoned D.R. 10.5.

A Special Hearing is being requested in order to approve the expansion of the existing office building, and consequently a setback Variance is recommended.

Item #37 (1976-1977)
Property Owner: Marvin Romero
Page 2
September 20, 1976

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. Storm drainage improvements will be required in connection with proposed improvements to this property. In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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 serving this property.

Very truly yours,
William W. Davis, P.E.
Chief, Bureau of Engineering

END/EAH/PWR:SS

cc: J. Tremm

1-1/2" Key Sheet

14 NE 30 Pos. Sheet

NE 4 H Topo

90 Tax Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

September 20, 1976

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21206

Re: Item #37 (1976-1977)
Property Owner: Marvin Romero
NW cor. Compass Rd. & Fuselage Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Hearing to approve expansion of medical offices without an additional special exception and variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 26' in lieu of the required 30'.
Address: S.E. 1. 99.73 District: 15th
54.63 81.95

Dear Mr. DiMenna:

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

Highways

Compass Road and Fuselage Avenue, existing public roads, are proposed to be improved in the future as 50-foot and 40-foot closed section roadways on the 100-foot and 40-foot right-of-way in this vicinity. A portion of the 100-foot right-of-way is now utilized as unimproved parking area for the several doctors' offices in this building, with a non-standard entrance from Compass Road.

Highway improvements including any 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 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 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.

Richard T. Romero, Esq.
Re: Item 37
September 27, 1976
Page 2

The submitted site plan indicates three (3) proposed off street parking spaces, however, the parking calculations, based on the total floor area of the existing and proposed building, is not indicated. In light of this, the site plan must be revised to indicate said calculations in order to determine if an additional Variance for parking will be required, as well as any changes to the site plan as required by the enclosed comments.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,
Nicholas B. Comandari
NICHOLAS B. COMANDARI,
Planning & Zoning
Associate III

NBC:JD

Enclosures

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21206
(301) 494-2000
STEPHEN E. COLLINS
DIRECTOR

September 9, 1976

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

Re: Item 37 - SAC - August 31, 1976

Property Owner: Marvin Romero

Location: NW/4 Compass Rd. & Fuselage Ave.

Existing Zoning: D.R. 16

Proposed Zoning: Special hearing to approve expansion of medical offices without an additional special exception; variance to permit a side setback of 10' in lieu of req. 25' and a rear setback of 26' in lieu of req. 30'.

Address: S.E. 1. 99.73

54.63 81.95

District: 15th

Dear Mr. DiMenna:

The petitioner has not provided sufficient parking for the proposed expansion of the medical offices.

Very truly yours,

Nicholas B. Comandari
Michael S. Flanagan
Traffic Engineer Associate

NSP:JDC

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 an unreasonable 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, Variances to permit a side street setback of 10 feet instead of the required 25 feet and 3 off-street parking spaces instead of the required 6 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of JANUARY, 1977, that the herein Petition for the aforementioned Variances should be and the same are 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 day of 1977, that the above Variance 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 in accordance with the powers granted unto the Zoning Commissioner by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that the use as herein requested will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said regulations, and, therefore, the Special Hearing to determine whether or not the Zoning Commissioner should approve a 600 square foot addition to the existing office building located at 805 Fuselage Avenue, without benefit of an additional Special Decision hearing should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of JANUARY, 1977, that the herein Petition for Special Hearing to approve a 600 square foot addition to the existing office building, located at 805 Fuselage Avenue, 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 Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
DRI-68-302
JOHN D. SEEVER
DIRECTOR

August 26, 1976

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

Dear Mr. DiNenna:

Comments on Item #37, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Marvin Rombro
Location: NW/C Compass Road and Fuselage Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to approve expansion of medical offices without an additional special exception and variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30'.

Acres: 51.1 x 99.73
District: 15th

Construction plans by a Professional Architect or Engineer designed to the Baltimore County Building Code, will be required in order to obtain a building permit.

Very truly yours,

Charles E. Johnson
Plans Review Chief

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
DRI-68-311
NORMAN E. GERBER
DIRECTOR
Acting Director

September 24, 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 #37, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Marvin Rombro
Location: NW/C Compass Road and Fuselage Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to approve expansion of medical offices without an additional special exception and variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30'.

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.

The parking area and driveway should be more clearly defined. The parking area must be screened.

Very truly yours,

John L. Wimbly
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1976

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

Z.A.C. Meeting of: August 31, 1976

Re: Item 37
Property Owner: Marvin Rombro
Location: NW/C Compass Rd. & Fuselage Ave
Present Zoning: D.R. 16
Proposed Zoning: Special hearing to approve expansion of medical offices without an additional special exception and variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30'.

District: 15th
No. Acres: 51.1 x 99.73
54.63 81.95

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,

W. R. Nettovich
W. R. Nettovich,
Field Representative.

WNP/ml

JOSEPH W. HUGHES, PRESIDENT
V. SEYMOUR, VICE-PRESIDENT
MRS. ROBERT L. HUGHES

MARION M. HUGHES
THOMAS M. HUGHES
MRS. LINDA M. HUGHES

ROGER B. HUGHES
ALVIN HUGHES
ROBERT M. HUGHES

baltimore county
department of health
TOWSON, MARYLAND 21204

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

October 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #37, Zoning Advisory Committee Meeting, August 31, 1976, are as follows:

Property Owner: Marvin Rombro
Location: NW/C Compass Road and Fuselage Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to approve expansion of medical offices without an additional special exception and variance to permit a side setback of 10' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30'.

Acres: 51.1/54.63 x 99.73/81.95
District: 15th

Metropolitan water and sewer are available, therefore, no health problems are anticipated.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:RMB/SIRO

Richard T. Rombro, Esquire
25 South Calvert Street
Baltimore, Maryland 21202

January 3, 1977

RE: Petition for Variance and Special
Hearing
NW/C corner of Compass Road and
Fuselage Avenue - 15th Election District
Marvin Rombro - Petitioner
NO. 77-103-ASPH (Item No. 37)

Dear Mr. Rombro:

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

Very truly yours,

15/
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

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

DESCRIPTION FOR VARIANCE
PROPERTY OF MARTIN BLEND

Beginning at a point on the Northwest corner of Compass Road and Fuselage Avenue and being known as lot 30.3 of Victory 111A and being recorded among the Land Records of Baltimore County in Liber 22, Folio 109.

Also known as 805 Fuselage Avenue.

Mr. Raymond Bailey
964 Fuselage Avenue
Baltimore, Maryland 21220

February 16, 1977

RE: Petition for Variance and Special Hearing
NW corner of Compass Road and
Fuselage Avenue - 15th Election District
Marvin Rombro - Petitioner
NO. 77-108-ASPH (Item No. 57)

Dear Mr. Bailey:

Attached please find a copy of the Order passed in the above captioned matter.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 9, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-108-ASPH. Petition for Variance for Side Yard and Off-Street Parking. Petition for Special Hearing to approve a 600 square foot addition to the Existing Office Building
Northwest corner of Compass Road and Fuselage Avenue
Petitioner - Marvin Rombro

15th District

HEARING: Monday, December 13, 1976

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Acting Director of Planning

NEG:JGR:rw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of June 1976. Filing Fee \$ 25. Received ☒ Check ☒ Cash ☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner: Marvin Rombro Submitted by: _____
Petitioner's Attorney: Richard T. Rombro Reviewed by: SED
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11-24-76
Posted for: Marvin Rombro
Petitioner: Marvin Rombro
Location of property: 111 W. Chesapeake Ave. E. of Fuselage Ave.
Location of Sign: 111 W. Chesapeake Ave. E. of Fuselage Ave.
Remarks: _____
Posted by: Michael H. Has Date of return: 12-1-76

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

PETITION FOR SPECIAL HEARING
and
NW/C of Compass Rd. & Fuselage Ave.,
15th District

MARVIN ROMBRO, Petitioner : Case No. 77-108-ASPH

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. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 30th day of November, 1976, a copy of the foregoing Order was mailed to Richard T. Rombro, Esquire, 25 South Calvert Street, Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Hession, III



CERTIFICATE OF PUBLICATION

TOWSON, MD., November 25, 1976
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, MD. on one time, November 25, 1976, before the 13th day of December, 1976, the 13th publication appearing on the 25th day of November, 1976.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

ONE OF

THE
BOWARD COUNTY
TIMES

ELICOTT CITY, MD. Nov. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance and Special Hearing - Rombro was inserted in THE BOWARD COUNTY TIMES, a weekly newspaper printed and published in Howard County, Maryland, once a week for one successive weeks before the 13th day of Dec. 1976, that is to say the same was inserted in the issues of Nov. 25, 1976.

STROMBERG PUBLICATIONS, Inc.

By: Pat Simile

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

No. 33431

DATE: June 6, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Cash (Richard T. Rombro, 25 S. Calvert St.
Baltimore, Md. 21202)
FOR: Petition for Variance and Special Hearing for
Marvin Rombro

8921234 8 250000

VALIDATION OR SIGNATURE OF CARRIER

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

No. 42822

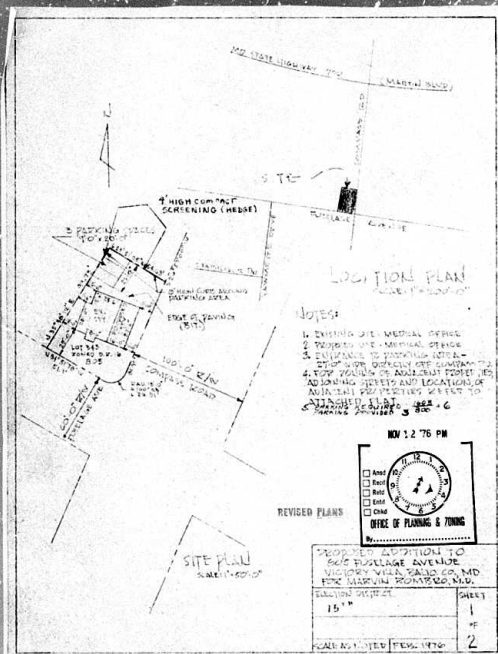
DATE: Dec. 20, 1976 ACCOUNT: 01-662

AMOUNT: \$71.00

RECEIVED: Messrs. P. Rombro, Rombro & Company,
25 S. Calvert St., Balto., Md. 21202
FOR: Advertising and posting of property #77-108-ASPH

8111 REG 20 370000

VALIDATION OR SIGNATURE OF CARRIER



A. PARKING REQ'D. 1603
PARKING PROVIDED 300 3

SPECIAL EXEMPTION 1-3-77
CAB 77-108-ADPH

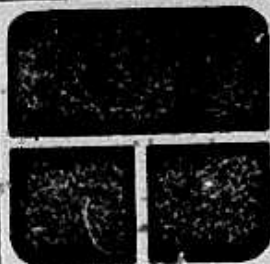
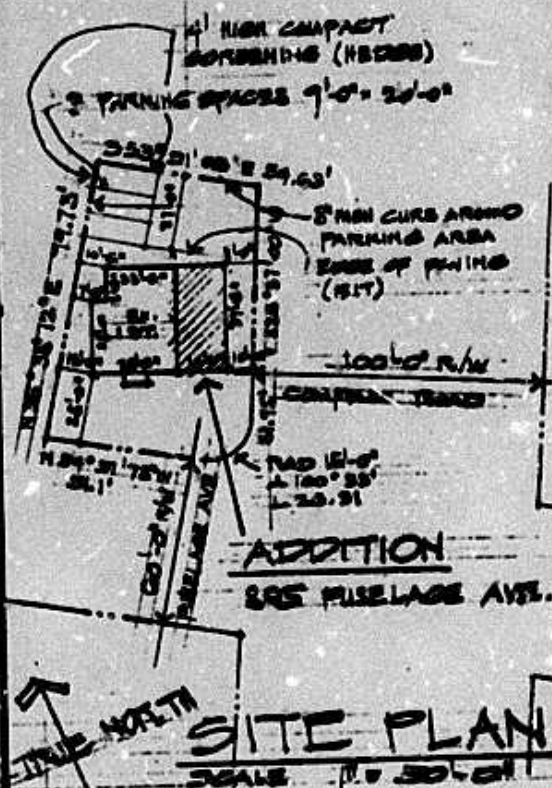
PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY John J. [Signature]

DATE 5/19/77

77-108



Robert T. Hofmann

MARVIN ROMERO, M.D.

ADDITION TO EXISTING
OFFICE

805 FUSELAGE AVENUE

VICTORY VILLA, BALTO CO., MD.

IANNIELLO, HOFMANN and ASSOCIATES, INC.
118 POTOMAC BUILDING
MARYLAND EXECUTIVE PARK
8600 LISALLE ROAD TOWSON, MD. 21204