

7
77-138 JPH
CARL T. JULIO
10 PARKS AVENUE
COCKEYSVILLE, MARYLAND 21030

February 21, 1978

Baltimore County
Office of Project & Development Planning
County Office Building
Towson, Maryland 21204

Re: Application for Proposed
Addition - #10 Parks Avenue

Attention: Mr. John L. Wimbley

Dear Mr. Wimbley:

This is to confirm that we intend to supplement the parking requirements for the proposed one story addition along with the existing two story office building by utilization of the proposed parking area to the east. There are ten spaces on the site as shown on the Plot Plan bearing the revised date of February 17, 1978; the required parking is thirteen spaces. Three spaces will be provided in the area shown on the plat entitled "Plat () Accompany Zoning Petition to Permit Parking in an Existing DR-16 Zone" bearing the revised date of April 25, 1977 and known as Case No. 77-138 JPH

Very truly yours.

Carl T. Julio
Carl T. Julio

CTJ:mk

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Carl T. & Edward V. Julio, 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 off-street parking in an existing D.R. 16 zone which is within 500' of the office building it is intended to serve, all in accordance with

Section 409.2 of the Baltimore County zoning regulations.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser: Carl T. & Edward V. Julio
Address: 10 Parks Ave., Cockeysville, Md. 21030
FROSTMAN'S ATTORNEY
Address: 1010 E. Pratt St., Towson, Md. 21204
828-9441

ORDERED By the Zoning Commissioner of Baltimore County, this 16th day of June, 1976, that the subject matter of this petition be advertised 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 24th day of June, 1976, at 2:00 o'clock P.M.

(over)

baltime county
department of public works
TOWSON, MARYLAND 21204

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

Re: Item #241 (1975-1976)
Property Owner: Vernon E. Marshall
s/o Baltimore National Pike, 3750' W. Rolling Rd.
Existing Zoning: R8
Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 30'.
Acres: 2.55 District: 1st

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.

General:

The submitted plan does not indicate the "Hedge Muffler" lot is Lot 1 of the recorded Subdivision Plat of Vernon E. Marshall Property (O.T.G. 37, Folio 129); the "Pizza Hut", Warehouse and Office, and Motor Brothers Auto Parts comprises former lots 1 and 2 of the aforementioned Plat, and is Lot 2 as shown on the recorded "Remediation Plat of Lots 2 and 3 of Vernon E. Marshall Property" (O.T.G. 34, Folio 133); the existing Baltimore County 10-foot and 15-foot drainage and utility easements as shown on the latter recorded plat; the location of public water main and fire hydrant, and the onsite public sanitary sewerage which serve this property (see Drawings 458-0632, File 3 and 458-0631, File 1); the sign east of "Pizza Hut", and the air conditioning or other accessory additions on the west side of the "Pizza Hut".

The three entrances and the driveway areas are used in common by these businesses. The proposed parking, as indicated, would interfere, if not prevent, such onsite vehicular circulation.

Baltimore County highway and utility improvements are not directly involved or are as secured by Public Work Agreement #16603, executed in conjunction with the development of the Vernon E. Marshall Property. However, the Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within Baltimore County rights-of-way, utility easements or drainage reservations. During the course of grading or construction on this site protection must be afforded by the Contractor for the existing 8-inch sanitary sewer within the drainage and utility easement to prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Edward V. Julio
ELLSWORTH M. DYER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss
CC: R. Norton, S. Bollenz, H. Shalowitz

baltime county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 694-2371

WILLIAM FROMM
DIRECTOR

June 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 #241, Zoning Advisory Committee Meeting, June 8, 1976, are as follows:

Property Owner: Carl T. & Edward V. Julio
Location: N/S Parks Avenue 544' E. York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a D.R. 16 zone
Acres: 0.308
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.

All Sections of 409.4 must be complied with and indicated on the site plan.

All lighting must be shown on the site plan and limited to 8 feet in height.

The parking spaces along the east property line are undersize, will not function properly, and should be eliminated in order to provide a better turn-around area.

Very truly yours,

John T. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

baltime county
department of public engineering
TOWSON, MARYLAND 21204
(301) 694-2650

STEPHANE COLLINS
DIRECTOR

July 13, 1976

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

Re: Item #241 - ZAC - June 8, 1976
Property Owner: Carl T. & Edward V. Julio
Location: N/S Parks Ave. 544' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a D.R. 16 zone
Acres: 0.308
District: 8th

Dear Mr. DiNenna:

This petition for parking in a residential zone is not expected to increase trip generation.

Should this petition be granted the site should be restricted to one entrance and that entrance should be opposite the opening to Padonia Road.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:ec

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 14, 1976

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

Z.A.C. Meeting of: June 8/2/76

Re: Item #43
Property Owner: Julio
Location: 10 Parks Ave. 544' E York Rd.
Present Zoning: D.R. 16
Proposed Zoning: R8

District: 8
No. Acres: 0.308

Dear Mr. DiNenna:

No hearing on student population.

MSF:nl

Very truly yours,

W. Nick Litvinchuk
W. Nick Litvinchuk
Field Representative.

baltime county
department of health
TOWSON, MARYLAND 21204

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

August 16, 1976

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

Dear Mr. DiNenna:

Comments on Item #241, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Carl T. & Edward V. Julio
Property Location: N/S Parks Avenue 544' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a D.R. 16 zone
Acres: 0.308
District: 8th

Metropolitan water and sewer are available and no health hazard is anticipated.

Very truly yours,

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

HER:whp

baltime county
department of health
TOWSON, MARYLAND 21204
(301) 625-7310

Paul H. Reincke
Ch-EF

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

Attention: Mr. Frank Hagena, Chairman
Zoning Advisory Committee

Re: Property Owner: Carl T. & Edward V. Julio
Location: N/S Parks Ave. 544' E York Rd.

Item No. 241

Zoning Agenda June 8, 1976

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 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 XXXXXX 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.

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

baltime county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP 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 #241, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Carl T. & Edward V. Julio
Location: N/S Parks Ave. 544' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a D.R. 16 zone
Acres: 0.308
District: 8th

Since this is a request for off-street parking 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

TDR:whp

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:

the above Special Hearing for _____ by reason of _____

_____ should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 196____, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

February 24, 1977

Edward C. Covehey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S of Parks Avenue, 544' NE of
York Road - 8th Election District
Carl T. and Edward V. Julio -
Petitioners
NO. 77-138-SPH (Item No. 61)

Dear Mr. Covehey:

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

Very truly yours,

ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachment

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

Mr. Richard F. Rusicka
2816 Chesley Avenue
Baltimore, Maryland 21234

INDEXED RECORDED FOR FILING
DATE March 24, 1977
BY [Signature]
ADMINISTRATIVE SERVICES

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
N/S of Parks Avenue, 544' NE of : ZONING COMMISSIONER
York Road - 8th Election District :
Carl T. and Edward V. Julio : OF
Petitioners :
NO. 77-138-SPH (Item No. 61) : BALTIMORE COUNTY

The Petitioners having withdrawn this Petition by request of January 25, 1977, it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1977, that said Petition be and the same is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

January 25, 1977



S. Eric DiNenna
Zoning Commissioner for Baltimore Co.
County Office Building
Towson, Md. 21204

RE: 77-138-SPH

DEAR Mr. DiNenna:

Please dismiss the above-captioned without prejudice.

Very truly yours,

[Signature]
Edward C. Covehey, Jr.

ECC/pa

RE: PETITION FOR SPECIAL HEARING
N/S of Parks Ave., 544' NE of
York Rd., 8th District

CARL T. JULIO, et al, Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 77-138-SPH

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.

[Signature]
Charles E. Kountz, Jr.,
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 31st day of January, 1977, a copy of the foregoing Order was mailed to Edward C. Covehey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

[Signature]
John W. Hession, III



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

Your Petition has been received * this 11 day of May 1977. Filing Fee \$ 25. Received Check
Cash
Other

[Signature]
S. Eric DiNenna,
Zoning Commissioner
Petitioner Julio Submitted by CUNNEY
Petitioner's Attorney CUNNEY Reviewed by NDC

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

74-138

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 2-13-77
Posted for: Henry Paul Feb. 24, 1977
Petitioner: Carl T. Julio
Location of property: N/S of York Rd. 544' NE of York Rd.
Location of Sign: 1 sign posted on York Rd. NE of York Rd.
Remarks: By [Signature]
Posted by: Paul H. Hession Date of return: 2-16-77

FROM THE OFFICE OF
GEORGE WILLIAM STEVENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6422, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
to Permit Parks & an existing 10.16 Acre
Containing 0.308 Acres of land, more or less.

May 4, 1976

Beginning for the same on the north side of Parks Avenue at the distance of 544 feet more or less westerly from the intersection of the north side of Parks Avenue and the northeast side of York Road, thence running the four following lines viz: (1) North 5° 47' 18" East 111.55 feet, (2) South 82° 12' 42" East 120.00 feet, (3) South 5° 42' 18" West 111.91 feet to the north side of Parks Avenue, thence on said side of said Avenue, (4) North 84° 02' 46" West 120.00 feet to the place of beginning.

Containing 0.308 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42844
DATE: January 30, 1977 BY: 01-662
AMOUNT: \$25.00
RECEIVED: Edward C. Covehey, Jr., Esq. 614 Bosley Ave.
FROM: Charles E. Kountz, Jr., Esq. 21204
FOR: Petition for Special Hearing for Carl T. Julio
77-138-SPH
25.00 CASH
VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 46428
DATE: Feb. 23, 1977 BY: 01-662
AMOUNT: \$44.00
RECEIVED: Edward C. Covehey, Jr., Esq. 614 Bosley Ave.
FROM: Towson, Md. 21204
FOR: Advertising and posting of property for Carl Julio
77-138-SPH
44.00 CASH
VALIDATION OF SIGNATURE OF CASHIER

APR 20 1977

TOWSON, MD. 21204
 Jan. 13, 1977
 THIS IS TO CERTIFY, that the annexed advertisement of
 Petition for Special Hearing-- Julio
 was inserted in the following:
 Catonsville Times
 Dundalk Times
 Essex Times
 Suburban Times East
 Towson Times
 Arbutus Times
 Community Times
 Suburban Times West
 weekly newspapers published in Baltimore, County, Maryland,
 once a week for one successive weeks before the
 2nd day of February 1977, that is to say, the same
 was inserted in the issues of Jan. 13, 1977.
 STROMBERG PUBLICATIONS, INC.
 BY *R. J. Smith*

OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 Jan. 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearing-- Julio
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 one successive weeks before the
2nd day of February 1977, that is to say, the same
was inserted in the issues of Jan. 13, 1977.

STROMBERG PUBLICATIONS, INC.

BY *R. J. Smith*

PETITION FOR SPECIAL HEARING
 AND DISTRICT
 HEARING: Petition for Special Hear-
 ing for Off-Street Parking in a
 Residential Zone.
 LOCATION: North side of York
 Avenue 144 feet West of York
 Road.
 DATE & TIME: Wednesday, Febru-
 ary 2, 1977, at 2:00 P.M.
 PUBLIC HEARING: Room 106, Coun-
 ty Office Building, 111 W. Chesa-
 peake Avenue, Towson, Maryland.
 The zoning Commissioner of Balti-
 more County, by authority of the
 zoning Act and the provisions of the
 zoning Ordinance, will hold a public
 hearing.
 Petition for Special Hearing under
 Section 100.17 of the zoning Regu-
 lations of Baltimore County, to deter-
 mine whether or not the zoning
 Commissioner and/or Deputy Plan-
 ning Commissioner should approve
 Off-Street Parking in a Residential
 Zone.
 All that parcel of land in the
 Eighth District of Baltimore County
 beginning for the same on the
 North side of York Avenue at the
 intersection of 144 feet West of York
 Road, there is a portion of the
 Northeast side of York Road, there
 running the four following lines and
 (1) North 5° 47' 18" East 111.83 feet,
 (2) South 81° 12' 12" East 124.24
 feet, (3) South 5° 47' 18" West 111.81
 feet to the North side of York
 Avenue, there is an east side of said
 Avenue, (4) North 81° 02' 47" West
 120.00 feet to the place of beginning.
 Contained 0.285 Acres of land,
 more or less.
 Being the property of Carl T.
 Jones, as shown on plat plan filed
 with the zoning Department.
 HEARING Held: Wednesday, Febru-
 ary 2, 1977, at 2:00 P.M.
 Public Hearing: Room 106, Coun-
 ty Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By Order of
 S. ERIC BORDEN
 Zoning Commissioner of
 Baltimore County
 Feb. 13.

CERTIFICATE OF PUBLICATION

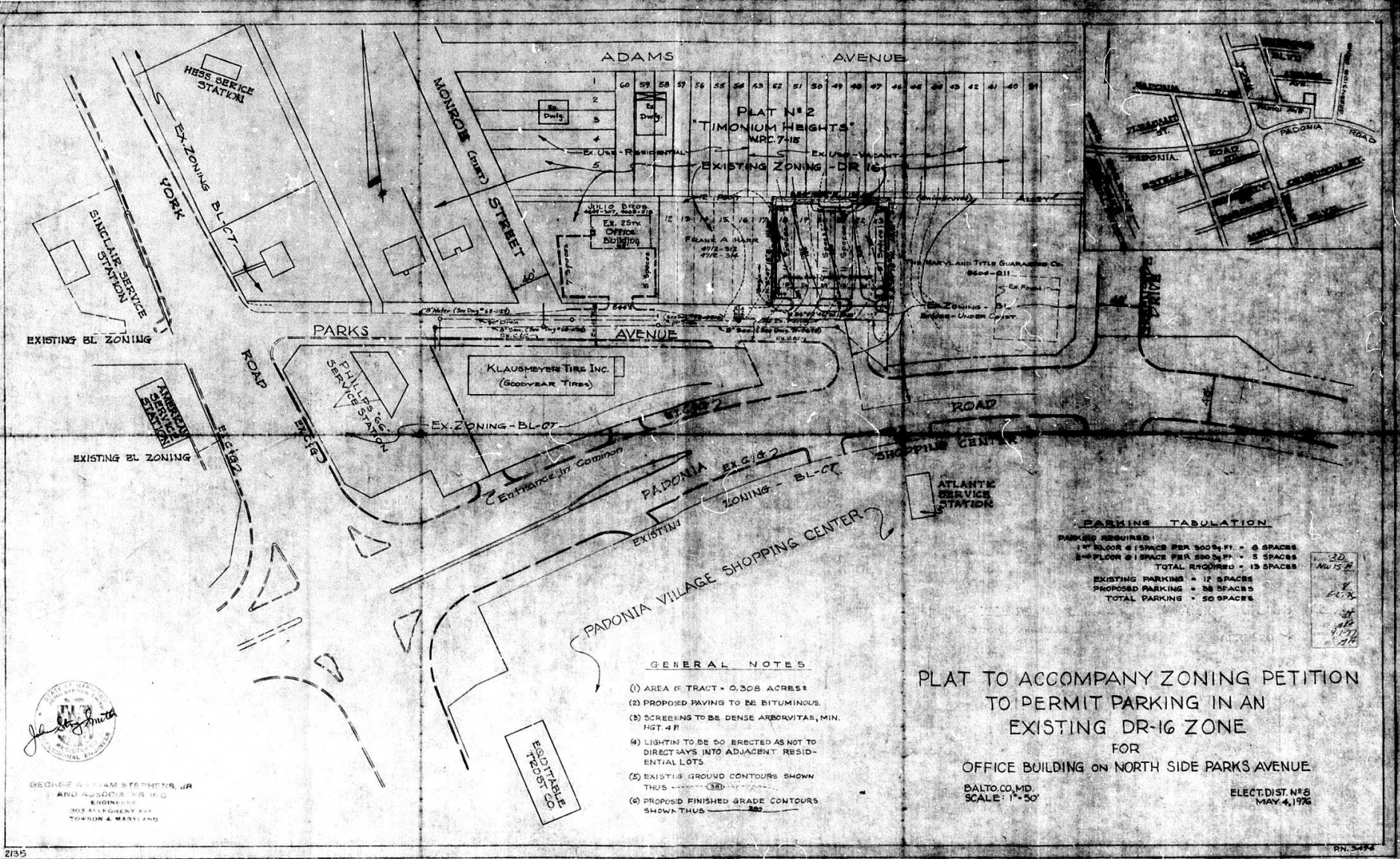
TOWSON, MD. January 13, 1977

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
~~at one time~~ ~~successive weeks~~ before the 2nd
day of February 1977, the ~~last~~ publication
appearing on the 13th day of January
1977.

THE JEFFERSONIAN
H. Lank
 Manager.

Cost of Advertisement, \$.....






 GEORGE W. STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 302 S. FORT MYER AVE.
 TOWSON & MARYLAND

GENERAL NOTES

- (1) AREA OF TRACT - 0.308 ACRES
- (2) PROPOSED PAVING TO BE BITUMINOUS.
- (3) SCREENING TO BE DENSE ARBORVITAE, MIN. HGT. 4 FT.
- (4) LIGHTING TO BE SO ERRECTED AS NOT TO DIRECT RAYS INTO ADJACENT RESIDENTIAL LOTS
- (5) EXISTING GROUND CONTOURS SHOWN THUS 
- (6) PROPOSED FINISHED GRADE CONTOURS SHOWN THUS 

EJECTABLE
 CO
 TEST CO

PARKING TABULATION

PARKING REQUIRED:
 1ST FLOOR 61 SPACES PER 300 sq. ft. = 8 SPACES
 2ND FLOOR 61 SPACE PER 300 sq. ft. = 8 SPACES
 TOTAL REQUIRED = 16 SPACES
 EXISTING PARKING = 12 SPACES
 PROPOSED PARKING = 28 SPACES
 TOTAL PARKING = 40 SPACES

30
 15.11
 8
 66.8
 37
 11.11
 44

PLAT TO ACCOMPANY ZONING PETITION
 TO PERMIT PARKING IN AN
 EXISTING DR-16 ZONE

FOR
 OFFICE BUILDING ON NORTH SIDE PARKS AVENUE

BALTO. CO. MD.
 SCALE: 1" = 50'

ELECT. DIST. N° 8
 MAY 4, 1976

