

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Raymond S. Blake, Jr. and Charles Ross Carossa, T/A
L or w/o Chesapeake Joint Venture, 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 (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 _____ offices and/or office building _____

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 of Baltimore

Contract purchaser

Legal Owner

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____ 1977, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 _____ day of _____ 1977, at _____ o'clock
A.M.



(over)

April 15, 1977

Mr. Raymond S. Blake
T/A Chesapeake Joint Venture
7400 York Road
Towson, Maryland 21204

RE: Petition for Special Exception and
Variance
N/S of Pennsylvania Avenue, 100' W
of Central Avenue - 9th Election District
The Chesapeake Joint Venture -
Petitioner
NO. 77-206-XA (Item No. 202)

Dear Mr. Blake:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SEB, nc

Attachments

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

Mr. Calvin Kobas
421 Charles Street Avenue
Towson, Maryland 21204

PETITION FOR ZONING RE-CLASSIFICATION FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Raymond S. Blake, Jr. and Charles Ross Carossa, T/A
L or w/o Chesapeake Joint Venture, 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 _____, 1964, Y. 82 and 217.3)
to permit side yard _____ on East Side and _____ West Side instead of required
25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (Indicate hardship or practical difficulty)

Existing Building - 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
petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser

Legal Owner

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____ 1977, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 _____ day of _____ 1977, at _____ o'clock
A.M.



(over)

CAN & HOLDREY, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR RD. BALTIMORE, MD 21236 (301) 658-1001
516 W. MARY STREET / EASTON, MD 21828 (301) 327-1111
11 S. WASHINGTON STREET / EASTON, MD 21828 (301) 327-1111

August 21, 1974

DESCRIPTION TO ACCOMPANY ZONING PETITION FOR RECLASSIFICATION
FROM D.R. 3.5 TO D.R. 16 WITH SPECIAL EXCEPTIONS FOR OFFICES
AND PHOT AND SIGS YARD VARIANCES.

BEGINNING FOR THE SAME on the north side of Pennsylvania Avenue at
a point distant 109.0 feet measured westerly along Pennsylvania Avenue from
its intersection with the west side of Central Avenue, thence leaving said
place of beginning and running and binding along the north side of
Pennsylvania Avenue (1) North 75 degrees 00 minutes 00 seconds West 50.00
feet thence leaving the north side of said Pennsylvania Avenue and running
for a line of division (2) North 14 degrees 00 minutes 00 seconds East 150.0
feet to the south side of a 20 foot alley thence running and binding along
the south side of said alley (3) South 75 degrees 00 minutes 00 seconds East
50.00 feet thence leaving said 20 foot alley and running for a line of division
(4) South 14 degrees 00 minutes 00 seconds West 150.0 feet to the place of
beginning.

Containing D.172 acres of 1 md, more or less

This description has been prepared for zoning purposes only and is
not intended to be used for conveyance.

MICROFILMED

L. Alan Evans



L. ALAN EVANS, P.E., L.S.
J. GABRIEL HANSEN, L.S.
GEORGE W. HOLDREY, P.E.

ASSOCIATED AND EASTON
JESSE W. HURLEY
CAMBRIDGE
RICHARD L. HULL



RE: PETITION FOR SPECIAL EXCEPTION
for Offices and Office Building, and
VARIANCE from Section 1802.78
(504V.82 and 217.3) of the
Baltimore County
Zoning Regulations
N/S Pennsylvania Avenue 100'
W. of Central Avenue
9th District
The Chesapeake Joint Venture
Petitioner

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 77-206-XA

OPINION

This case comes before this Board on an appeal from a decision of the
Zoning Commissioner granting the requested special exception and variance. The
property involved is currently improved with a two and one-half story brick building, and
is located on the north side of Pennsylvania Avenue approximately 100 feet west of Central
Avenue, in the Ninth Election District of Baltimore County.

The subject site is presently zoned D.R. 16 and used as apartments. The
Petitioner wishes to use the site as an owner occupied insurance office. There are
presently several office uses in the general area.

Without reviewing in detail all the testimony introduced at this hearing,
but considering same, it is the opinion of this Board that all requirements of Section 501.1
of the Baltimore County Zoning Regulations have been satisfied and, therefore, the
special exception should be granted, subject to restrictions agreed upon by the Protestants
and the Petitioner. It should also be noted that I.D.C.A. approval was granted for the
subject site.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th day
of October, 1977, by the County Board of Appeals, ORDERED that the Order of the
Zoning Commissioner, dated April 15, 1977, is affirmed, and that the special exception
and variance petitioned for, be and the same are hereby GRANTED, subject to the
following restrictions:

The Chesapeake Joint Venture - #77-206-XA

1. There shall be no change in the exterior building and
roof lines, including porches, except for those as re-
quired by Baltimore County regulations.
2. All parking shall be in the rear of the building.
3. Access to the parking shall be from the alley at the
rear of the building.
4. Any signs, identifying the occupant, shall be attached
to the building.

Any appeal from this decision must be in accordance with Rules 8-1 thru
8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hadden
William T. Hadden, Acting Chairman

LeRoy R. Spunjer
LeRoy R. Spunjer

Patricia Millhouse
Patricia Millhouse

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 28, 1977

FROM: Herman B. Gentry, Acting Director of Planning

SUBJECT: Petition #77-206-XA. Petition for Special Exception for Offices and Office
Building.
Petition for Variance for Side Yard.
North side of Pennsylvania Avenue 100 feet West of Central Ave.
Petitioner - Chesapeake Joint Venture, Raymond S. Blake, Jr. and Charles
Ross Carossa

9th District

REMARKS: Wednesday, April 13, 1977 (10:00 A.M.)

Office use would be appropriate. It is suggested, however, that in
conformance with the Towson Policy Plan, any special exception for
office use granted here should be conditioned to the conversion of
the existing dwelling.

Herman B. Gentry
Herman B. Gentry
Acting Director of Planning

WBG:jllrre

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

October 10, 1977

Mrs. Mary E. Ginn
606 Hancock Road
Towson, Md. 21204

Re: Case No. 77-206-XA
The Chesapeake Joint Venture

Dear Mrs. Ginn:

Enclosed herewith is a copy of the Opinion and Order passed
today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith I. Eisenhart, Adm. Secretary

End.

cc: Mrs. Cynthia W. Harriott
Mr. and Mrs. John H. Engel
Mrs. Dorothy B. Pettijohn
Mr. Calvin Kobas
The Chesapeake Joint Venture
John W. Hession, III, Esquire
John E. Raine, III, Esquire
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. D. Seyffert
Mr. J. G. Howell
Board of Education

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 504.1 of the Baltimore County Zoning Regulations having been met,

A Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of April, 1977, that the aforementioned Special Exception should be granted and the same is GRANTED, from and after the date of this Order, subject to the following: 1. no offices to be located in the basement 2. a minimum of 11 parking spaces is required 3. adequate screening must be installed 4. only the present structure to be utilized 5. approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

H. de V.
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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

H. de V.
Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
N/S of Pennsylvania Avenue, 100' W of Central Avenue, 9th Election District
THE CHESAPEAKE JOINT VENTURE, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

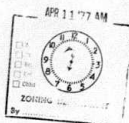
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

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

I HEREBY CERTIFY that on this 7th day of April, 1977, a copy of the foregoing Order was mailed to Mr. Charles R. Corazzo, Chesapeake Joint Venture, 7400 York Road, Towson, Maryland 21204, Petitioners.

John W. Hession, III
John W. Hession, III



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 unreasonable hardship upon the Petitioners,

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, a Variance to permit a side yard of 5.8 feet on the east side and 10.05 feet on the west side instead of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of April, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

H. de V.
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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1977, that the above Variance be and the same is hereby DENIED.

H. de V.
Zoning Commissioner of Baltimore County



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 22, 1979

Walter A. Walter, Jr., Require
Chairman, Baltimore County
Board of Appeals
Room 219, Courthouse
Towson, Maryland 21201

RE: Case No. 77-206-XA (Item No. 200)
N/S Pennsylvania Avenue, 100' W of Central Avenue - 9th Election District
The Chesapeake Joint Venture
IDCA No. 79-25-X

Dear Mr. Walters:

The above-captioned matter has been processed and enclosed herewith, please find a copy of IDCA Application for Special Exception (IDCA 79-25-X2). The application signed by John D. Seyfert, Director of Planning and Secretary to the Baltimore County Planning Board, July 20, 1979, indicating the determination by the Board, July 19, 1979, that the requested Special Exception does conform to the requirements of Subsection 22-15.1 (c) of the Baltimore County Code, 1968.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

VBE/sj

cc: Raymond S. Blake,
Chesapeake Joint Venture
John W. Hession, III, Esq.



RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
N/S of Pennsylvania Avenue, 100' W of Central Avenue, 9th Election District
THE CHESAPEAKE JOINT VENTURE, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-206-XA (Item No. 202)

ORDER FOR APPEAL

Mr. Commissioner:

I wish to take an appeal on behalf of the Protestants listed below from the decision of the Zoning Commissioner in the above-entitled matter, under date of April 15, 1977, to the County Board of Appeals and with you to forward all papers in connection therewith to said Board for hearing.

Mary Elizabeth Ginn
Mary Elizabeth Ginn
506 Homcrest
West Towson, Maryland 21204
823-0360

Cynthia W. Harriott
Mrs. Cynthia W. Harriott
504 Highland Avenue
West Towson, Maryland 21204
823-7033

Dorothy B. Pettigrew
Mrs. Dorothy B. Pettigrew
512 Woodbine Avenue
West Towson, Maryland 21204
823-4584

John H. Engel
Mr. and Mrs. John H. Engel
618 Highland Avenue
West Towson, Maryland 21204
821-7697



BFC BLAKE, FLAX & CAROZZA INSURANCE, INC.
7400 YORK ROAD
TOWSON, MARYLAND 21204
823-2700

LIFE • AUTO • FIRE • THEFT • MARINE • HOMEOWNERS • BONDS



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

April 27, 1977

Re: Petition for Special Exception and Variance
N/S of Pennsylvania Avenue, 100' W of Central Avenue - 9th Election District
The Chesapeake Joint Venture - Petitioners
Case No. 77-206-XA (Item No. 202)

Dear Mr. DiMenna:

In compliance with your order of April 15, 1977, I am enclosing four (4) revised plot plans showing the eleven (11) parking spaces you requested. The design of the revised parking arrangements was reviewed by Mr. Mike Flanagan and he finds it satisfactory.

Also, adequate privacy screening is provided on the East by a hedge; on the North by a three car garage; and on the South by the building itself. Our neighbor to the West, Mrs. Theresa Treadwell does not want a privacy screen. I am enclosing a letter from Mrs. Treadwell to that effect.

Thank you for your favorable consideration in this case.

Raymond S. Blake, Jr.
710 Letter from Mrs. Treadwell
Enclosed - Res.

Very truly yours,

Raymond S. Blake, Jr.
Raymond S. Blake, Jr.

RSB:neb
encl.

I HEREBY CERTIFY that on this 13th day of May, 1977, a copy of the above Order was mailed to Mr. Raymond S. Blake, Kansas City Life Insurance Company, 7400 York Road, Towson, Maryland 21204, Petitioner John W. Hession, III, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204; and Mrs. Kay Turner, President, Southland Hills Improvement Association, 618 West Chesapeake Avenue, Towson, Maryland 21204; Alexander I. Lewis, III, Esquire, 311 Alabama Road, West Towson, Maryland 21204.

Mary Elizabeth Ginn
Mary Elizabeth Ginn



April 22, 1977

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

Re: Petition for Special Exception and Variance
N/S of Pennsylvania Avenue, 100' W of Central Avenue - 9th Election District
The Chesapeake Joint Venture - Petitioners
Case No. 77-206-XA (Item No. 202)

Dear Mr. DiMenna:

I understand that you have as of April 15, 1977 granted the special exception for offices at the above mentioned property. My property adjoins the subject property on the West side and it is not my desire to provide a privacy screen between the two properties.

Sincerely,

Theresa Treadwell
Theresa Treadwell
406 W. Pennsylvania Avenue
Towson, Maryland 21204



550 ALLEGANY AVE
TOWSON MD 21204
5 JUNE 1978

RECEIVED

Sir:

JUN 6 '78

Please add my name to group
of people to receive notification of
hearings etc concerning the zoning
application before you known as
Chesapeake Joint Venture # 77-226-XA.

Thank you

Eugene J. Cloud
President,
West-Town Neighborhood Assoc.
765-6252
296-6841

Mr. Wallace Peter, Jr. Chairman
County Board of Appeals
Room 218-219, Court Tower
Towson Md., 21204

Dear Mr. Peter,

I am writing in reference to the case
due to be heard by your Board in the near future:
Case # 77-155-XA due to be heard July 24, 1977 at 10:00 A.M.
Case # 77-155-XA and Case assigned as far as I know

My home is at 554 Highland Avenue, less than a
block from Case # 77-206-XA, and as little as a block
from # 77-155-XA. It strongly object to this continuing
and evidence infiltration of offices and this adjacent
found parking spaces over an established residential area.

Unfortunately, however, I will be away from Towson
until approximately October 20, after which time, if the
hearings could be delayed that long, I would like to
testify on behalf of our biological neighborhood and
against any further encroachment by commercial firms

Sincerely,

Eugene J. Cloud
(Mr. Peter)

Rec'd 6/27/77
8:45 PM

6/27/77-TOW-404A-FILE

R.F.D. #1

Inverfield, US
05669

June 27, 1977

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Charles R. Carozza
Chesapeake Joint Venture
7400 York Road
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 2nd day of March 1978.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Chesapeake Joint Venture

Petitioner's Attorney:

Mr. Jerome Shuman
Professional Engineer
4790 Byron Road
Baltimore, Maryland 21208

Reviewed by: Nicholas B. Commodari
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 6, 1977

Mr. Charles R. Carozza
Chesapeake Joint Venture
7400 York Road
Towson, Maryland 21204

RE: Special Exception & Variance Petition
Item No. 202
Chesapeake Joint Venture - Petitioner

Dear Mr. Carozza:

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 appropriate-
ness of the zoning action requested, but to assure that all parties
are made aware of plans or problems with regard to the develop-
ment plans that may have a bearing on this case. The Director of
Planning may file a written report with the Zoning Commissioner
with recommendations as to the appropriateness of the requested
zoning.

The subject property, currently improved with a 2 1/2 story
brick apartment building and existing three car brick garage in the
rear, is located on the north side of Pennsylvania Avenue approxi-
mately 100' west of Central Avenue. Properties surrounding this
site to the east, north, and west are improved with detached dwell-
ings while property immediately to the south across Pennsylvania
Avenue are improved with dwellings that have been converted to
offices.

Mr. Charles R. Carozza
Item No. 202
Page 2
April 6, 1977

This property was the subject of a previous zoning hearing
Case 75-198-RXA in which requests to reclassify this property
from a D.R. 5.5 to a D.R. 16 zone, a Special Exception for office
use, and a Variance to expand the existing structure were denied.
With the adoption of the new county wide zoning maps, this site
was rezoned to its current D.R. 16 status and the proposal at this
time is to convert the existing structure to offices with no new
expansion.

As indicated in the comments of the Office of Project and
Development planning, access to the site as well as the proposed
parking area do not meet normal standards.

Since formal written comments were not available from the
Bureau of Engineering and the Department of Traffic Engineering,
it is my suggestion that you personally contact Mr. Fred Ringer
at 494-3754 and Mr. Mike Flanagan at 494-3554 in order to solicit
their comments on this proposal.

This petition is accepted for filing on the date of the en-
closed filing certificate. Notice of the hearing date and time,
which will be held not less than 30 nor more than 30 days after
the date on the filing certificate, will be forwarded to you in the
near future.

Very truly yours,

NICHOLAS B. COMMODARI
Acting Chairman, Zoning
Plans Advisory Committee

NBC:tk

cc: Mr. Jerome Shuman
Professional Engineer
4790 Byron Road
Baltimore, Maryland 21208

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

April 6, 1977

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

Re: Item #202 (1976-1977)
Property Owner: Chesapeake Joint Venture
N/S Pennsylvania Ave. 100' W. Central Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and
variance to permit side yards of 5'8" and 10' in lieu
of the required 25'.
Acres: 0.27; District: 9th

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:

Comments were supplied in connection with the Zoning Advisory Committee review
of this site for Item #23 Zoning Cycle VIII (October 1974 - April 1975). Those
comments are applicable and are referred to for your consideration. In addition,
the alleyways in this area are being subjected to more intensive use as a result
of the transition in land use.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWT:EMM/PMB:SS

cc: J. Troner
W. Munchel

N-W Key Sheet
38 NE 1 Pos. Sheet
NE 10 A Page
70 & 70B Tax Maps

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 21, 1977

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

Dear Mr. DiNenna:

Comments on Item #202, Zoning Advisory Committee Meeting, March 15, 1977, are as follows

Property Owner: Chesapeake Joint Venture
Location: N/S Pennsylvania Avenue 100' W Central Ave
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit side yard of 5'8" and
10' in lieu of the required 25'
Acres: 0.172
District: 9th

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.

The access to the property is inadequate.

The parking area does not meet standards as to width of driveway and turn-around areas.

If the upper floors are to be used for medical offices the parking ratio would have to be increased
to a rate of 1 space for each 300 square feet of floor. The use of the basement should be indicated
on the site plan.

Very truly yours,

John L. Winkley
John L. Winkley
Planner III
Project and Development Planning

FEB 05 1980

March 23, 1977

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

Dear Mr. DiNenna:
Comments on Item #202, Zoning Advisory Committee
Meeting, March 15, 1977, are as follows:

Property Owner: Chesapeake Joint Venture
Location: N/S Pennsylvania Ave. 100' W
Central Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and
variance to permit side yards of 5'8" and
10' in lieu of the required 25'.
Acres: 0.172
District: 9th

Since metropolitan water and sewer are available, no
health hazards are anticipated.

The building or buildings on this site may be subject
to a permit to construct and a permit to operate any and all
fuel burning and processing equipment. Additional information
may be obtained from the Division of Air Pollution Control,
Baltimore County Department of Health.

Very truly yours,
Thomas S. Devlin
Thomas S. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mah
cc: Mr. Phillips

April 14, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 202 - SAC - March 15, 1977
Property Owner: Chesapeake Joint Venture
Location: N/S Pennsylvania Avenue 100' W. Central Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit
side yards of 5'8" and 10' in lieu of required 25'.
Acres: 0.172
District: 9th

Dear Mr. DiNenna:
The requested special exception for offices and the variance to the side
yards are not expected to cause any major traffic problems.
The proposed entrance and driveway do not meet minimum county standards and
parking spaces 48'-11" can only be used with difficulty if at all.
The use of streets and alleys that we designed for residential use for offices
can be expected to cause problems.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

HVP/jif

March 14, 1977

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

Dear Mr. DiNenna:

Comments on Item # 202 Zoning Advisory Committee Meeting, March 15, 1977
are as follows:

Property Owner: Chesapeake Joint Venture
Location: N/S Pennsylvania Ave. - 100' W. Central Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance to permit side
yards of 5'8" and 10' in lieu of the required 25'.
Acres: 0.172
District: 9th

- The items checked below are applicable:
be made
- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1976 Edition and the 1971 Supplement and other applicable codes. For the new
use - See limitations of height in table 6.
 - ☒ B. A building permit shall be required before construction can begin.
 - ☒ C. A change of occupancy permit will be required.
 - ☒ D. Three sets of construction drawings will be required to file an
application for a building permit.
 - ☒ E. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file an
application for a building permit.
 - ☐ F. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.
 - ☐ G. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.
- Very truly yours,

Charles E. Burdham
Charles E. Burdham
Planning Review Chief
CDB/lrs

TOWSON, MARYLAND - 21204

Date: March 15, 1977

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

Z.A.C. Meeting of: March 15, 1977

RE: Item No: 202
Property Owner: Chesapeake Joint Venture
Location: N/S Pennsylvania Ave. 100' W. Central Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and variance
to permit side yards of 5'8" and 10' in lieu
of the required 25'.

District: 9th
No. Acres: 0.172

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

HVP/hp

JOSEPH W. MCCORMACK, CHAIRMAN
F. BARBARA WILLIAMS, JR., VICE-CHAIRMAN
MARCO L. M. BARTON
THOMAS H. BRYER
WILLIAM L. CLARK, JR.
ROBERT B. HARTMAN
ALVIN L. LEECH
WILLIAM M. MURPHY, JR.
ROBERT W. PRINCE, D.D.S.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Mar. 24, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception & Variance
was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☒ Towson Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
13th day of April 19 77, that is to say, the same
was inserted in the issues of Mar. 24, 1977.

STROMBERG PUBLICATIONS, INC.
BY *Patricia Smith*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 24, 19 77
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on March 24,
at one time once before the 13th
day of April 19 77, the date publication
appearing on the 24th day of March
19 77.

THE JEFFERSONIAN,
Andrew J. Johnston
Manager
Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: MAY 21, 1977
Posted for: APPEAL
Petitioner: THE CHESAPEAKE JOINT VENTURE
Location of property: N/S Pennsylvania Ave. 100' W. of Central Ave.
Location of Sign: FRONT 102 PENNSYLVANIA AVE.
Remarks:
Posted by: Thomas R. Ireland Date of return: MAY 22, 1977
2-SIGNS 77-206-7A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: MARCH 26, 1977
Posted for: PETITION FOR SPECIAL EXCEPTION & VARIANCE
Petitioner: THE CHESAPEAKE JOINT VENTURE
Location of property: N/S of Penna. Ave. 100' W. of Central Ave.
Location of Sign: FRONT 102 W. PENNSYLVANIA AVE.
Remarks:
Posted by: Thomas R. Ireland Date of return: MARCH 31, 1977



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

Your Petition has been received - this 3rd day of
April 1977. Filing Fee \$ 50.00 Received ☒ Check
Cash ☐
Other ☐
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner Patricia Smith Submitted by Patricia Smith
Petitioner's Attorney Reviewed by
* This is not to be interpreted as acceptance of the Petition for
assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Web Map		Original		Duplicate		Tracing		20% Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u> </u>	Revised Plans: Change in outline or description ☐ Yes ☐ No								
Previous case: <u>75-198RXA</u>	Map # <u> </u>								

BAaltimore County Maryland
OFFICE OF PUBLIC REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16485
DATE: Mar. 21, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00

PAID TO: The Chesapeake Joint Venture, 100 W. Central Ave.,
Towson, Md. 21204
FOR: PAYMENT FOR SPECIAL EXCEPTION AND VARIANCE
BY: \$77-206-7A

BAaltimore County Maryland
OFFICE OF PUBLIC REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16483
DATE: April 18, 1977 ACCOUNT: 01-662
AMOUNT: \$63.75

PAID TO: The Chesapeake Joint Venture, 100 W. Central Ave.,
Towson, Md. 21204
FOR: PAYMENT FOR SPECIAL EXCEPTION AND VARIANCE
BY: \$77-206-7A

BALTIMORE COUNTY, MARYLAND
OFFICE OF PUBLIC REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51735
DATE: May 16, 1977 ACCOUNT: 01-662
AMOUNT: \$75.00

RECEIVED BY: Mary El. Gim, 606 Homestead Rd., Towson, Md.
21206
FOR: Cost of Appeal for The Chesapeake Joint Venture
77-206-7A

7500 REC

Owners
 Raymond S. BRAKE, JR.
 Charles Ross Carozza
 T/A Chesapeake Sanitation

Address
 462 West Pennsylvania Ave
 Towson, Md. 21204

General Notes
 1. Lot size 50' x 150'
 2. Area 0.172 Acres
 3. Sewer & Water at ST Property
 4. Distance to nearest Intersecting Road, Central Ave, is 118'



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE
 BALTIMORE COUNTY COUNCIL
 OCT. 7, 1976 & OCT. 8, 1976
 BILL NOS. 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

CHESAPEAKE SANITATION

REVISIONS
 BY DATE
 SCALE 1" = 200'
 DATE OF PHOTOGRAPHY
 APR. 1963
 TOWSON
 SHEET
 NE
 10-A

Copyrighted By Photogrammetric Methods
 AERO SERVICE CORPORATION-PHILADELPHIA, PA



OWNERS

Raymond S. BLAKE, JR.
Charles Ross CAROZZA
7/A THE CHESAPEAKE JOINT VENTURE

PROPERTY ADDRESS

402 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND 21204

General NOTES

1. Lot Size is 50' x 150'
2. Total Area 0.172 Acres
3. Public Water and Sewer is Provided For the Property
4. The distance to the nearest intersecting street, Central Ave, is 118'

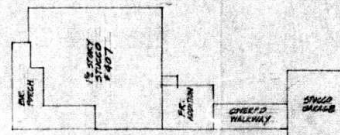
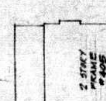
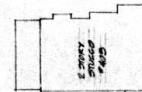
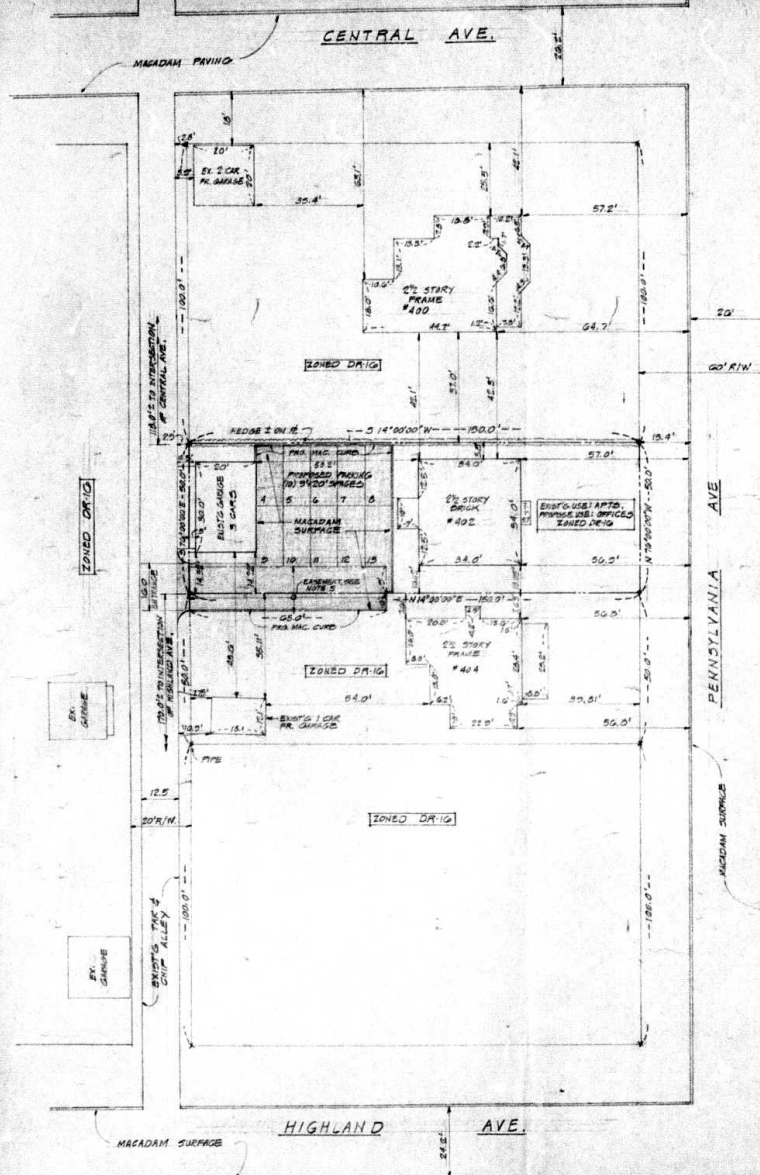
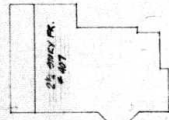
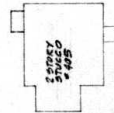
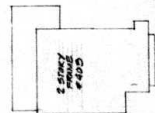
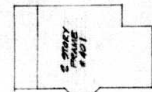


0-NE N-NW
S-SE R-SW

PHOTGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
	TOP	4-11-70	1" = 200'	TOWSON	NE
		APRIL 1953			10-A

Topography Compiled By Photogrammetric Methods
AERO-SPACE CORPORATION PHILADELPHIA, PA

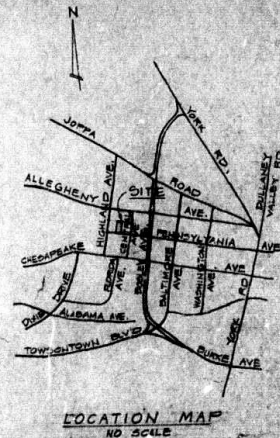


GENERAL NOTES

1. AREA OF PROPERTY 0.72 ACRES ±
2. EXISTING USE RESIDENTIAL APARTMENTS
3. PROPOSED USE OFFICES
4. EXISTING DRIVE DR-10
5. 150' x 650' AGREEMENT FOR THE PURPOSE OF HIGHWAY EXPRESS, INC. USED IN COMMON BY BOTH PROPERTY OWNERS, PER DEED RECORDED APRIL 2, 1975, LIBERIES PHASES ONE THRU SEVEN.
6. THIS PLAT WAS DRAWN FROM SURVEY MADE BY EVANS, MAGAN, & HOLDEMAN, INC., SURVEYORS & ENGINEERS DATED AUGUST 21, 1974.
7. VARIANCES TO SUB YARDS TO PERMIT 5.0' ON EASTSIDE 10' ON WEST SIDE INSTEAD OF REQ'D 25' AS SHOWN IN SECTION 213 OF BALTIMORE COUNTY ZONING REG. (SEE SECTION 18-02-28) S.M. 1012

PARKING DATA

- | AREA OF PROPOSED OFFICE SPACE | |
|------------------------------------|-----------|
| 1. FIRST FL. = 1150 SQ. FT. / 300 | 4 SPACES |
| 2. SECOND FL. = 1150 SQ. FT. / 300 | 5 SPACES |
| 3. TOTAL NO. OF SPACES REQUIRED | 9 SPACES |
| 4. TOTAL NO. OF SPACES PROVIDED | 13 SPACES |
| 5. NO. DISTANCE PARKING REQUIRED | |

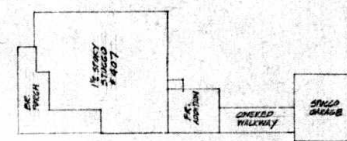
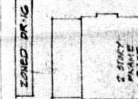
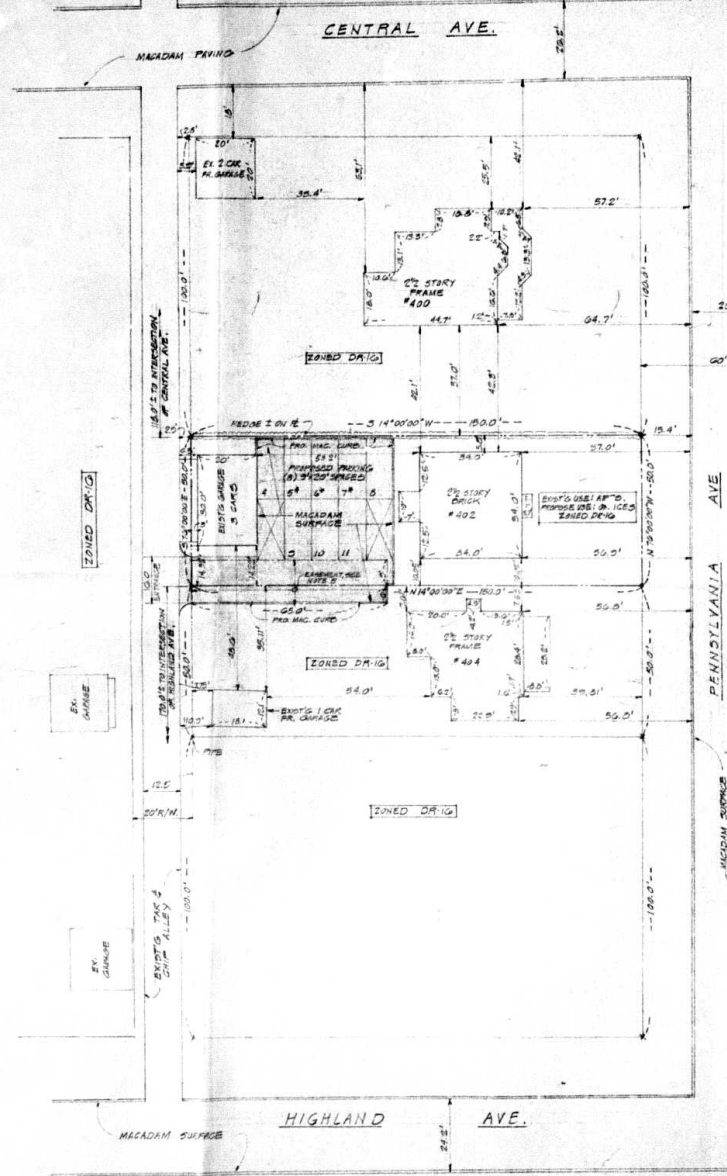
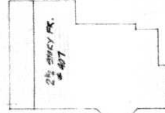
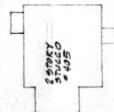
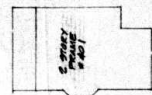


PLOT PLAN SCALE 1" = 20'-0"



REVISED 3-1-77 REVISED 1-13-77		
PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR OFFICES		
RAYMOND S. BLAKE, JR. & CHARLES ROSS CAROZZA OWNERS AND TRADING AS THE CHESAPEAKE JOINT VENTURE		
DRAWN BY THE STAFF	DATE DEC. 1976	DWG NO. 100





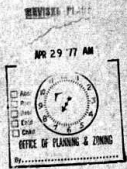
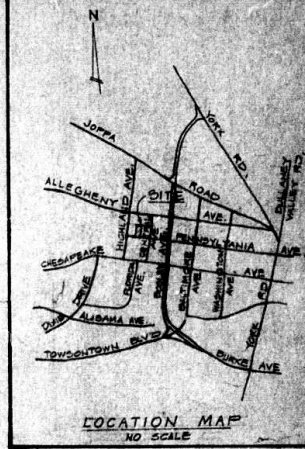
GENERAL NOTES

- 1. AREA OF PROPERTY 0.172 ACRES ±
2. EXISTING USE RESIDENTIAL APARTMENTS
3. PROPOSED USE OFFICES
4. EXISTING ZONE DR-1B
5. 120' x 65' x 0' SIDE-ENT FOR THE PURPOSE OF INGRESS & EGRESS, AND USED IN CONJUNCTION WITH PROPERTY OWNERS PER DEED RECORDED APRIL 2, 1975, LIVER 2510
6. THIS PLAT WAS DRAWN FROM SURVEY MADE BY EVANS, HADLEY, & HOLDEPER, INC., SURVEYORS & ENGINEERS DATED AUGUST 14, 1974.
7. VARIANCE TO SIDE YARDS TO PERMIT 5.0' ON EAST SIDE & 13' ON WEST SIDE INSTEAD OF REG'D 25' AS SHOWN IN SECTION 213 OF BALTIMORE COUNTY ZONING REG. (SEE SECTION 18-02-25) 204 VARIO.

PARKING DATA

- 1. 11 PARKING SPACES PROVIDED AS PER APRIL 15, 1977 LETTER IN PETITION FOR SPECIAL EXCEPTION AND VARIANCE N-77-206-1A (ITEM N-206)
2. SPACES 5' x 11' ARE DESIGNATED EMPLOYEE PARKING.

PLOT PLAN SCALE 1"=20'-0"



REVISED 4-25-77
REVISED 3-1-77
REVISED 1-13-77



PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION FOR OFFICES

RAYMOND S. BLAKE, JR. & CHARLES ROSS CAROZZA
OWNERS AND TRADING AS
THE CHESAPEAKE JOINT VENTURE

DRAWN BY THE STAFF DATE DEC. 1976 DWG NO. 100



