

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of October, 1977, that the herein described property or area should be and the same is hereby reclassified from D.R. 5.5 to B.L.

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 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 day of 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

and the same is hereby DENIED.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1977

COUNTY OFFICE ALCO.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Comodari
Commandari
Baltimore County Planning and Zoning
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD COMMISSION
BUREAU OF THE POLICE
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
HOSPITAL DEVELOPMENT

Mr. & Mrs. Hugh Vance
1826 East Joppa Road
Baltimore, Maryland 21234

RE: Reclassification
Item No. 18 - 1st Cycle
Petitioner - Hugh G. Vance
Grace H. Vance

Dear Mr. & Mrs. Vance:

The Planning 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.

Located on the north side of Joppa Road approximately 81' east of Jennifer Road, in the 9th Election District, this partially B.L. and D.R. 5.5 zoned site is improved with a brick dwelling and garage in the rear. Single family detached dwellings exist to the north of this site along Jennifer Road, while the adjacent property to the west is zoned B.L., Case #74-68-R, and improved with a beauty salon. The property immediately to the east is also improved with a hair salon, however it is not entirely zoned commercial.

This reclassification is necessitated by your proposal to reclassify the existing residentially zoned portion of this site and convert the existing building into office use with parking provided in the rear. As indicated in the comments of the Department of Traffic Engineering and the Office of Project and Development Planning, access to the proposed parking area does not

Mr. & Mrs. Hugh Vance
Page 2
Item No. 18
May 2, 1977

meet county standards, and therefore, the submitted plan must be revised.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to May 27, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1977 and October 15, 1977 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Comodari
NICHOLAS B. COMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

April 20, 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 18, Zoning Cycle I, April 1977, are as follows:

Property Owner: Hugh G. Vance
Location: N/S of Joppa Road 81 ft. E. of Jennifer Road
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.
District: 9th
No. Acres: 0.11

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 proposed access to the proposed parking area does not meet County standards.

The parking spaces shown on the site plan are not clear, therefore, comments as to the parking layout cannot be made at this time.

Very truly yours,

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 484-3880
STEPHEN E. COLLINS
DIRECTOR

April 22, 1977

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

Re: Cycle Zoning - Item 18 - SAC - April, 1977
Property Owner: Hugh G. Vance
Location: N/S of Joppa Road 81 ft. E. of Jennifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.
District: 9th
No. Acres: 0.11

Dear Mr. DiNenna:

The site proposed to be re-zoned from D.R. 5.5 to B.L. is too small to be a major generator, but the plan may be revised to show a 24' wide entrance, a 20' wide driveway and the parking must be revised to meet county standards.

Very truly yours,

Nicholas B. Comodari
Nicholas B. Comodari
Traffic Engineer Associate

NBC/31E

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 18, 1977

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

Dear Mr. DiNenna:

Comments on Item #18, Zoning Cycle I Meeting, April 5, 1977, are as follows:

Property Owner: Hugh G. Vance
Location: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.
District: 9th
Acres: 0.11

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

Very truly yours,

Thomas H. Deville, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7310
Paul H. Reineke
CHIEF

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

Attention: Mr. Nicholas B. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Hugh G. Vance

Location: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.

Item No. 18 Zoning Agenda Meeting Cycle I

Comments:

Pursuant 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 _____ 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.

Approved: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
George M. McJannet
1125 Development Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3610
JOHN D. SEYFERT
DIRECTOR

April 18, 1977

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

Zoning: role #1

Dear Mr. DiNenna:

Comments on Item #18 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Hugh G. Vance
Location: N/S Joppa Road 81 ft. E. of Jennifer Road
Existing Zoning: D.R. 5.5
Proposed Zoning: B.L.

Acres: 0.11
District: 9th

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes, for use.
2. A building permit shall be required before construction can begin.
3. Change of occupancy permit is required to convert bldg. to new use.
4. Three sets of construction drawings will be required to file an application for a building permit.
5. 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.
6. 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.
7. No comment.
8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CBB:rv

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: Zoning Cycle 1

RE: Item No: 18
Property Owner: Hugh G. Vance
Location: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.

District: 9th
No. Across: 0.11

Dear Mr. DiNenna:
No adverse effect on student population.

Very truly yours,

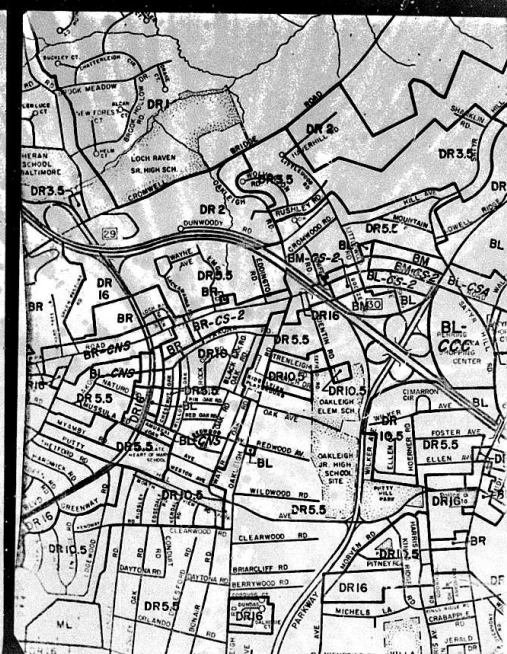
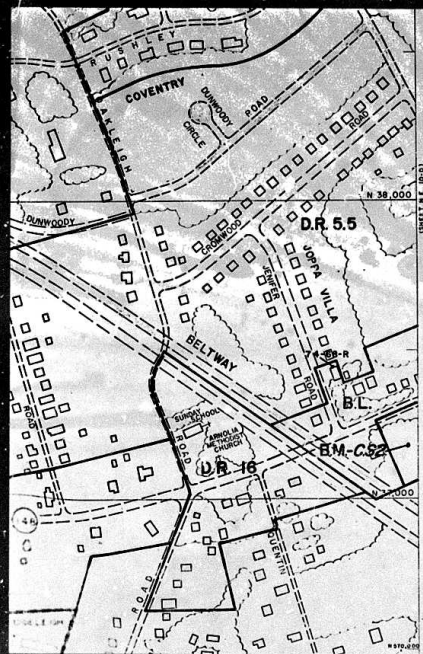
W. Rick Trzwick
Field Representative

MST/dp

JOSEPH M. MCCORMAN, PRESIDENT
V. HAROLD HOLLAND, JR., VICE-PRESIDENT
MARCUS M. BUDARSKI

THOMAS H. BRYER
W. LORRAINE F. CONNER
ROBERT S. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
WILLIAM WILSON R. ENGLISH, JR.
RICHARD W. TRACEY, D.V.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8-25-77
Posted for: Hugh G. Vance
Petitioner: Hugh G. Vance
Location of property: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Location of Sign: 1 sign located on N/S of Joppa Rd. facing Joppa Rd.
Remarks:
Posted by: Mark A. Hester Date of return: 8-31-77

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

No. 51698

DATE: March 31, 1977 AMOUNT: \$0.00

RECEIVED: Hester Realty and Investment Co., Inc. Suite 200
FROM: 200 E. Charles Place, Baltimore, Md. 21201
FOR: Petition for Reclassification for Hugh G. Vance

31 MAR 3 5 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 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., on one time, on August 25, 1977, before the 1977 day of September, 1977, the first publication appearing on the 25th day of August, 1977.

S. Leach Smith
Manager

Cost of Advertisement, \$.....

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 August 26 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Hugh G. Vance 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 25th day of August, 1977, that is to say, the same was inserted in the issues of August 25, 1977

STROMBERG PUBLICATIONS, INC.
BY: *Esther Danga*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of March 1977. Filing Fee \$ 50.00. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: Hugh G. Vance Submitted by: George H. Hester Jr.
Petitioner's Attorney: _____ Reviewed by: John Hester

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

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

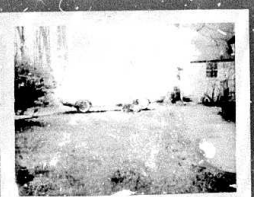
No. 51718

DATE: May 27, 1977 AMOUNT: \$154.00

RECEIVED: Hester Realty & Investment Co., Suite 200
FROM: 5 Charles Place, Baltimore, Md. 21201
FOR: Advertising and posting of property for Hugh G. Vance
878-36-2

28 4 3 5 PM '77 154.00

VALIDATION OR SIGNATURE OF CASHIER



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: Zoning Cycle 1

RE: Item No: 18
Property Owner: Hugh G. Vance
Location: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: B.L.

District: 9th
No. Acres: 0.11

Dear Mr. DiNenna:
No adverse effect on student population.

Very truly yours,

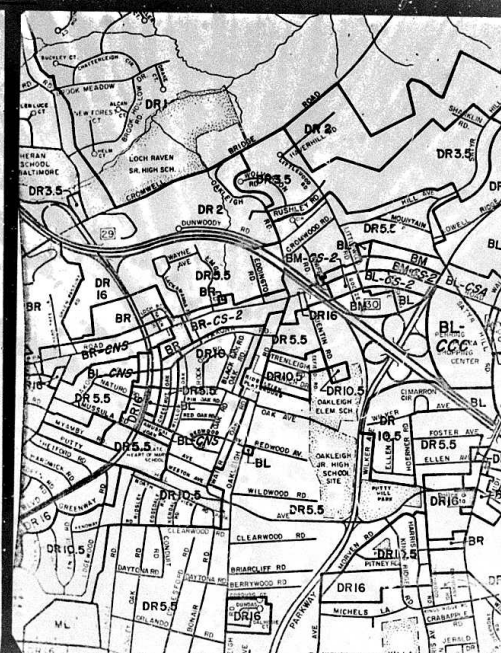
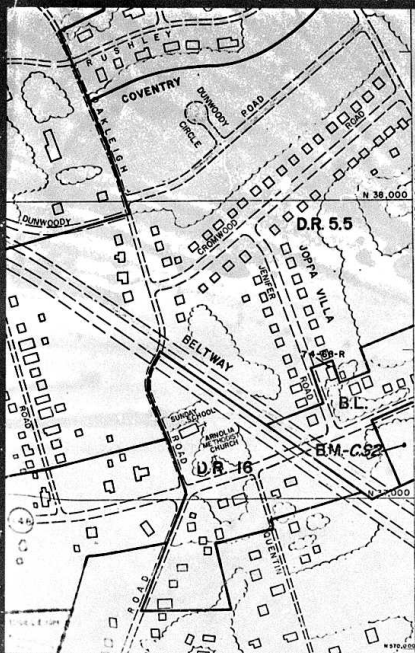
W. Rick Trzwick
W. Rick Trzwick,
Field Representative

MNT/dp

JOSEPH M. MCGOWAN, PRESIDENT
T. HAROLD WILSON, JR., VICE-PRESIDENT
MARCUS M. BURGESS

THOMAS H. ROYER
MRS. LOREANE F. CHANCE
ROBERT S. HAYDEN
ROBERT T. DUFFEL, SUPERINTENDENT

ALVIN LORECK
HARRIET WILSON R. ENGLISH, JR.
RICHARD W. TRACEY, D.V.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 4-15-77
Posted for: Hugh G. Vance Date of Posting: 4-15-77
Petitioner: Hugh G. Vance
Location of property: N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Location of Sign: 1 sign located on N/S of Joppa Rd. 81 ft. E. of Jennifer Rd.
Remarks:
Posted by: Mark A. Hester Date of return: 4-31-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51698
DATE: May 3, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Hooker Realty and Investment Co., Inc. Suite 200
200 E. Charles Place, Baltimore, Md. 21201
FOR: Petition for Reclassification for Hugh G. Vance
\$31.00 PM 3 50.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 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., on the 25th day of August, 1977, at one time, before the 19th day of September, 1977, the 25th day of August, 1977.

S. Leach Smith
S. Leach Smith, Manager

Cost of Advertisement: \$.....

OFFICE OF
THE JEFFERSONIAN
NEWSPAPERS
TOWSON, MD. 21204 August 26 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR RECLASSIFICATION - Hugh G. Vance 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 25th day of August, 1977, that is to say, the same was inserted in the issues of August 25, 1977

STROMBERG PUBLICATIONS, INC.
By: *Esther Danga*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 31st day of March 1977. Filing Fee \$ 50.00 Received ☒ Check ☐ Cash ☐ Other

H. G. Vance
S. Eric DiNenna,
Zoning Commissioner
Petitioner: Hugh G. Vance Submitted by: George H. Hooker Jr.
Petitioner's Attorney: Reviewed by: John Hester

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57178
DATE: Sept. 27, 1977 ACCOUNT: 01-662
AMOUNT: \$154.00
RECEIVED: Hooker Realty & Investment Co., Suite 200
5 Charles Place, Baltimore, Md. 21201
FOR: Advertising and posting of property for Hugh G. Vance
\$15-36-8
\$154.00 CASH
VALIDATION OR SIGNATURE OF CASHIER



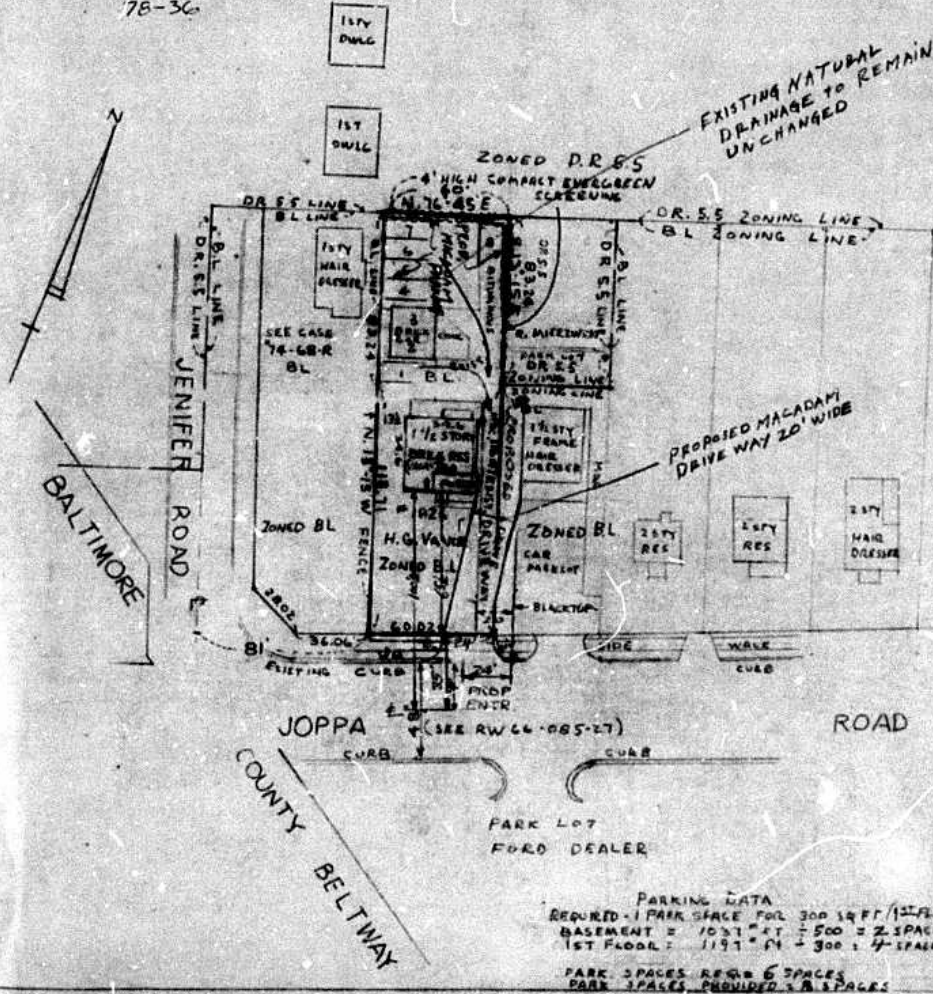
PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *John A. Lumbly*

DATE: *7-6-78*

78-36



EXISTING USE - VACANT
PROPOSED USE - OFFICES
DWG. TO BE REMODEL INTO OFFICES

NOTE: PROPOSED MACADAM PARKING
TO BE ENCLOSED BY A CURB MEETING
BALTO. CO. STANDARDS.

AREA: 0.11 DEAN ACRE!
PRESENT ZONING B.L.

EXISTING PUBLIC WATER & SEWER
IN JOPPA RD.



SITE PLAN SHOWING PARCEL
OF LAND LOCATED AT No 1826 EAST
JOPPA RD - NOW ZONED B.L. SEE 78-36

LOCATED
9TH DISTRICT - BALTIMORE CO., MD.
OWNERS OF RECORD: HOOKER REALTY & INVEST. CO. INC.
ENRJA 5783-901

F.H.

DELETION OLD ZONING LINE JAN. 23, 1978
JAN. 6, 1978
MAY 20, 1977
MAY 12, 1977



SCALE 1" = 50' MARCH 30, 1977

GERHOLD, CROSS & ETZEL
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204

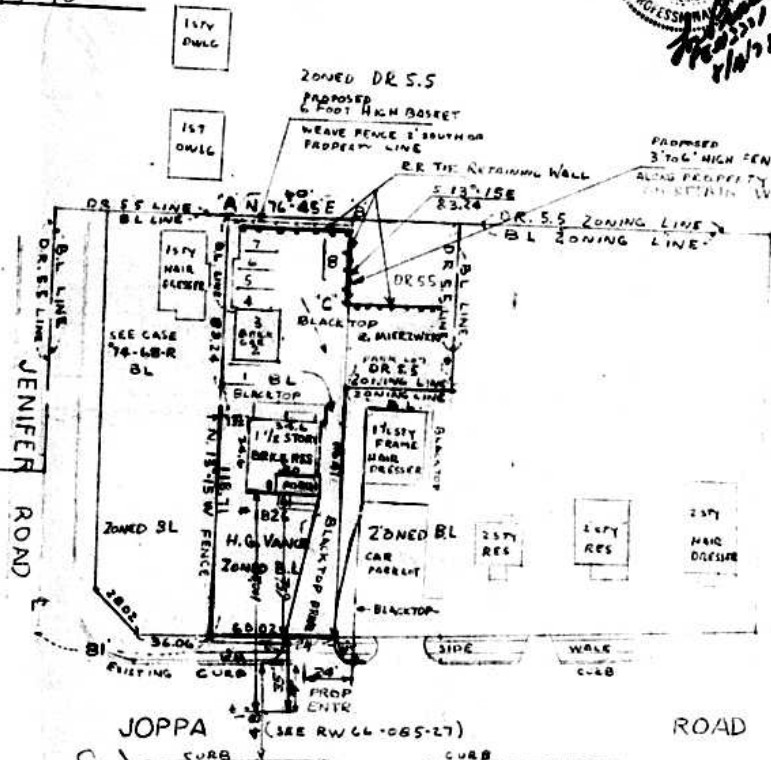
PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: *John W. [Signature]*
DATE: 9-13-78
78-36

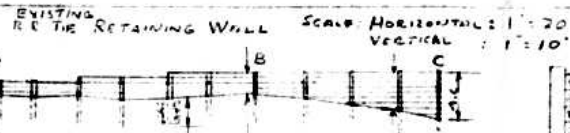
1826 E. Joppa Road
Only



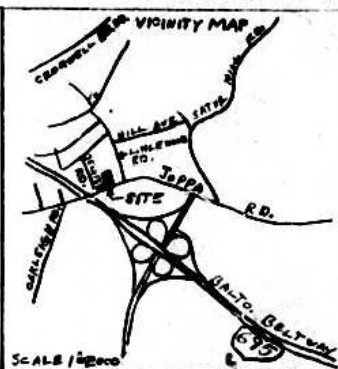
Handwritten note:
Proposed 3' x 6' High Fence Along Property Line in Retaining Wall



PARKING DATA
REQUIRED: 1 PARK SPACE FOR 300 S.F. (12 S.F.A.)
BASEMENT = 1031 S.F. = 500 ± 2 SPACES
1ST FLOOR = 1197 S.F. = 300 ± 4 SPACES
PARK SPACES REQ'D 6 SPACES
PARK SPACES PROVIDED 3 SPACES



CROSS SECTION
ALL S&B FILL CLASS HI
SIDE EXPOSED



SITE PLAN SHOWING PARCEL
OF LAND LOCATED AT NO. 1826 EAST
JOPPA RD - NOW ZONED BL SEE 78-36

EXISTING USE - VACANT
PROPOSED USE - OFFICES
UNQ. TO BE RENTED INTO OFFICES

NOTE: PROPOSED MACADAM PARKING
TO BE ENCLOSED BY A CURB MEETING
BALTO. CO. STANDARDS.

DRAINAGE NOTED THUS →

LOCATED
9TH DISTRICT - BALTIMORE CO. MD.
OWNERS OF RECORD: HOCKER REALTY & INVEST. CO., INC.
EAKR 5763-901

F.R.
E.R. RETAINING WALL FENCE AUG 7, 1978
SPACE NOT FOR HANDICAPPED FEB 13, 1978
DELETION OLD ZONING LINE: JAN 23, 1978
JAN. 6, 1978
MAY 20, 1977
MAY 12, 1977

AREA = 0.1106 ACRES
PRESENT ZONING: P.L.

EXISTING PUBLIC WATER & SEWER
IN JOPPA RD.
PARKING SPACE NO 1 FOR HANDICAPPED



SCALE 1" = 50' MARCH 30, 1977
GERHOLD, CROSS & ETZEL
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204

