

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HENRY F. LeBRUN, 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:

n/a

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: Article 18-D, § 16, Section 1802-Offices

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

Contract purchaser: Henry F. LeBrun
 Legal Owner: Henry F. LeBrun
 Address: 111 W. Susquehanna Ave. Towson, Md. 21204
 Petitioner's Attorney: John W. Hession, III
 Address: 305 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of October, 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 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 _____ day of November, 1977 at 10:00 o'clock

Eric Di Nenna
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE September 12, 1977

78-112-XA
 78-112-XA
 78-112-XA
 78-112-XA

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Henry LeBrun and _____ 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 109.2.B (5.3.2) to allow a side yard setback of 7 feet and a front setback of 10 feet and a rear setback of 10 feet and a side yard setback of 10 feet and a rear setback of 10 feet and a side yard setback of 10 feet and a rear setback of 10 feet to permit 5 off-street parking spaces instead of the required 8 spaces of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The building is an existing building in a DR 16 zone with the surrounding area devoted to offices. To strictly conform to the zoning requirements would require substantial and expensive modification to a pre-existing building. The request is in harmony with the letter and spirit of the regulations. The request for the parking variance is also within the letter and spirit of the law since there is a large public parking lot directly across the street from the subject property.
 *To permit a front yd. of 15 ft. instead of the req. 30
 Section 301.1 - To permit an open structure of 5.8 feet instead of the req. 22 1/2 ft.

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

Contract purchaser: Henry F. LeBrun
 Legal Owner: Henry F. LeBrun
 Address: 111 W. Susquehanna Avenue Towson, Maryland 21204
 Petitioner's Attorney: John W. Hession, III
 Address: 305 W. Pennsylvania Avenue Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of October, 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 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 _____ day of November, 1977 at 10:00 o'clock

Eric Di Nenna
 Zoning Commissioner of Baltimore County

UNDER RECEIVED FOR FILING
 DATE September 29, 1977

78-112-XA
 78-112-XA
 78-112-XA
 78-112-XA

February 14, 1978

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

Dear Mr. Hession:
 Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Helen R. Schroeder

cc: J. Norris Byrnes, Esq.
 Mr. Henry F. LeBrun
 Mr. S. Eric DiNenna
 Mr. Leslie H. Groff
 Mr. James E. Dyer
 Board of Education

MICROFILMED

J. Norris Byrnes, Esquire
 305 W. Pennsylvania Avenue
 Towson, Maryland 21204

Re: Case No. 78-112-XA
 Henry F. LeBrun, Petitioner

Dear Mr. Byrnes:

Enclosed herewith is a copy of the petition to initiate appeal and the Order of the County Board of Appeals passed today in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: John W. Hession, III, Esquire
 Mr. S. E. DiNenna
 Mr. L. M. Groff
 Mr. J. Howell
 Mr. J. E. Dyer

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR VARIANCES :
 SW/Corner of Washington and : OF BALTIMORE COUNTY
 Susquehanna Aves., 9th District

HENRY F. LeBRUN, et ux, Petitioners : Case No. 78-112-XA

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal to the County Board of Appeals from that portion of the Order of the Zoning Commissioner of Baltimore County, under date of November 23, 1977, wherein a variance in the number of off-street parking spaces purportedly required under Section 409.2b(5) of the Baltimore County Zoning Regulations is granted, and forward all papers in connection therewith to said Board for hearing.

Charles E. Kuntz, Jr.
 Charles E. Kuntz, 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 21st day of December, 1977, a copy of the foregoing Order was mailed to J. Norris Byrnes, Esquire, 305 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
 PETITION FOR VARIANCES :
 SW/Corner of Washington and : FOR BALTIMORE COUNTY
 Susquehanna Aves., 9th District

HENRY F. LeBRUN, et ux, Petitioners : Case No. 78-112-XA

CONSENT

To the Honorable, Members of Said Board:

The People's Counsel for Baltimore County, appellant herein, consents to the passage of such Order as the County Board of Appeals may deem appropriate in the circumstances, and which may contain a provision to the effect that should the Petitioners be unable to obtain their Occupancy Permit without the parking variance as in the petition mentioned, said case will be reinstated and placed on the active docket of the County Board of Appeals for hearing.

AND AS IN DUTY BOUND, etc.,

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

COLUMBIA OFFICE
 WALTER PARK
 Registered Surveyor
 PHONE 730-0680

TOWSON OFFICE
 HUDKINS ASSOCIATES, INC.
 Engineers, Surveyors and
 Landscape Architects
 200 East Joppa Road
 Room 101 Shell Building
 Towson, Maryland 21204
 PHONE 828-8000

REL. AIR
 L. GERALD WOLFF
 Landscape Architect
 PHONE 818-0888

November 23, 1977

J. Norris Byrnes, Esquire
 305 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petitions for Special Exception and Variances
 SW/Corner of Washington and Susquehanna Avenues - 9th Election District
 Henry F. LeBrun, et ux - Petitioners
 NO. 78-112-XA (Item No. 62)

Dear Mr. Byrnes:

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

Very truly yours,

ERIC DI NENNA
 Zoning Commissioner

SED:arl

Attachments

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

MICROFILMED

DESCRIPTION - 214-216 WASHINGTON AVENUE:

Beginning for the same at a point distant South 13 degrees 19 minutes West 30 feet and North 76 degrees 34 minutes 30 feet from the intersection formed by the centerline of Washington Avenue (60 feet wide) with the centerline of Susquehanna Avenue (60 feet wide), thence South 13 degrees 19 minutes West 40.00 feet, North 76 degrees 34 minutes West 112.50 feet, North 13 degrees 19 minutes East 40.00 feet, South 76 degrees 34 minutes East 112.50 feet to the place of beginning.

Containing 4950 square feet more or less.



Malcolm E. Hudkins
 Registered Surveyor #5095

September 16, 1977

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 502.1 of the Baltimore County Zoning Regulations having been met...

A Special Exception for ... Offices should be granted. THIS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of November, 1977, that the Petition for the aforementioned Special Exception 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.

K. D. H.
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 ... 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 ... be and the same is hereby DENIED

K. D. H.
Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING
DATE 2 Nov 29 1977
Seals of Board of Appeals

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 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, the Variance to permit side yard setbacks of seven feet and four feet in lieu of the required 25 feet, a front yard setback of 15 feet in lieu of the required 30 feet, an open structure of 5.8 feet in lieu of the required 22-1/2 feet, and five off-street parking spaces in lieu of the required eight spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of November, 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.

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

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Washington and
Susquehanna Aves., 9th District : FOR BALTIMORE COUNTY
HENRY F. LeBRUN, et ux, Petitioners : Case No. 78-112-XA

PETITION FOR DISMISSAL OF APPLICATION

To the Honorable, Members of Said Board:
The Petition of Henry F. LeBrun and Gillian D. LeBrun, his wife, by J. Norris Byrnes, their attorney, respectfully shows:

- 1. That on or about the 4th day of October, 1977, they filed with the Zoning Commissioner of Baltimore County two petitions, the first of which was for the purpose of obtaining a Special Exception for the operation and maintenance of an office building on the parcel of land in said petition described in accordance with the Baltimore County Zoning Regulations, while the second sought variances from certain side-yard setbacks and parking requirements as set forth in said Regulations.
2. That by Orders issued on the 23rd day of November, 1977, the Zoning Commissioner of Baltimore County granted the requests contained in both of said petitions.
3. That thereafter, the People's Counsel for Baltimore County filed an appeal to this Honorable Board in which he clearly set forth that the appeal was limited solely to the grant of the variance in the number of off-street parking spaces purportedly required under Section 409.2.b(5) of the Baltimore County Zoning Regulations.
4. That your Petitioners have been informed by the appropriate County authorities, and therefore over, that a variance from the parking requirements is not in fact needed for their proposed use and but for the pendency of this appeal, could obtain an Occupancy Permit and enter upon and utilize the property pursuant thereto.

MICROFILMED

5. Your Petitioners are fearful, however, that should they, in total reliance upon the advice of County administrative officials, merely withdraw their Petition for the parking variance, any change in administrative position would require them, to their great detriment, to refile and re-litigate the question of the propriety of a variance, a result, your Petitioners submit, neither appropriate nor equitable under the circumstances.

6. Your Petitioners therefore believe that they should be permitted to withdraw and dismiss their application for the parking variance without prejudice to themselves, and further suggest that it would be appropriate in this case if the County Board of Appeals would, if subsequently advised that there had arisen a change in administrative interpretation, reopen the case as if it had not been dismissed and proceed with hearing thereon.

WHEREFORE, your Petitioners respectfully pray:

- 1. That they be permitted to withdraw and dismiss their petition for a parking variance under Section 409.2.b(5) of the Baltimore County Zoning Regulations without prejudice to them, and the County Board of Appeals, by its Order, provide that if in the event an Occupancy Permit is withheld from them on the ground that they do need a parking variance, their said case will be reinstated on the active docket of the Board.
2. And for such other further relief as the nature of their case may require.

AND AS IN DUTY BOUND, etc.,

J. Norris Byrnes
J. Norris Byrnes
305 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5312
Attorney for Petitioners

I HEREBY CERTIFY that on this 5th day of February, 1978, a copy of the foregoing Petition and proposed Order was mailed to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

John Byrnes

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Walter A. Reiter, Jr., Esquire
TO: Chairman, Board of Appeals Date: March 29, 1978
Mr. S. Eric Di Nenna
FROM: Zoning Commissioner
Petition for Special Exception and Variances
SUBJECT: SW/Corner of Washington and Susquehanna Avenues -
9th Election District
Henry LeBrun - Petitioner
Case No. 78-112-XA (Item No. 62)

I am in receipt of a copy of an Order, rendered by the Board of Appeals, regarding the above referenced case.

The Order states that the Petitioner "has been informed by the proper authorities in the Baltimore County administration that the parking variance petitioned for is not required for the proposed use of the subject property." Consequently, the Variance was dismissed by the Board.

I feel that the health, safety, and general welfare of the community, as well as the spirit and intent of the Baltimore County Zoning Regulations, is properly served by my interpretation of the parking regulations, as they apply to parking requirements for nonretail commercial buildings of less than 5,000 square feet.

Dwellings converted to office uses within and along the fringes of residential neighborhoods, such as West Towson, are considered proper Special Exception uses but, nevertheless, can impose serious parking problems on adjoining residential premises and/or streets. For these reasons, it has been a long standing policy of this office to require full compliance with the off street parking standards for office buildings with floor areas of less than 5,000 square feet, in those instances where a Special Exception is required, i.e., Density Residential (D.R.16) Zones. In those instances where the required parking cannot be complied with, a Petition for a Variance has been required as a prerequisite to the granting of the Special Exception.

I feel that my authority to so interpret is clearly set forth under Article 5 and Section 409.5 of the Baltimore County Zoning Regulations.

MICROFILMED

Rec'd 3-29-78
12 15 PM

April 10, 1977

J. Norris Byrnes, Esquire
305 W. Pennsylvania Ave.
Towson, Maryland 21204

Re: Case No. 78-112-XA
Henry F. LeBrun

Dear Mr. Byrnes:

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 T. Linhart, Adm. Secretary

Encd.

cc: John W. Hessian, III, Esq.
Mr. S. E. DiNenna
Mr. L. H. Graef
Mr. J. Hensell
Mr. J. E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner
TO: ... Date: November 15, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition for Variance for Side and Front Yards, Off-Street Parking
Petitioner - Henry LeBrun and Gillian D. LeBrun

9th District

HEARING: Tuesday, November 22, 1977 (10:00 A.M.)

Office use would be appropriate here.

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JGH:rw

MICROFILMED

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices, and VARIANCES from : COUNTY BOARD OF APPEALS
Sections 1802.2.B (V.B.2) and : OF
409.2.B(5) of the Baltimore County :
Zoning Regulations : BALTIMORE COUNTY
SW corner Washington and :Susquehanna Avenues :
9th District : No. 78-112-XA
Henry F. LeBrun, Petitioner :

MEMORANDUM OPINION AND ORDER

The Board is in receipt of a Petition for Dismissal of the Application in the above case filed on behalf of the Petitioner, and a Consent thereto filed by the People's Counsel for Baltimore County, the Appellant in this case.

It is to be noted that the appeal filed by the People's Counsel was solely from that portion of the Order of the Zoning Commissioner which granted a variance in the number of offstreet parking spaces required under Section 409.2b(5) of the Baltimore County Zoning Regulations, the remainder of the Zoning Commissioner's Order being a final Order at this time.

The Petitioner alleges that he has been informed by the proper authorities in the Baltimore County administration that the parking variance petitioned for is not required for the proposed use of the subject property. Consequently, the requested variance is not necessary. Therefore, this Board will pass an Order in accordance with the Petition and Consent thereto, affirming in part and reversing in part the Zoning Commissioner's Order.

ORDER

Upon the foregoing Petition and Consent thereto, it is, this 14th day of February, 1978, by the County Board of Appeals of Baltimore County, ORDERED that that portion of the Petition seeking a parking variance be dismissed and, therefore, that portion of the Zoning Commissioner's Order, dated November 23, 1977, granting a parking variance be reversed; the remainder of said Zoning Commissioner's Order being affirmed.

Henry F. LeBrun - #78-112-XA

2.

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

Walter A. Reiter, Jr., Esquire
Robert L. Gilland
William T. Hockett
William T. Hockett
William T. Hockett

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE
for Offices, and VARIANCES from * COUNTY BOARD OF APPEALS
Sections 1802.2.B(V.B.2) and * OF
409.2.b(5) of the Baltimore * BALTIMORE COUNTY
County Zoning Regulations *
SW corner Washington and *
Susquehanna Avenues *
9th District * No. 78-112-XA
Henry F. LeBrun, Petitioner *

ORDER

The foregoing Petition, having been read and considered, it is this 12th day of September, 1978 by the County Board of Appeals of Baltimore County

ORDERED that this Board's Order dated February 14, 1978 reversing the Zoning Commissioner's Order dated November 23, 1977 granting a parking variance is hereby stricken.

AND IT IS FURTHER ORDERED that this matter be reinstated on this Board's docket.

Robert L. Gilland
Walter A. Reiter, Jr.
John A. Miller

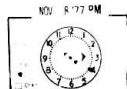
RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE :
SW corner of Washington & Susquehanna : OF BALTIMORE COUNTY
Avenues, 9th District :
HENRY LeBRUN, et ux, Petitioners : Case No. 78-112-XA

ORDER TO ENTER APPEARANCE

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

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

I HEREBY CERTIFY that on this 8th day of November, 1977, a copy of the foregoing Order was mailed to J. Norris Byrnes, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Henry F. LeBrun
111 V. Susquehanna Ave.
Towson, Md. 21204

EXCEPTION - MA - DR-16 ZONE TO USE THE HERETOFORE RECORDED PROPERTY FOR OFFICES
THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA - 4950 DEED REF. -
GRADING - 40 % OF ON-PLOT SITE WILL REQUIRE GRADING
BUILDING SIZE - 39 x 46 AREA - 1486
NUMBER OF FLOORS - 2 TOTAL HEIGHT - 26
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 3.03

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR - 5 OTHER FLOORS - 3 TOTAL - 8
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES - 2,880
UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM - 8" IN SUSQUEHANNA AVENUE
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM - 8" IN SUSQUEHANNA AVENUE AND 8" IN WASHINGTON AVENUE

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Henry F. LeBrun
Gail D. LeBrun
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS - 111 V. Susquehanna Ave. Towson, Md. 21204

THE PLANNING BOARD HAS DETERMINED ON 8-23-77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-6107(b) OF THE BALTIMORE COUNTY ZONING CODE.
JUN 22 77 PM
Signed: J. Norris Byrnes
DATE: JUN 22 77 PM
PLANNING BOARD

WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
301 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
NO 494-5147
April 3, 1979

WHITEFORD, TAYLOR, PRESTON, TRIMBLE & JOHNSTON
301 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
NO 494-5147
August 18, 1978

Mr. Walter A. Reiter, Jr.
County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
Re: Petition for Special Exception
Henry F. LeBrun, Petitioner
No. 78-112-XA

Robert L. Gilland, Esquire
County Board of Appeals of
Baltimore County
Room 219
Court House
Towson, Maryland 21204
Re: Petition for Special Exception for
Offices, and Variances
SW corner Washington and Susquehanna Avenues
9th District - Henry F. LeBrun, Petitioner
No. 78-112-XA

Dear Walter:
As you probably recall, on December 14, 1978, I was before you on behalf of Henry LeBrun who had petitioned for a special exception and variances. Jack Hessian and I had basically worked the matter out and its my understanding that the board approved our agreement.
Henry is still operating under a temporary occupancy permit and we cannot get a final one until you have ruled on the Appeal. It would be helpful if you could find time to take care of this.
If you have any questions, of course, please do not hesitate to call.

Dear Bob:
Please find enclosed a Petition and Order which I have prepared in the above-captioned matter. If you and the other members of the Board are in agreement with it, I would appreciate it if you would sign it and have the Clerk return a copy to me.
I am by copy of this letter asking Jack Hessian if he has any further thoughts on this matter. I am most anxious to expedite this case since Mr. LeBrun's Occupancy Permit will soon expire.
If you have any questions, please do not hesitate to call.

Yours very truly,
John W. Hessian, III
J. Norris Byrnes
JNB/mhk
cc: John W. Hessian, III, Esquire

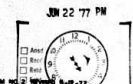
Sincerely,
John W. Hessian, III
J. Norris Byrnes
JNB/jj
Enclosures
cc: John W. Hessian, III
Mr. Henry F. LeBrun

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
2011 494-3251
August 25, 1977
Henry F. LeBrun
111 V. Susquehanna Ave.
Towson, Md. 21204
S. ERIC DINEMA
ZONING COMMISSIONER

RE: Interim Development Control Act (IDCA) Application #77-21-X
Dear
Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on August 25, 1977 and you may now file your petitions, plats, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.
In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
S. ERIC DINEMA
Zoning Commissioner
SED/JED/acw
Enclosures

MICROFILMED



IDCA FORM NO. 1
OFFICE OF PLANNING & ZONING
MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE
 for Offices, and VARIANCES from * COUNTY BOARD OF APPEALS
 Sections 1802.2.B(4), B.2) and * OF
 409.2.b(5) of the Baltimore * BALTIMORE COUNTY
 County Zoning Regulations * No. 78-112-XA
 SW corner Washington and *
 Susquehanna Avenues *
 9th District *
 Henry F. LeBrun, Petitioner *

PETITION TO REINSTATE APPEAL

Now comes HENRY F. LEBRUN, Petitioner, by his attorney, J. Norris Byrnes, and respectfully represents unto this Board:

1. In early 1977, your Petitioner filed an Application for a Special Exception and several Variances for the property known as 214-216 Washington Avenue, Towson, Maryland 21204.

2. The matter came on for a hearing before the Zoning Commissioner (DiNenna) on November 22, 1977 and on November 23, 1977 an Order was signed granting both the Special Exceptions and the Variances.

3. On December 21, 1977, John W. Hessian, III, Esquire, People's Counsel, noted an Appeal to this Board which was limited solely to the granting of the Variance reducing the number of off-street parking spaces purportedly required under Section 409.2.b(5) of the Baltimore County Zoning Regulations.

4. Subsequent to the noting of the appeal, your Petitioner was informed by the County authorities that a Variance from the parking requirement was not, in fact, needed for the proposed use of the property and but for the pendency of the Appeal, your Petitioner could obtain an Occupancy Permit. Subsequent to this, your Petitioner dismissed his Appeal under Petition dated

February 8, 1978 filed with this Board. Pursuant to that Dismissal, this Board passed a Memorandum Opinion and Order dated February 14, 1978 by which this Board ordered that the portion of the Petition seeking a parking Variance be dismissed and that portion of the Zoning Commissioner's Order dated November 23, 1977 granting the parking Variance be reversed.

When your Petitioner sought to obtain the Occupancy Permit for the property, he became embroiled in a controversy between two opposing County agencies, one stated that he needed the parking Variance while the other stated that he did not. The end result was that the County issued a temporary Occupancy Permit pending a resolution of the conflict.

5. Your Petitioner believes, and therefore avers, that it would be in the best interest of all parties if the Appeal were reinstated and the matter would come on for a hearing before this Board and be finally resolved. People's Counsel has authorized your Petitioner to state that he consents to the reopening of this case.

WHEREFORE, your Petitioner requests this Board to pass an Order reinstating the Appeal so that it can be heard on the merits and finally resolved.

J. Norris Byrnes
 J. Norris Byrnes
 305 W. Pennsylvania Avenue
 Towson, Maryland 21204
 825-5512

Attorney for Henry F. LeBrun,
 Petitioner

I HEREBY CERTIFY that a copy of the foregoing Petition to Reinstatement and Order was mailed this 18th day of August, 1978 to John W. Hessian, III, Esquire, People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

J. Norris Byrnes
 J. Norris Byrnes

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE
 for Offices, and VARIANCES from * COUNTY BOARD OF APPEALS
 Sections 1802.2.B (V. B.2) and * OF
 409.2.b(5) of the Baltimore * BALTIMORE COUNTY
 County Zoning Regulations * No. 78-112-XA
 SW corner Washington and *
 Susquehanna Avenues *
 9th District *
 Henry F. LeBrun, Petitioner *

MEMORANDUM OPINION AND ORDER

Petitioner owns an improved parcel of land situate at the southwest corner of Washington and Pennsylvania Avenues in Towson. He applied for and received a Special Exception to authorize use of the improvements for offices under Section 1802.1 of the Baltimore County Zoning Regulations. Simultaneously, he sought and received a variance from the off-street parking requirements contained in Section 409 of the regulations.

People's Counsel appealed the grant of the variance on the ground that it was unnecessary for Petitioner's use and would serve as precedent for other such requests in the central Towson area.

Petitioner's office building contains less than 5,000 square feet. It is clear, and we so hold, that there are no off-street parking requirements for office uses in buildings containing no more than 5,000 square feet (see Section 409.2.b(5) of the regulations). Petitioner therefore needs no variance from a non-existent requirement to legally occupy and utilize his building.

Ordinarily, upon such a holding, the appeal would be moot. We are concerned that, left standing, the variance may constitute precedent for other properties which may not be exempt from the requirements. To forestall that possibility, we shall reverse the order granting it.

It is therefore ORDERED by the County Board of Appeals of Baltimore County, this 10th day of April, 1979, that the Order of the Zoning Commissioner for Baltimore County granting said variance be and it is hereby reversed, and said Petition is DISMISSED.

Henry F. LeBrun - #78-112-XA

2.

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

Robert L. Gilland
 Robert L. Gilland

Walter A. Reller, Jr.
 Walter A. Reller, Jr.

BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE



PETITION AND SITE PLAN
 EVALUATION COMMENTS

MICROFILMED

J. Norris Byrnes, Esquire
 305 W. Pennsylvania Avenue
 Towson, Maryland 21204

Item #42

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

Your Petition has been received and accepted for filing
 this 4th day of October 1977.

Eric DiNenna
 ERIC DI NENNA
 Zoning Commissioner

Petitioner Henry F. LeBrun
 Petitioner's Attorney J. Norris Byrnes

Reviewed by *Nicholas B. Comodari*
 NICHOLAS B. COMODARI
 Chairman, Zoning Plans
 Advisory Committee

Madison Associates, Inc.
 200 East Joyce Road
 Towson, Maryland 21204

MICROFILMED



November 4, 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 #62, Zoning Advisory Committee Meeting, October 4, 1977, are as follows:

Property Owner: Henry & Gillian D. LeBrun
 Location: WS/C Susquehanna Avenue and Washington Avenue
 Existing Zoning: D.R.16
 Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of its required 30' and a setback for an open projection of 5.3' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
 Acres: 0.114
 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 driveway should be reduced to 30 foot in width.

Very truly yours,

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1977

COUNTY OFFICE Bldg.,
111 W. Chesapeake St.,
Towson, Maryland 21286

John
Nicholas B. Comodori
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

J. Morris Byrnes, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21284

RE: Special Exception and
Variance Petition
Item Number 62
Petitioner - Henry & Gillian
Le Brun

Dear Mr. Byrnes:

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. All 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 suitability of the requested zoning.

Located on the southwest corner of Susquehanna and Washington Avenues, opposite the Revenue Authority Parking Garage, this D.R. 16 zoned property is presently improved with a vacant 2-1/2 story semi-detached building. Properties surrounding this site are similarly zoned and consist of dwellings converted to offices.

This Special Exception request is necessitated by your client's proposal to convert the existing building into offices which would be more compatible with the surrounding uses. The Variance request is included in order to "legalize" the existing setbacks of this structure and to allow less parking than is required.

MICROFILMED

J. Morris Byrnes, Esquire
Page 2
Item Number 62
November 10, 1977

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

THORNTON M. HOLMBOE, P.E.
DIRECTOR

November 18, 1977

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #62 (1977-1978)

Property Owner: Henry & Gillian D. LeBrun
R/W cor. Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 77-24-X) and variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114 District: 9th

Dear Mr. DiMenna:

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

General:

Comments were supplied for this property for Project IDCA No. 77-24X.

Highways:

Susquehanna and Washington Avenues, existing public streets, are proposed to be improved in the future as 44-foot closed section roadways on 75-foot rights-of-way. Highway rights-of-way widening, including a fillset area at the intersection for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem. Damages private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage:

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

MICROFILMED

Item #62 (1977-1978)
Property Owner: Henry & Gillian D. LeBrun
Page 2
November 18, 1977

Storm Drains: (Cont'd)

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:

There are 2-inch and 8-inch public water mains in Washington and Susquehanna Avenues, respectively; and there are 8-inch public sanitary sewers in each of these streets. This property is tributary to the Towson Run - Jones Falls Sanitary Sewer system, subject to State Health Department regulations.

Very truly yours,

William R. Dyer, P.E.
WILLIAM R. DYER, P.E.
Chief, Bureau of Engineering

ENC: EAM/FWR:SS

cc: J. Trenner
J. Sowers

1-1/2" Key Sheet
17 x 22 Post Sheet
1/4" 10 x Topo
70 and 70A Tax Maps

MICROFILMED

Baltimore County
Department of Health
TOWSON, MARYLAND 21284

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

November 1, 1977

Mr. S. Eric DiMenna
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiMenna:

Comments on Item #62, Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

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

Very truly yours,

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

KS:mahg

MICROFILMED

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21284
(301) 626-3500

STEPHEN H. COLLINS
DIRECTOR

October 20, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21284

Re: Item 62 - SAC - October 4, 1977
Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Avenue and Washington Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

Dear Mr. DiMenna:
The required parking spaces could be provided in the parking garage eliminating the need for a variance to parking. The driveway should only be 24' wide.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CHM/csm

MICROFILMED

Baltimore County
Department of Planning
TOWSON, MARYLAND 21284
(301) 626-7710

Paul H. Reincke
CHIEF

Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Attention: H. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Henry & Gillian D. LeBrun

Location: SW/C Susquehanna Ave. & Washington Ave.

Item No. 62 Zoning Agenda Meeting of 10/04/77

Conclusion:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below set forth with an "A" 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 100 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 _____

EXCEPT 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.
- (xx) 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.
The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. J. Kelly* Planning Director
Special Inspection Division
Noted and Approved: *George M. McGehee* Deputy Chief
Fire Prevention Bureau

MICROFILMED

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21284
(301) 626-3500

A. W. D. SEVERT
DIRECTOR

October 5, 1977

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiMenna:

Comments on Item # 62 Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. 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.
- E. 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.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief
CBS:rj

MICROFILMED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Henry LeBrun and Gillian D. LeBrun, legal owners 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 1802.2.3 (1,3,2) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The building is an existing building in a DR 16 zone with the surrounding area devoted to offices. To strictly conform to the zoning requirements would require substantial and expensive modification to a pre-existing building. The request is in harmony with the letter and spirit of the regulations. The request for the parking variance is also within the letter and spirit of the law since there is a large public parking lot directly across the street from the subject property.

*To permit a front yd. of 15 ft. instead of the req. 30
Section 301.1 - To permit an open structure of 5.8 feet instead of the req. 22 1/2 ft.

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: *Henry LeBrun*
Address: 111 W. Susquehanna Avenue, Towson, Maryland 21204
Legal Owner: *Gillian D. LeBrun*
Contract purchaser: *Gillian D. LeBrun*
Address: 111 W. Susquehanna Avenue, Towson, Maryland 21204
Legal Owner: *Henry LeBrun*
Address: 305 W. Pennsylvania Avenue, Towson, Maryland 21204
Protestant's Attorney: *J. Norris Byrnes*
Address: 305 W. Pennsylvania Avenue, Towson, Maryland 21204
Protestant's Attorney: *J. Norris Byrnes*

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of October, 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 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 22nd day of November, 1977, at 10:00 o'clock A.M.

(over)

ORDER RECEIVED FOR FILING DATE 10/16/77

ORDER RECEIVED FOR FILING DATE 10/16/77

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L. or we, HENRY LE BRUN and GILLIAN D. LE BRUN, legal owners 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:

n/a

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, Article 18-D, R.16, Section 1802-Offices

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification 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 County.

Contract purchaser: *Henry LeBrun*
Address: 111 W. Susquehanna Ave, Towson, Md. 21204
Legal Owner: *Gillian D. LeBrun*
Contract purchaser: *Gillian D. LeBrun*
Address: 111 W. Susquehanna Ave, Towson, Md. 21204
Legal Owner: *Henry LeBrun*
Address: 305 W. Pennsylvania Avenue, Towson, Maryland 21204
Protestant's Attorney: *J. Norris Byrnes*

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of October, 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 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 22nd day of November, 1977, at 10:00 o'clock A.M.

(over)

78-112-XA (Item No. 62)

ORDER RECEIVED FOR FILING DATE 10/16/77

COLUMBIA OFFICE: WALTER PAKE, Registered Surveyor, Phone 730-9050
TOWSON OFFICE: HUDKINS ASSOCIATES, INC., Engineers, Surveyors and Landscape Architects, 200 East Joppa Road, Room 101, Shell Building, Towson, Maryland 21204, Phone 838-8800
BAL AIR: L. ORLAND WOLFF, Landscape Architect, Phone 838-0808
September 16, 1977

DESCRIPTION - 214-216 WASHINGTON AVENUE:
Beginning for the same at a point distant South 13 degrees 19 minutes West 30 feet and North 76 degrees 34 minutes 30 feet from the intersection formed by the center-line of Washington Avenue (60 feet wide) with the centerline of Susquehanna Avenue (60 feet wide), thence South 13 degrees 19 minutes West 40.00 feet, North 76 degrees 34 minutes West 12.50 feet, North 13 degree 19 minutes East 46.03 feet, South 76 degrees 34 minutes East 12.50 feet to the place of beginning.
Containing 4950 square feet more or less.



Malcolm E. Hudkins, Registered Surveyor #5735

November 23, 1977
J. Norris Byrnes, Esquire, 305 West Pennsylvania Avenue, Towson, Maryland 21204
RE: Petitions for Special Exception and Variances SW/corner of Washington and Susquehanna Avenues - 9th Election District Henry F. LeBrun, et ux - Petitioners TG. 78-112-XA (Item No. 62)
Dear Mr. Byrnes: I have this date passed my Order in the above referenced matter. A copy of said Order is attached.
Very truly yours,
S. ERIC DI NENNA, Zoning Commissioner

SED:/srl
Attachments: cc: John W. Hession, III, Esquire, People's Counsel

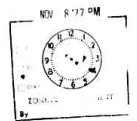
RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
SW/corner of Washington & Susquehanna Avenues, 9th District : OF BALTIMORE COUNTY
HENRY LeBRUN, et ux, Petitioners : Case No. 78-112-XA

ORDER TO ENTER APPEARANCE

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

John W. Hession III
John W. Hession, III, People's Counsel, County Office Building, Towson, Maryland 21204, 494-2189
Charles E. Koutz, Jr.
Charles E. Koutz, Jr., Deputy People's Counsel

I HEREBY CERTIFY that on this 8th day of November, 1977, a copy of the foregoing Order was mailed to J. Norris Byrnes, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner, Date: November 15, 1977
FROM: Leslie H. Groff, Director of Planning
SUBJECT: Petition #78-112-XA, Petition for Special Exception for Offices, Petition for Variance for Side and Front Yards, Off-Street Parking, Petitioner - Henry LeBrun and Gillian D. LeBrun

9th District
HEARING: Tuesday, November 22, 1977 (10:00 A.M.)
Office use would be appropriate here.

Leslie H. Groff
Leslie H. Groff, Director of Planning

John W. Hession, III, Esq., People's Counsel, County Office Building, Towson, Maryland 21204
Re: Case No. 78-112-XA HENRY F. LeBRUN

Dear Mr. Hession: Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above captioned case.

Very truly yours,

Helen R. Schneider

Encl. cc: J. Norris Byrnes, Esq., Mr. Harry F. LeBrun, Mr. S. Eric DiNenna, Mr. Leslie H. Groff, Mr. James E. Dyer, Board of Education

ORDER FOR APPEAL

Mr. Commissioner: Please note an appeal to the County Board of Appeals from that portion of the Order of the Zoning Commissioner of Baltimore County, under date of November 22, 1977, wherein a variance in the number of off-street parking spaces purportedly required under Section 409.26(5) of the Baltimore County Zoning Regulations is granted, and forward all papers in connection therewith to said Board for hearing.

John W. Hession III
John W. Hession, III, People's Counsel, County Office Building, Towson, Maryland 21204, 494-2188
Charles E. Koutz, Jr.
Charles E. Koutz, Jr., Deputy People's Counsel

I HEREBY CERTIFY that on this 21st day of December, 1977, a copy of the foregoing Order was mailed to J. Norris Byrnes, Esquire, 305 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.



ORDER RECEIVED FOR FILING

DATE January 23, 1977
Time 10:30 AM
By John W. Hession, III
State of Maryland

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 Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit side yard setbacks of seven feet and four feet in lieu of the required 25 feet, a front yard setback of 15 feet in lieu of the required 30 feet, an open structure of 5.8 feet in lieu of the required 22-1/2 feet, and five street parking spaces in lieu of the required eight spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of November, 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.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE January 23, 1977
Time 10:30 AM
By John W. Hession, III
State of Maryland

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 502.1 of the Baltimore County Zoning Regulations having been met...

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of November, 1977, that the Petition for the aforementioned Special Exception 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 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 23 day of November, 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 and to remain a residential zone, and/or the Special Exception for residential be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

- 2 -

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Washington and Susquehanna Aves., 9th District : FOR BALTIMORE COUNTY
HENRY F. LeBRUN, et ux, Petitioners : Case No. 78-112-XA

PETITION FOR DISMISSAL OF APPLICATION

To the Honorable, Members of Said Board:
The Petition of Henry F. LeBrun and Gillian D. LeBrun, his wife, by J. Norris Byrnes, their attorney, respectfully shows:

1. That on or about the 4th day of October, 1977, they filed with the Zoning Commissioner of Baltimore County two petitions, the first of which was for the purpose of obtaining a Special Exception for the operation and maintenance of an office building on the parcel of land in said petition described in accordance with the Baltimore County Zoning Regulations, while the second sought variances from certain side-yard setbacks and parking requirements as set forth in said Regulations.

2. That by Orders issued on the 23rd day of November, 1977, the Zoning Commissioner of Baltimore County granted the requests contained in both of said petitions.

3. That thereafter, the People's Counsel for Baltimore County filed an appeal to this Honorable Board in which he clearly set forth that the appeal was limited solely to the grant of the variance in the number of off-street parking spaces purportedly required under Section 409.2.b(5) of the Baltimore County Zoning Regulations.

4. That your Petitioners have been informed by the appropriate County authorities, and therefore aver, that a variance from the parking requirements is not in fact needed for their proposed use and but for the pendency of this appeal, could obtain an Occupancy Permit and enter upon and utilize the property pursuant thereto.

5. Your Petitioners are fearful, however, that should they, in total reliance upon the advice of County administrative officials, merely withdraw their Petition for the parking variance, any change in administrative position would require them, to their great detriment, to refile and relitigate the question of the propriety of a variance, a result, your Petitioners submit, neither appropriate nor equitable under the circumstances.

6. Your Petitioners therefore believe that they should be permitted to withdraw and dismiss their application for the parking variance without prejudice to themselves, and further suggest that it would be appropriate in this case if the County Board of Appeals would, if subsequently advised that there had arisen a change in administrative interpretation, reopen the case as if it had not been dismissed and proceed with hearing thereon.

WHEREFORE, your Petitioners respectfully pray:

- 1. That they be permitted to withdraw and dismiss their petition for a parking variance under Section 409.2.b(5) of the Baltimore County Zoning Regulations without prejudice to them, and the County Board of Appeals, by its Order, provide that if in the event an Occupancy Permit is withheld from them on the ground that they do need a parking variance, their said case will be reinstated on the active docket of the Board.
- 2. And for such other further relief as of the nature of their cause may require.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
John W. Hession, III
305 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5512
Attorney for Petitioners

I HEREBY CERTIFY that on this 23 day of February, 1978, a copy of the foregoing Petition and proposed Order was mailed to John W. Hession, III, Esq., People's Counsel for Baltimore County, County Office Building, Towson, Maryland 21204.

John W. Hession, III

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices, and VARIANCES from : COUNTY BOARD OF APPEALS
Sections 1802.2.3 (V. 8. 2) and : OF
409.2.b(5) of the Baltimore County : BALTIMORE COUNTY
Zoning Regulations :
SW corner Washington and :
Susquehanna Avenues :
9th District : No. 78-112-XA
Henry F. LeBrun, Petitioner :

MEMORANDUM OPINION AND ORDER

The Board is in receipt of a Petition for Dismissal of the Application in the above case filed on behalf of the Petitioner, and a Consent thereto filed by the People's Counsel for Baltimore County, the Appellant in this case.

It is to be noted that the appeal filed by the People's Counsel was solely from that portion of the Order of the Zoning Commissioner which granted a variance in the number of street parking spaces required under Section 409.2b(5) of the Baltimore County Zoning Regulations, the remainder of the Zoning Commissioner's Order being a final Order at this time.

The Petitioner alleges that he has been informed by the proper authorities in the Baltimore County administration that the parking variance petitioned for is not required for the proposed use of the subject property. Consequently, the requested variance is not necessary. Therefore, this Board will pass an Order in accordance with the Petition and Consent thereto, affirming in part and reversing in part the Zoning Commissioner's Order.

ORDER

Upon the foregoing Petition and Consent thereto, it is, this 14th day of February, 1978, by the County Board of Appeals of Baltimore County, ORDERED that that portion of the Petition seeking a parking variance be dismissed and, therefore, that portion of the Zoning Commissioner's Order, dated November 23, 1977, granting a parking variance be reversed; the remainder of said Zoning Commissioner's Order being affirmed.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE COUNTY BOARD OF APPEALS
PETITION FOR VARIANCES
SW/corner of Washington and Susquehanna Aves., 9th District : FOR BALTIMORE COUNTY
HENRY F. LeBRUN, et ux, Petitioners : Case No. 78-112-XA

CONSENT

To the Honorable, Members of Said Board:
The People's Counsel for Baltimore County, appellant here, consents to the passage of such Order as the County Board of Appeals may deem appropriate in the circumstances, and which may contain a provision to the effect that should the Petitioners be unable to obtain their Occupancy Permit without the parking variance as in the petition mentioned, said case will be reinstated and placed on the active docket of the County Board of Appeals for hearing.

AND AS IN DUTY BOUND, etc.,

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
454-2188

Henry F. LeBrun - #78-112-XA

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

Walter A. Reiter, Jr.
Walter A. Reiter, Jr., Chairman
Robert L. Gilland
Robert L. Gilland
William T. Hockett
William T. Hockett

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
HENRY F. LeBRUN
1802.2.3 (V. 8. 2) & 409.2.b(5) BALTIMORE COUNTY ZONING REGULATIONS
SW/corner of Washington and Susquehanna Aves., 9th District
OFFICES
-Exception- IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICES
THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:
GROSS SITE AREA - 4950 DEED REF. _____
% OF OVERALL SITE WILL REQUIRE GRADING - 40
BUILDING SIZE
GROUND FLOOR - 98 x 48 AREA - 1488
NUMBER OF FLOORS - 2 TOTAL HEIGHT - 26
FLOOR AREA RATIO + TOTAL FLOOR AREA DIVIDED BY SITE AREA = 2870 / 4950
BUILDING USE
GROUND FLOOR - Office OTHER FLOORS - 2nd Office
REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR - 5 OTHER FLOORS - 3 TOTAL - 8
UTILITIES
WATER: PUBLIC PRIVATE, TYPE OF SYSTEM - 8" in Susquehanna Avenue
SEWER: PUBLIC PRIVATE, TYPE OF SYSTEM - 8" in Susquehanna Avenue and 8" in Washington Avenue
UTILITIES SECURITY APPROVAL _____
BUREAU OF LAND DEVELOPMENT
I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS - 1111 Susquehanna Ave. Towson, Md. 21204
LEGAL OWNER
ADDRESS - _____
THE PLANNING BOARD HAS DETERMINED ON 8-23-77 THAT THE PROPOSED DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBSECTION 22-81.01 OF THE BALTIMORE COUNTY ZONING ORDINANCE.
DATE 8-23-77
PLANNING BOARD



IDCA FORM NO. 3 REVISED 5-18-77

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Walter A. Reiter, Jr., Esquire
Chairman, Board of Appeals
Mr. S. Eric Di Nenna
Date: March 29, 1978
FROM: Zoning Commissioner
SUBJECT: SW Corner of Washington and Susquehanna Avenues - 9th Election District
Henry LeBrun - Petitioner
Case No. 78-112-XA (Item No. 62)

I am in receipt of a copy of an Order, rendered by the Board of Appeals, regarding the above referenced case.

The Order states that the Petitioner "has been informed by the proper authorities in the Baltimore County administration that the parking variance petitioned for is not required for the proposed use of the subject property." Consequently, the Variance was dismissed by the Board.

I feel that the health, safety, and general welfare of the community, as well as the spirit and intent of the Baltimore County Zoning Regulations, is properly served by my interpretation of the parking regulations, as they apply to parking requirements for nonretail commercial buildings of less than 5,000 square feet.

Dwellings converted to office uses within and along the fringes of residential neighborhoods, such as West Towson, are considered proper Special Exception uses but, nevertheless, can impose serious parking problems on adjoining residential premises and/or streets. For these reasons, it has been a long standing policy of this office to require full compliance with the off street parking standards for office buildings with floor areas of less than 5,000 square feet. In those instances where a Special Exception is required, i.e., Density, Residential (D.R.16) Zones. In those instances where the required parking cannot be complied with, a Petition for a Variance has been required as a prerequisite to the granting of the Special Exception.

I feel that my authority to so interpret is clearly set forth under Article 5 and Section 409.5 of the Baltimore County Zoning Regulations.

Walter A. Reiter, Jr., Esquire
Page 2
March 29, 1978

Based upon the above, I respectfully request that the Board reconsider this case and issue a decision based upon its merits.

Should you have any further questions concerning this matter, I will be most happy to sit down and discuss the entire situation with you at your convenience.

S. ERIC DI NENNA
Zoning Commissioner

SED:JED:nr

cc: Mr. Leslie H. Grees, Director of Planning
John W. Heslin, III, Esquire, People's Counsel
Mr. George J. Martiak, Deputy Zoning Commissioner
Mr. James E. Dyer, Zoning Supervisor

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
(301) 461-2811
S. ERIC DI NENNA
ZONING COMMISSIONER

Henry A. LeBrun
111 W. Susquehanna Ave.
Towson, Md. 21286

RE: Interim Development Control Act (IDCA) Application 77-06-2

Dear

Please be advised that your IDCA application for a Special Exception was approved by the Planning Board on August 25, 1977 and you may now file your petitions, plans, and descriptions for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED:JED:scw

Enclosures



Rec'd 3-29-78
12 12 1978

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

November 10, 1977

cc: Nicholas B. Comodari
Chairman

J. Norris Byrnes, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception and Variance Petition
Item Number 62
Petitioner - Henry & Gillian Le Brun

MEMORANDUM
Bureau of Engineering
Department of Public Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Byrnes:

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 suitability of the requested zoning.

Located on the southwest corner of Susquehanna and Washington Avenues, opposite the Revenue Authority Parking Garage, this P.R. is zoned property is presently improved with a vacant 2-1/2 story semi-detached building. Properties surrounding this site are similarly zoned and consist of dwellings converted to offices.

This Special Exception request is necessitated by your client's proposal to convert the existing building into offices which would be more compatible with the surrounding uses. The Variance request is included in order to "legalize" the existing setbacks of this structure and to allow less parking than is required.

J. Norris Byrnes, Esquire
Page 2
Item Number 62
November 10, 1977

A review of the site plan indicates that the proposed entrance along Susquehanna Avenue will be 35 feet. The requirements for a driveway on a county road are a minimum width of 24' and a maximum of 30', but no such entrance shall be situated closer than 7-1/2' to a side property line.

Since the comments from the Department of Traffic Engineering and the Office of Project and Development Planning are conflicting, it is suggested that your engineer contact the representatives of these departments in order to resolve this matter and revise the plans accordingly. In addition, the comments from the Bureau of Engineering were not available at this time but they will be forwarded to you upon receipt by this office.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMODARI
Chairman
Zoning Plans Advisory Committee

NB:cfr

cc: Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

J. Norris Byrnes, Esquire
305 W. Pennsylvania Avenue
Towson, Maryland 21204
Baltimore County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21286
Your Petition has been received and accepted for filing this 08th day of October 1977.
S. ERIC DI NENNA
Zoning Commissioner
Petitioner Henry & Gillian Le Brun
Petitioner's Attorney J. M. ...
Reviewed by Nicholas B. Comodari
Chairman, Zoning Plans Advisory Committee
Hudkins Associates, Inc.
200 East Joppa Road
Towson, Maryland 21204

Baltimore County Department of Planning and Zoning
TOWSON, MARYLAND 21286
(301) 461-2811
Paul H. Heinicke
Chief
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21286
Attention: N. Comodari, Chairman
Zoning Advisory Committee
Re: Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Item No. 62
Zoning Agenda Meeting of 10/04/77
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 ... for: 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 ...
EXCEPT 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.
(X) 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 by: [Signature]
Planning Group
Social Impact Division
Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

THOMNTON M. MOHRING, P.E.
DIRECTOR

November 18, 1977

18-112-XA

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #62 (1977-1978)
Property Owner: Henry & Gillian D. LeBrun
3/4 cor. Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114 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 for this property for Project IDCA NO. 77-24X.

Highways

Susquehanna and Washington Avenues, existing public streets, are proposed to be improved in the future as 44-foot closed section roadways on 76-foot rights-of-way. Highway rights-of-way widenings, including a fillet area at the intersection for east distance and any necessary reversible assessments for slopes, will be required in connection with any grading or building permit application.

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

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading including the striping of top soil.

Storm Drains

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

Item #62 (1977-1978)
Property Owner: Henry & Gillian D. LeBrun
Page 2
November 18, 1977
Storm Drains: (Cont'd)
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:
There are 2-inch and 8-inch public water mains in Washington and Susquehanna Avenues, respectively, and there are 8-inch public sanitary sewers in each of these streets. This property is tributary to the Towson Run - Jones Falls Sanitary Sewer system, subject to State Health Department regulations.

Very truly yours,
Ellsworth H. Dwyer
ELLSWORTH H. DWYER, P.E.
Chief, Bureau of Engineering

END:EM:FM:rs

cc: J. Trenner
J. Somers

N-W Key Sheet
37 NS 2 Pos. Sheet
MS 10 A Topo
70 and 70A Tax Maps

November 4, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #62, Zoning Advisory Committee Meeting, October 4, 1977, are as follows:

Property Owner: Henry & Gillian D. LeBrun
Location: W/S/C Susquehanna Avenue and Washington Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
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 driveway should be reduced to 30 feet in width.

Very truly yours,

John H. Wimbler
John H. Wimbler
Planner III
Project and Development Planning

November 1, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #62, Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

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

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

KS:mab

STEPHEN COLLINS
DIRECTOR

October 20, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21284

Re: Item 62 - ZAC - October 4, 1977
Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Avenue and Washington Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

Dear Mr. DiNenna:

The required parking spaces could be provided in the parking garage eliminating the need for a variance to parking. The driveway should only be 24' wide.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CBW/cmw

JOHN D. STEFFER
DIRECTOR

October 5, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item # 62 Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback of 15' in lieu of the required 30' and a setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.
Acres: 0.114
District: 9th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. 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.
- E. 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.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdum
Charles E. Burdum
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 5, 1977

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

B.A.C. Meeting of: October 4, 1977

RE: Item No: 62
Property Owner: Henry & Gillian D. LeBrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback for an open projection of 5.8' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.

District: 9th
No. Acres: 0.114

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1977

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

Z.A.C. Meeting of: October 4, 1977

RE: Item No: 62
Property Owner: Henry & Gillian D. Lebrun
Location: SW/C Susquehanna Ave. & Washington Ave.
Present Zoning: D.R. 10
Proposed Zoning: Special Exception for offices (DCA 77-24-X) and Variance to permit side setbacks of 7' and 4' in lieu of the required 30' and a front setback for an open projection of 5.4' in lieu of the required 22.5' and to allow 5 parking spaces in lieu of the required 8 spaces.

District: 9th
No. Acres: 0.34

Dear Mr. DiNenna:
No hearing on student population.

Very truly yours,

W. Nick Retovich
W. Nick Retovich,
Field Representative

MICROFILMED

JOSEPH W. MCGOWAN, PRESIDENT
T. HARVARD WELLS, JR., VICE PRESIDENT
MARCUS M. STRAUSS
THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT V. DUBEL, SUPERINTENDENT

OFFICE OF THE TIMES NEWSPAPERS
TOWSON, MD. 21204 November 3 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Henry & Gillian D. Lebrun is published in the following:

Calonsville 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 4th day of November 1977, that is to say, the same was inserted in the issues of November 3, 1977

STROMBERG PUBLICATIONS, INC.
BY *Esther Burge*

MICROFILMED

CERTIFICATE OF PUBLICATION
TOWSON, MD. 21204 November 3 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 3rd day of November 1977, the 3rd day of the month appearing on the 3rd day of November 1977.

THE JEFFERSONIAN
H. Lebrun
Manager

Cost of Advertisement \$.....

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Quadrants date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: LJC	Revised Plans: Change in outline or description Yes No				
Previous case: None	MICROFILMED Map # 78-112-XA				

2-SIGNS 78-112-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Nov. 5, 1977
Posted for: Petitions For a Special Exception & Variance
Petitioner: Henry Lebrun
Location of property: SW COR. OF WASHINGTON & SUSQUEHANNA AVES.
Location of Signs: FRONT 214-216 WASHINGTON AVE.
Remarks: Thomas H. Roland
Posted by: Thomas H. Roland
Date of return: Nov. 10, 1977
MICROFILMED

1-SIGN 78-112-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Dec. 31, 1977
Posted for: Appeal
Petitioner: Henry F. Lebrun
Location of property: SW COR. WASHINGTON AND SUSQUEHANNA AVES.
Location of Signs: FRONT 214-216 WASHINGTON AVE.
Remarks: Thomas H. Roland
Posted by: Thomas H. Roland
Date of return: JAN 6, 1978
MICROFILMED

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

Your Petition has been received * this 26 day of September 1977. Filing Fee \$ 50.00 Received Cash Other

S. Eric DiNenna
Zoning Commissioner
Petitioner: H. Lebrun Submitted by: J. Pynes
Petitioner's Attorney: J. Pynes Reviewed by: LP
* 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. 57382

DATE: Dec. 22, 1977 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED FROM: Baltco. County Retirement Account-John W. Randall, 3rd, People's-School
FOR: Cost of appeal for Henry F. Lebrun 78-112-XA

75.00 REC.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57325

DATE: Nov. 22, 1977 ACCOUNT: 01-662

AMOUNT: \$68.50

RECEIVED FROM: H. Franke Lebrun 111 W. Susquehanna Ave., Towson, Md. 21204
FOR: Advertising and posting of property 78-112-XA

68.50 REC.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57263

DATE: Oct. 31, 1977 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Messrs. Whitford, Taylor, Pravin Tripathi
FOR: Petition for 30' W. Front Setback, 111 W. Chesapeake Ave., Baltimore for Variance & Special Exception for Henry F. Lebrun 78-112-XA

50.00 REC.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 3, 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 successive weeks before the 22nd day of November, 1977, the 59th publication appearing on the 3rd day of November, 1977.

THE JEFFERSONIAN
H. Lebrun
Manager.

Cost of Advertisement, \$ _____

Section 21-1 - Prohibition for Publishing a Newspaper in the State of Maryland. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section.

Section 21-1 - Prohibition for Publishing a Newspaper in the State of Maryland. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section. Any person who publishes a newspaper in the State of Maryland shall be deemed to have accepted the provisions of this section.



TOWSON, MD. 21204 November 3 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Henry Lebrun - H-1355

- 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 4th day of November, 1977, that is to say, the same was inserted in the issues of November 3, 1977

STROMBERG PUBLICATIONS, INC.
BY *Esther Bungee*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GPO Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					9/27	JH				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: LTC Revised Plans: Change in outline or description Yes
Previous case: None Map # NEA A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 day of September 1977. Filing Fee \$ 50.00. Received Check Cash Other

S. Eric Dinwiddie
S. Eric Dinwiddie
Zoning Commissioner

Petitioner H. Lebrun Submitted by J. Pynes
Petitioner's Attorney J. Pynes Reviewed by LE

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

2-SIGNS 78-112-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Nov. 5, 1977
Posted for: PETITIONS FOR A SPECIAL EXCEPTION & VARIANCE
Petitioner: HENRY F. LEBRUN
Location of property: SW COR. OF WASHINGTON & SUSQUEHANNA AVES.
Location of Signs: FRONT 214-216 WASHINGTON AVE.
Remarks: _____
Posted by: Thomas K. Poland Signature Date of return: Nov. 10, 1977

1-SIGN 78-112-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Dec. 31, 1977
Posted for: APPEAL
Petitioner: HENRY F. LEBRUN
Location of property: SW COR. WASHINGTON AND SUSQUEHANNA AVES.
Location of Signs: FRONT 214-216 WASHINGTON AVE.
Remarks: _____
Posted by: Thomas K. Poland Signature Date of return: JAN. 6, 1978

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

No. 57263
DATE: Oct. 31, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED Henry F. Lebrun
FROM: 8 Johnston 303 W. Fawn Ave. Towson, Md. 21204
FOR: Petition for Variance & Special Exception for Henry F. Lebrun - #78-112-XA
VALIDATION OR SIGNATURE OF CASHIER

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

No. 57382
DATE: Dec. 22, 1977 ACCOUNT: 01-662
AMOUNT: \$75.00
RECEIVED Balto. County Disbursement Account - John W. Hession, 3rd, People's Council
FROM: _____
FOR: Cost of Appeal for Henry F. Lebrun #78-112-XA
VALIDATION OR SIGNATURE OF CASHIER

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

No. 57325
DATE: Nov. 22, 1977 ACCOUNT: 01-662
AMOUNT: \$68.50
RECEIVED H. Frances Lebrun 111 W. Susquehanna Ave., Towson, Md. 21204
FROM: _____
FOR: Advertising and posting of property #78-112-XA
VALIDATION OR SIGNATURE OF CASHIER



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

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REV'SIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	NE 107A
Topographic	4-11-70			
INC		DATE OF PHOTOGRAPHY		
		APRIL 1983		

Topography Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION, PHILADELPHIA, PA

10-10-67



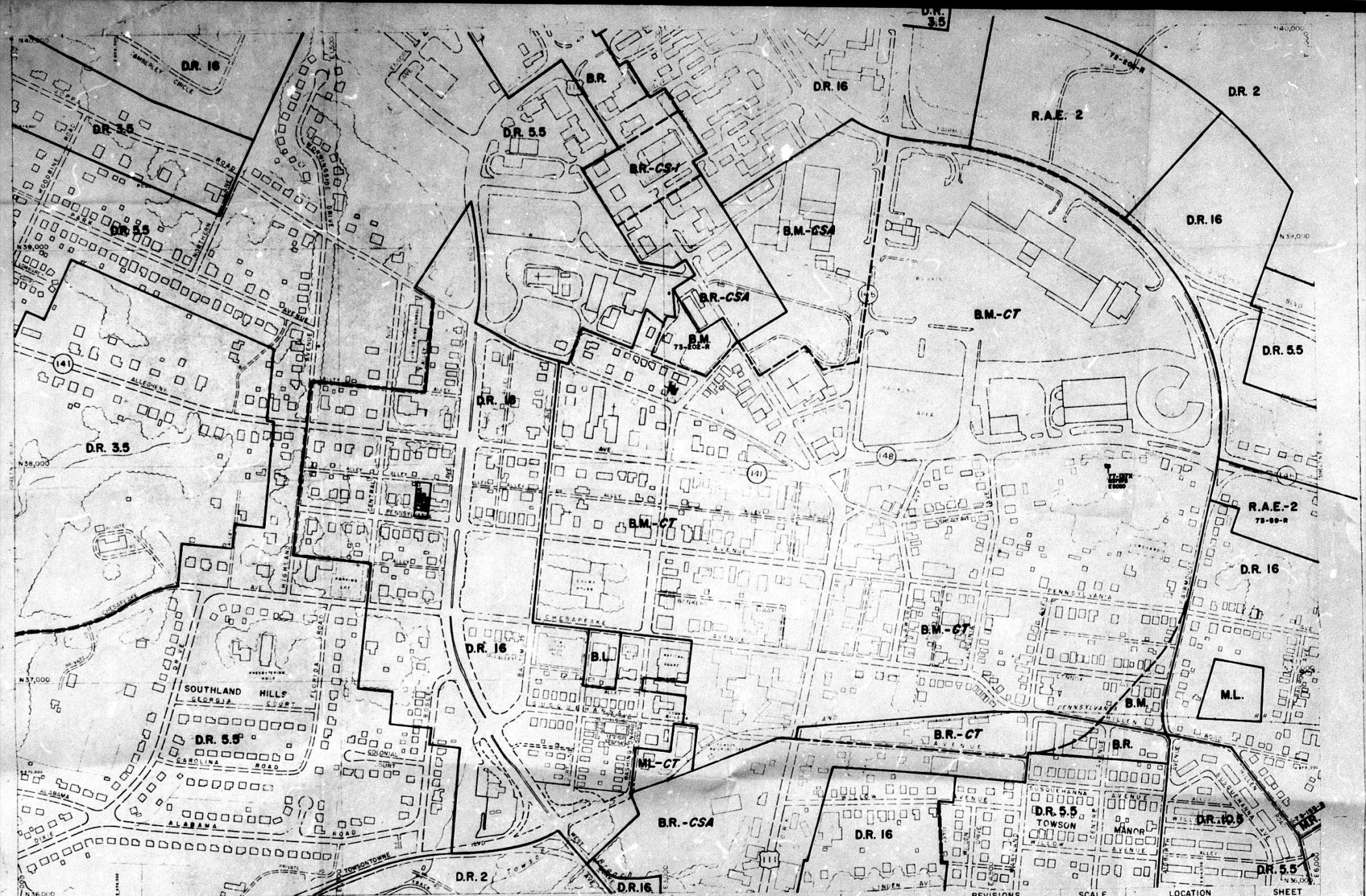
O-NE N-NW
S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	107A
MAPS	4-11-70			
DATE OF PHOTOGRAPHY				
APRIL 1953				
Topography Compiled By Photogrammetric Methods				
AERO SERVICE CORPORATION - PHILADELPHIA, PA.				
MICROFILMED				

107A-67



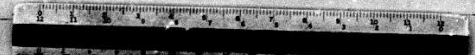
O-NE N-NW
S-SE R-SW

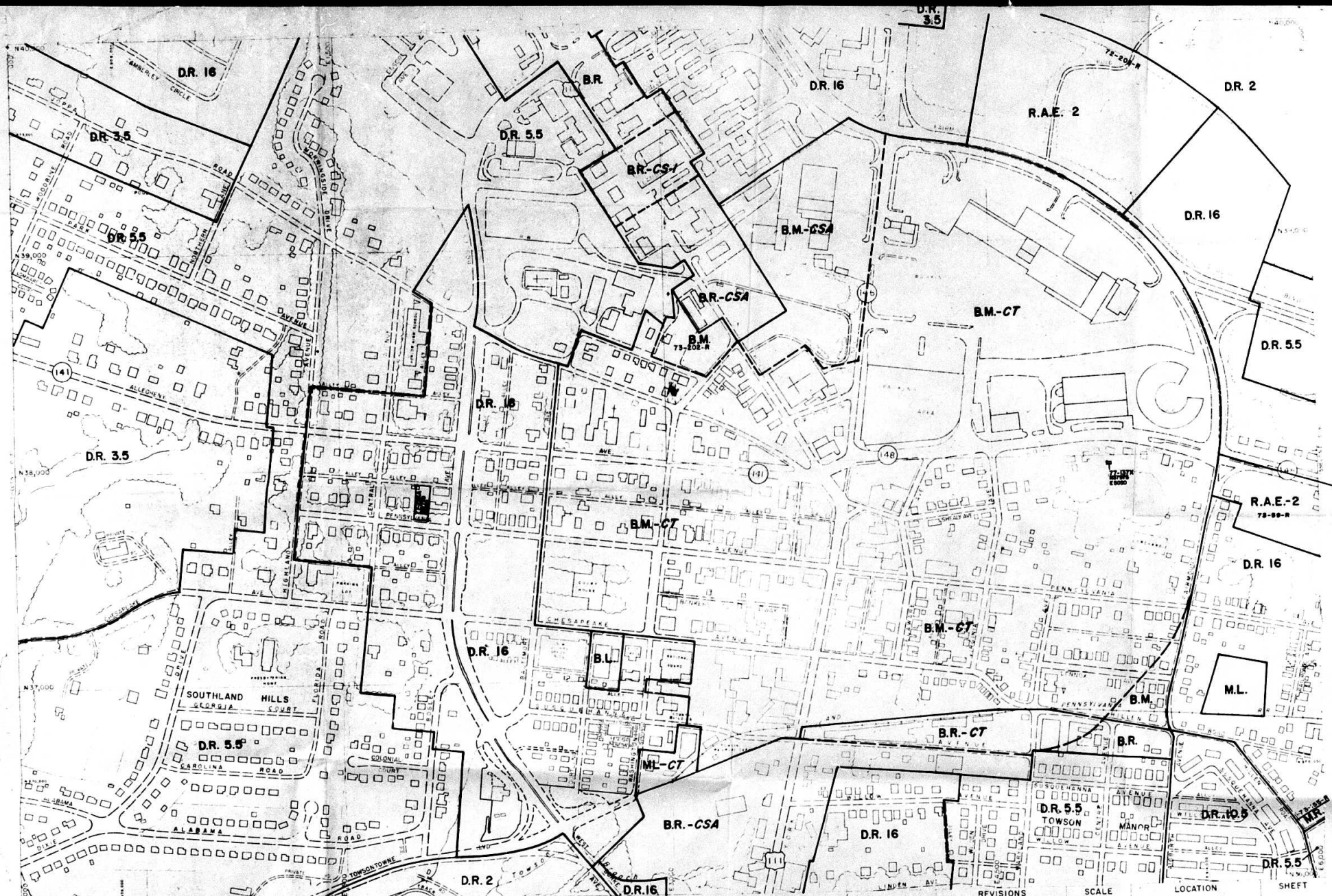
1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

PHOTOGAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	NE 10-A
Photometric	4-70			
		DATE OF PHOTOGRAPHY		
		APRIL 1969		

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.





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

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
BALTIMORE COUNTY COUNCIL

PHOTOGAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	TOWSON	NE
PHOTOGAMMETRIC	DATE OF PHOTOGRAPHY		10-A
	APRIL 1963		

MICROFILMED





15 - 4 NE

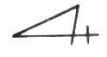


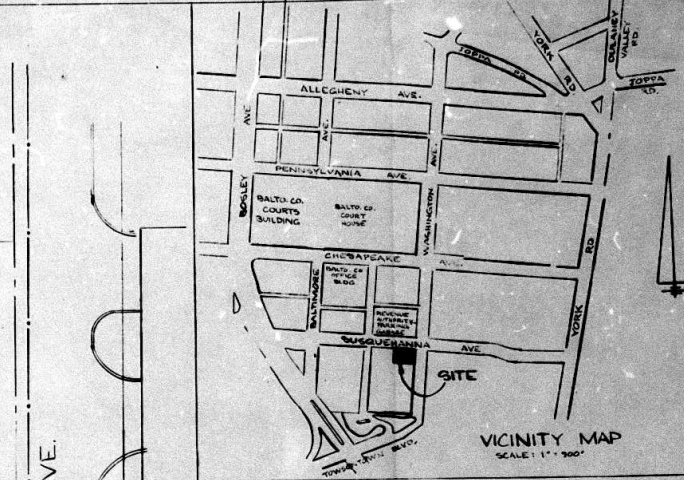
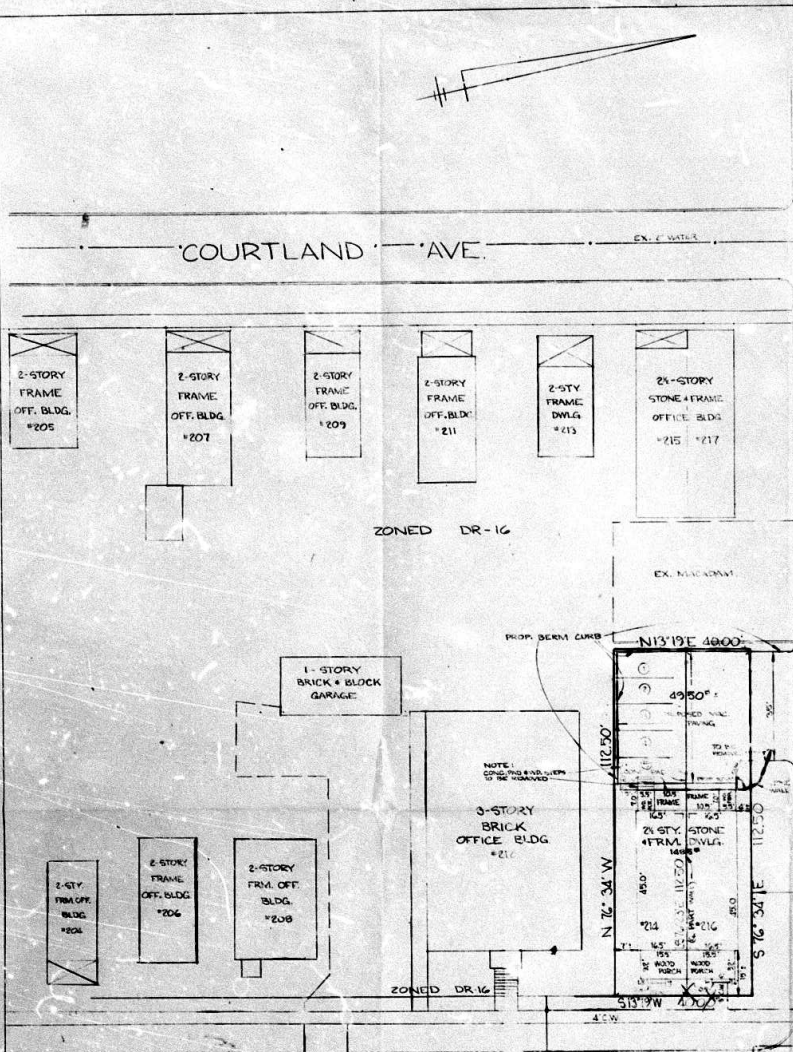
15-4

15-4 NE



UNCLASSIFIED





APPLICATION IS MADE FOR BUSINESS PARKING IN A RESIDENTIAL ZONE UNDER SECTION 407.4 OF THE BALTO. CO. ZONING ORDINANCE. IF THE ZONING COMMISSIONER CHOOSES TO ISSUE A USE PERMIT FOR THE USE OF 214+216 WASHINGTON AVENUE FOR PARKING AREA, THE APPLICANT AGREES THAT SUCH USE MUST BE CONDITIONED AS FOLLOWS:

- 1) 214 WASHINGTON AVE. JOINS 216 WASHINGTON AVE. & HAS COMMON OWNERSHIP. ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
- 2) NO LOADING SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
- 3) LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, & INTENSITY AS REQUIRED.
- 4) SCREENING BY WALL, FENCE, PLANTING, AND/OR OTHERWISE WILL BE PROVIDED AS DETERMINED ADVISABLE BY THE OFFICE OF PLANNING.
- 5) A PAVED SURFACE, PROPERLY DRAINED, WILL BE PROVIDED.
- 6) THIS PLAN SHOWS PARKING ARRANGEMENT VEHICLE ACCESS.
- 7) PARKING IS INTENDED FOR USE IN CONJUNCTION WITH THE OFFICES AT 214+216 WASHINGTON AVE. & WILL BE ALLOWED DURING NORMAL BUSINESS HOURS ONLY.
- 8) METHOD & AREA OF OPERATION, PROVISIONS FOR MAINTENANCE, & PERMITTED HOURS OF USE WILL BE REGULATED AS REQUIRED.

REVENUE AUTHORITY
PARKING GARAGE

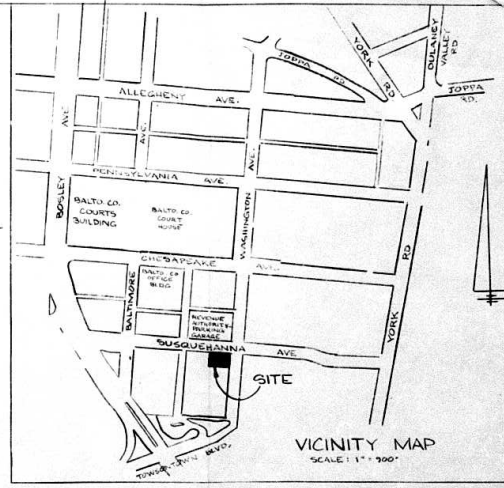
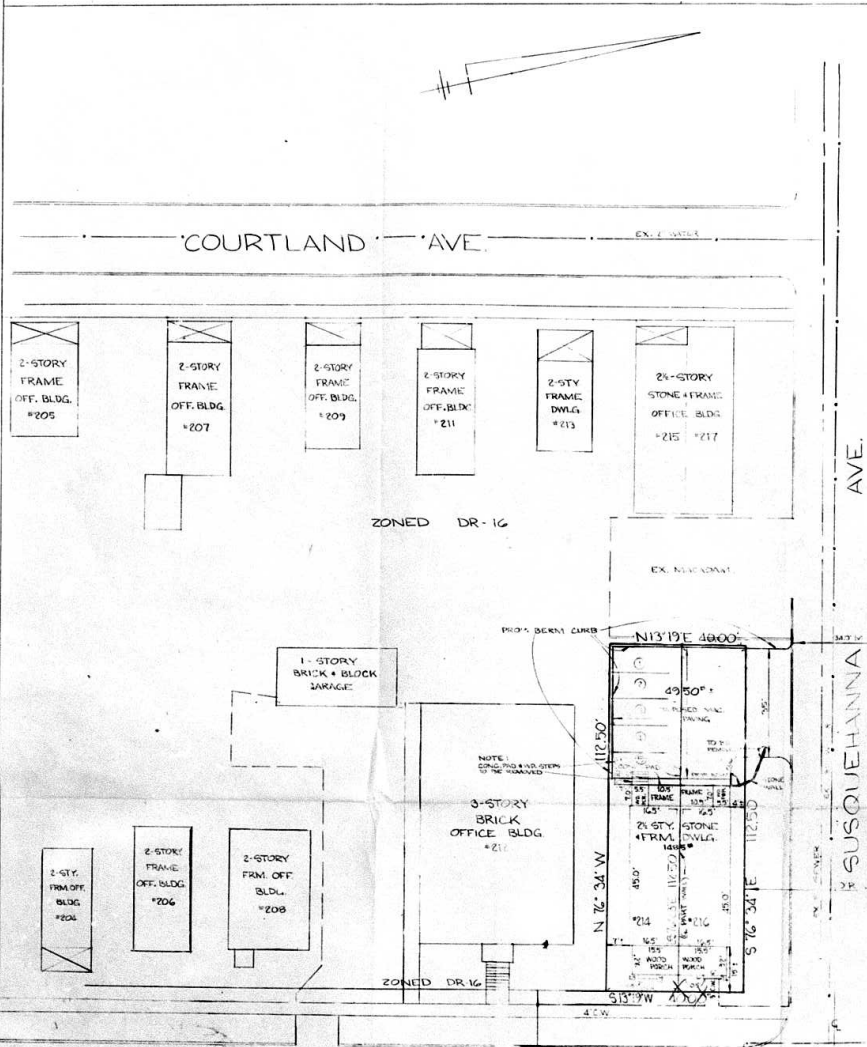
SECTION 409 PARKING REQUIREMENTS:

1) SPACES REQUIRED - 214+216 WASHINGTON AVE.
1 st FLOOR $\frac{1400 \times 300}{300} = 0$ SPACES
2 nd FLOOR $\frac{1400 \times 300}{300} = 3$ SPACES
2) SPACES PROVIDED AT 214+216 = 3

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING FOR OFFSTREET PARKING IN THE RESIDENTIAL ZONE AND SPECIAL EXCEPTION ZONING: DR-16 (EXCEPT AS NOTED) 9th ELECTION DISTRICT BALTIMORE COUNTY, MD SEPT. 16, 1977 SCALE: 1" = 20'

HUDKINS ASSOCIATES, INC.
200 E. JOPPA RD.
TOWSON, MARYLAND 21284
845-9060

DATE: 8/22/77
SECTION: 9
BY: JHD
TR: JHD
SCALE: 1" = 20'
TYPED BY: JHD

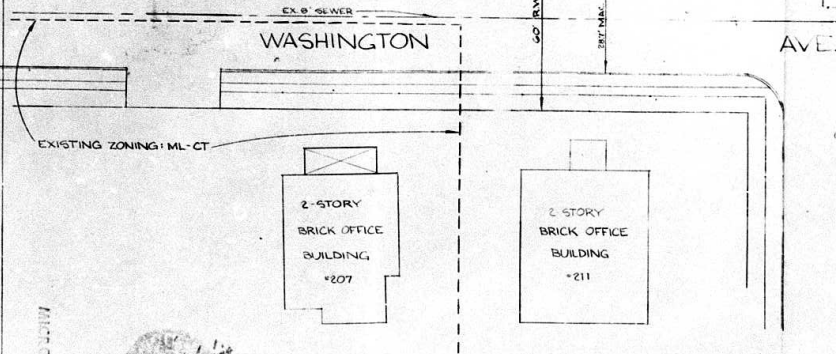


VICINITY MAP
SCALE: 1" = 200'

APPLICATION IS MADE FOR BUSINESS PARKING IN A RESIDENTIAL ZONE UNDER SECTION 409.4 OF THE BALTO. CO ZONING ORDINANCE. IF THE ZONING COMMISSIONER CHOOSES TO ISSUE A USE PERMIT FOR THE USE OF 214+216 WASHINGTON AVENUE FOR PARKING AREA, THE APPLICANT AGREES THAT SUCH USE MAY BE CONDITIONED AS FOLLOWS:

- 1) 214 WASHINGTON AVE. JOINS 216 WASHINGTON AVE. & HAS COMMON OWNERSHIP.
- 2) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
- 3) NO LOADING SERVICE OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
- 4) LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, INTENSITY AS REQUIRED.
- 5) SCREENING BY WALL, FENCE, PLANTING, AND/OR OTHERWISE WILL BE PROVIDED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING.
- 6) A PAVED SURFACE, PROPERLY DRAINED, WILL BE PROVIDED.
- 7) THIS PLAN SHOWS PARKING ARRANGEMENT & VEHICLE ACCESS.
- 8) PARKING IS INTENDED FOR USE IN CONJUNCTION WITH THE OFFICES AT 214+216 WASHINGTON AVE. & WILL BE ALLOWED DURING NORMAL BUSINESS HOURS ONLY.
- 9) METHOD & AREA OF OPERATION, PROVISION FOR MAINTENANCE, & PERMITTED HOURS OF USE WILL BE REGULATED AS REQUIRED.

REVENUE AUTHORITY
PARKING GARAGE



SECTION 409 PARKING REQUIREMENTS:

1) SPACES REQUIRED - 214+216 WASHINGTON AVE.	
1 st FLOOR	$\frac{1485 \text{ SQ. FT.}}{300} = 5 \text{ SPACES}$
2 nd FLOOR	$\frac{1485 \text{ SQ. FT.}}{500} = 3 \text{ SPACES}$
2) SPACES PROVIDED AT 8'4" x 18' =	5

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING FOR OFFSTREET PARKING IN THE RESIDENTIAL ZONE AND SPECIAL EXCEPTION FOR OFFICES.
EXISTING ZONING: DR-16 (EXCEPT AS SHOWN)
9th ELECTION DISTRICT BALTIMORE COUNTY, MD.
SEPT. 16, 1977 SCALE: 1" = 20'

HUDKINS ASSOCIATES, INC.
200 E. JOPPA RD.
TOWSON, MARYLAND 21284
825-1060

MAP NO. 211
REVISION
DATE 9/27/77
BY
FINAL

