

PETITION OR VARIANCE FROM ZONING REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hilda & Gudman Gray, legal owner(s) of the property situated 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 reclassified, pursuant to the Zoning Law of Baltimore County, from as _____ zone to as _____ zone, for the following reason:

Building is existing and the setbacks are deficient.

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 _____ office space in a D.R. 16.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Legal Owner

Address: 4 Parks Ave.

Petitioner's Attorney

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of February, 1977, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hilda & Gudman Gray, legal owner(s) of the property situated 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 1002.2B V.B.2 to permit a side yard setback of 20-feet and 7-feet in lieu of the required 25-feet and a front yard setback of 21-feet in lieu of the required 30-feet.

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

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Contract purchaser

Legal Owner

Address: 4 Parks Ave. Cockeysville, Md.

Petitioner's Attorney

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of February, 1977, at 10:00 o'clock A.M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, G. L. Gray, legal owner of the property situated in Baltimore County, the property outline of which is shown to scale, complete with dimensions and dimensions on 800 FT. SCALE MAPS, which are attached hereto, hereby make application to file for a Special Exception to use the herein described property for _____ office space in a D.R. 16.

OFFICE

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.272 AC. DEED REF. 2676/465

GRAVING

BUILDING SIZE

GROUND FLOOR 32.3 x 238 AREA 1112

NUMBER OF FLOORS 1 TOTAL HEIGHT 18.5

FLOOR AREA RATIO 1 TOTAL FLOOR AREA DIVIDED BY SITE AREA 1.0

BUILDING USE

GROUND FLOOR Office OTHER FLOORS N/A

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 6 OTHER FLOORS N/A TOTAL 6

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 3,440

(Paved area may be estimated by multiplying required number of spaces by 560)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed: G. L. Gray Legal Owner

Address: 4 Parks Ave. Cockeysville, Md.

DATE: June 16, 1978

CHIEF, BALTIMORE COUNTY PLANNING BOARD

DATE: June 16, 1978

CHIEF, BALTIMORE COUNTY PLANNING BOARD

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CHIEF, BALTIMORE COUNTY PLANNING BOARD

DATE: June 16, 1978

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

PETITION FOR VARIANCE : OF BALTIMORE COUNTY

N/S of Parks Ave. 138.86' E of : Yolk Rd., 8th District

GUDMAN GRAY, et ux, Petitioners : Case No. 78-154-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.

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 11th day of January, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Gudman Gray, 4 Parks Avenue, Cockeysville, Maryland 21030, Petitioners.

DATE: June 16, 1978

CHIEF, BALTIMORE COUNTY PLANNING BOARD

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DATE: June 16, 1978

CHIEF, BALTIMORE COUNTY PLANNING BOARD

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-2300

S. ERIC DINENNA
ZONING COMMISSIONER

May 10, 1978

Mr. & Mrs. Gudman Gray
4 Parks Avenue
Cockeysville, Maryland 21030

RE: Petitions for Special Exception and Variances
N/S of Parks Avenue, 138.86' E of York Road - 8th Election District
Gudman Gray, et ux - Petitioners
NO. 78-154-XA (Item No. 108)

Dear Mr. & Mrs. Gray:

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

Very truly yours,

George J. Martiniak
Deputy Zoning Commissioner

GJM/jhm

Attachment

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

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 813-3008

June 9, 1977

RESIDENCE: 771-4292

Description to Accompany Petition for Special Exception for Offices

Beginning for the same at a point on the north side of Parks Avenue at a distance of 138.86' northeasterly at an intersection formed by the east side of York Road and the north side of Parks Avenue thence leaving the north side of Parks Avenue and binding on the center of the alley as shown on Plat #2 of Timonium Heights and recorded among the Land Records of Baltimore County; in Liber WOC 7 part 1, folio 15 N 12°31' W 98.44' thence leaving the aforesaid alley and running on the outlines of lot 26, 27 and 28 the two following courses and distances: 1) N 77°25' E 66.00' and 2) S 12°31' E 129.04' to the north side of Parks Avenue running thence and binding on the north side of Parks Avenue N 77°24' W 72.74'. Containing 0.172 Acres of land more or less. Being lots 26, 27 and 28 as shown on Plat # Timonium Heights and recorded among the Land Records of Baltimore County.

E. F. Raphael
EUGENE F. RAPHAEL
Reg. Prof. Land Surveyor
No. 82246



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: January 16, 1978

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 78-154-XA, ITEM #108.

Petition for Special Exception for Offices and Office Building
Petition for Variance for Frontland Side Yards.
North side of Parks Avenue 138.86 feet East of York Road
Petitioner - Hilda Gray and Gudman Gray

8th District

HEARING: Wednesday, February 1, 1978 (10:00 A.M.)

Office use would be appropriate here. If granted, the order should limit approval to conversion of the existing structure. Further, it is suggested that details of landscaping, reviewed by the Division of Current Planning and Development Design, be incorporated in said order.

Leslie H. Graef
Director of Planning

LHG:JGHmw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-2301

S. ERIC DINENNA
ZONING COMMISSIONER

September 20, 1977

G.L. Gray
1 Park Ave.
Baltimore, Md. 21204

RE: Interim Development Control Act (IDCA) Application #77-22-X

Dear Mr. Gray:

THORNTON M. MOURING, P.E.
DIRECTOR

December 27, 1977

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

Re: Item #108 (1977-1978)

Property Owner: Hilda & Gustav Gray
N/S Parks Ave. 138.86' E York Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
(IDCA 77-22X) and Variance to permit a side setback
of 21' 7" in lieu of the required 25' and a front
setback of 21' in lieu of the required 30'.
Acre: 0.172 District: 8th

Dear Mr. DiHenna:

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 provided in connection with the Zoning Advisory Committee review for Item #308 (1969-1970), of which this property is a part, and for Items #178 (1972-1973) and #30 (1976-1977) for the other portion of that overall site. The Bureau of Public Services also supplied comments October 28, 1973 in connection therewith for Commercial Building Permit 1232-73. Those various comments are also referred to for your consideration.

Highways:

Parks Avenue (and Monroe Street), existing public roads, are proposed to be improved in the future as 30-foot closed section roadways in the vicinity of this site, on 50-foot rights-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The status of the 12-foot alley is unknown and assumed to be a residential alley. To satisfactorily accommodate vehicular movements to be generated in the area, this alley must be reconstructed in the future in accordance with Baltimore County Standards to provide a pavement width as required by the Department of Public Works (minimum 20 feet wide on a 22-foot right-of-way. Right-of-way widening, including any necessary reversible easements for slopes will be required to accomplish the improvement of the alley.

Highways: (Cont'd)

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

Sediment Control:

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

Storm Drainage:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water and sanitary sewerage are serving this property.

Very truly yours,

Edw. M. Diver
ELLENOR M. DIVER, P.E.
Chief, Bureau of Engineering

ENR:EAM:FRS

cc: R. Morton

S-NE Key Sheet
59 NW 4 Top. Sheet
NW 15 A Topo
51 Tax Map

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

December 14, 1977

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

Dear Mr. DiHenna:

The following are comments on Item # 108 - Zoning Advisory Committee Meeting of November 29, 1977

Property Owner: Hilda & Gustav Gray

Location: N/S Parks Ave. 138.86' E York Rd.

Acre: 0.172

District: 8th

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

Very truly yours,

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

TED/ES/pjs

SEC 35 118

STEPHEN E. COLLINS
DIRECTOR

January 30, 1978

Mr. S. Eric DiHenna
Zoning Commissioner
County Office Building
First Floor
Towson, Maryland 21204

Item No. 108 - ZAC - November 29, 1977

Property Owner: Hilda & Gustav Gray
Location: N/S Parks Ave. 138.86' E York Rd.
D.R. 16
Existing Zoning: Special Exception for offices (IDCA 77-22-X)
Proposed Zoning: and Variance to permit a side setback of 21' 7" in lieu of the required 25' and a front setback of 21' in lieu of the required 30'.
Acre: 0.172
District: 8th

Dear Mr. DiHenna:

The requested Special Exception for offices is not expected to be a major traffic generator.

Very truly yours,

Michael S. Flinnigan
Michael S. Flinnigan
Traffic Engineer Associate

MSF/hms

JOHN D. SEVITT
DIRECTOR

December 8, 1977

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

Dear Mr. DiHenna:

Comments on Item # 108 Zoning Advisory Committee Meeting, November 29, 1977 are as follows:

Property Owner: Hilda & Gustav Gray
Location: N/S Parks Ave. 138.86' E York Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-22-X) and Variance to permit a side setback of 21' 7" in lieu of the required 25' and a front setback of 21' in lieu of the required 30'.
Acre: 0.172
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes, Maryland State Code for the Handicapped and code.
- ☒ 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' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- ☒ F. Alteration permit to upgrade building to business use code requirement may be needed.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burroughs
Charles E. Burroughs
Plans Review Chief
CBB:rrj

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Hilda & Gustav Gray

Location: N/S Parks Ave. 138.86' E York Road

Item No. 108 Zoning Agenda Meeting of 11/29/77

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "m" 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 _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (m) 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: *John D. Seivitt*
John D. Seivitt
Special Inspection Division

Noted and
Approved: *Charles E. Burroughs*
Charles E. Burroughs
Plans Review Chief
CBB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 28, 1977

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

Z.A.C. Meeting of: November 29, 1977

RE: Item No: 108
Property Owner: Hilda & Gustav Gray
Location: N/S Parks Ave. 138.86' E York Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-22-X) and Variance to permit a side setback of 21' 7" in lieu of the required 25' and a front setback of 21' in lieu of the required 30'.

District: 8th
No. Acres: 0.172

Dear Mr. DiHenna:

No bearing on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski,
Field Representative

JOSEPH M. MCDONALD, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS M. ECKHART

THOMAS H. RYAN
MRS. LOREANNE P. FORCUM
ROGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORICK
MRS. JUDITH A. SMITH, JR.
RICHARD W. TRACY, D.V.M.

TO: The Honorable Eric DiMenna
Zoning Commissioner
Baltimore County Office Building
100 West Susquehanna Avenue
Towson, Maryland, 21204

PETITION: 4 Parks Avenue
Request for Special Exception in DR 16 Zone (Office Use)

PETITIONER: Mr. Hilda Gray, Owner
4 Parks Avenue
Timonium, Maryland 21093

SUMMARY OF FACTS

The request for special exception is based on the following facts:

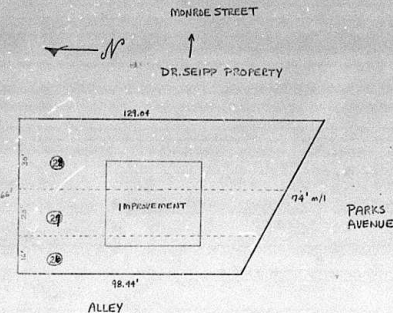
- 1) The property is no longer situated in a residential neighborhood. Surrounding the property are other office buildings and/or other commercial enterprises. In the southwest corner is a vacant gas station which has been purchased by a banking institution for a drive-in branch operation on this land is DR. To the north of this station along York Road are commercial strip stores (DR zoning) and another gas station (Hess - DR zoning). To the direct north of the property is vacant land zoned DR 16 and to the east (6 Parks Avenue) is an office building operated by Dr. Seipp. Further east along Parks Avenue is the Julia Professional Office Building. Subject property is the only residential pocket in the immediate vicinity and to maintain the zone (DR 16) without special exception would create a hardship on Mrs. Gray.
- 2) The property meets all the tests of the DCA. Adequate water and sewer facilities run to the property. A 6" water main runs along Parks Avenue and 8" sewer mains run along Parks Avenue and in the alley behind the property. Water run-off can be controlled on-site. Additionally, Padonia Road, the nearest critical intersection, has been re-classified by the Department of Traffic Engineering from a level "D" intersection to a level "D" intersection effective June 1977.
- 3) While the site could not be developed profitably as an office site by itself, it is adjacent to vacant land and the southern tip of an entire DR 16 zone. In combination with tangential properties, the site would be an attractive location for an office building.
- 4) The Office of Planning & Zoning has indicated that this and other properties in the Parks Avenue area should be used for office space. The allocation of this area to this use will prevent encroachment into other areas, particularly residential communities.
- 5) Considering all of the above, the property is no longer fit for strict residential usage. Without the special exception, the highest and best use would be for apartments and this is not feasible economically or from a good zoning practice (next to highest commercial use where few people, if any, would like to live).

Enclosed is a tax map of the property, a site plan detailing surrounding property, and water and sewer maps which support the above contentions.

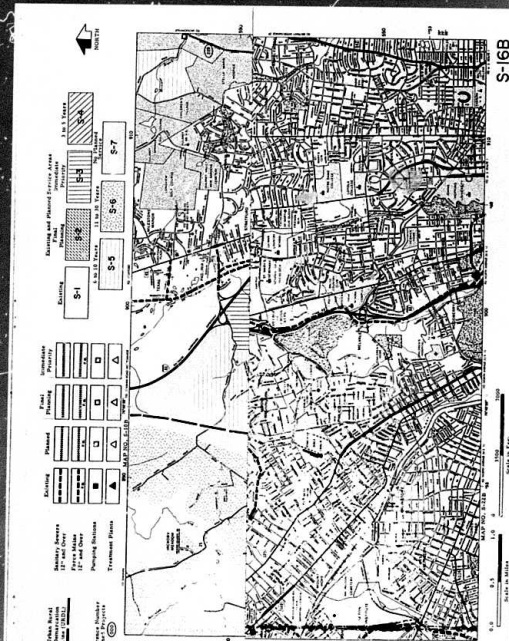
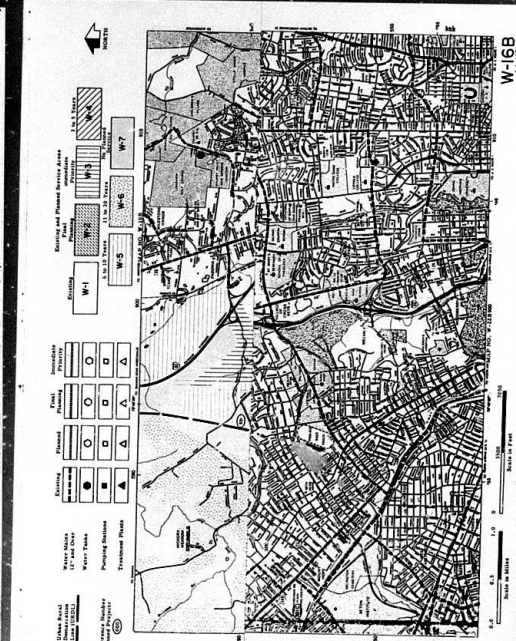
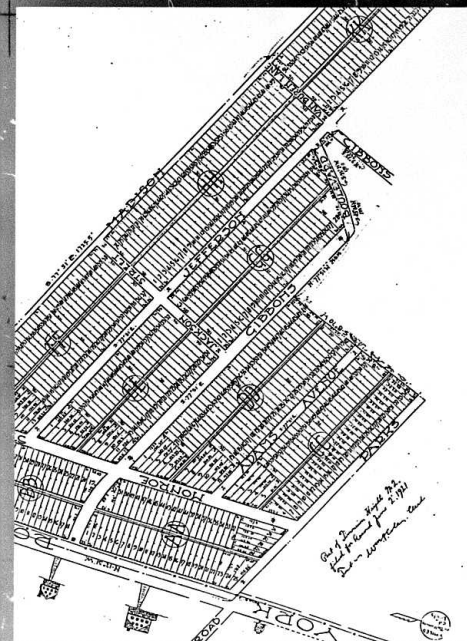
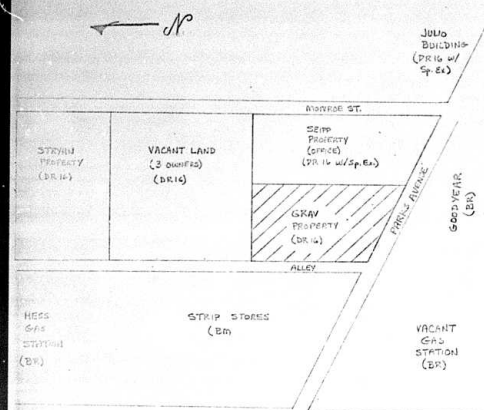
Petitioner respectfully requests that the petition for special exception be granted. Similarly, due to the financial hardships of the family, this is a hardship case.

Due to the surrounding commercial glut, the property is no longer fit for residential consumption at any density, even apartment living. The land by itself is not large enough to accommodate multiple-family living and must be used in connection with adjoining vacant land or Dr. Seipp's property to be economically valuable. The surrounding vacant land is not large enough to return sufficient dollars on an apartment complex, leaving office zoning as the only viable alternative, outside reclassification into commercial zoning which we have no intention of requesting at this time.

Section: AA
Lots 26-27-28
Scale: 1 in. = 10'



Section: AA & CC
Scale: 1 in. = 20'



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 12 19 78

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION & VARIANCE -
Hilda Gray and Gudman Gray
was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
13th day of November, 1978, that is to say, the same
was inserted in the issues of January 12, 1978

STROMBERG PUBLICATIONS, INC.
By *Edith Singer*

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one successive weeks before the 13th day of
November, 1978, that is to say, the same
was inserted in the issues of January 12, 1978

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 March 1, 19 78

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION & VARIANCE
was inserted in the following: GUDMAN GRAY

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

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
2 day of March 1978, that is to say, the same
was inserted in the issues of Mar. 2, 1978

STROMBERG PUBLICATIONS, INC.
By *Edith Singer*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 2, 1978

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one successive weeks before the 2nd day of
March, 1978, that is to say, the same
was inserted in the issues of March 2, 1978

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8A Date of Posting: 1-12-78

Posted for: Harry M. Gray, 14 1978 to Hilda Gray

Petitioner: Hilda Gray

Location of property: NIS. p. 14, 1978 to Hilda Gray

Location of Sign: 2 signs, 14 1978 to Hilda Gray

Remarks:

Posted by: Mark H. Jones Date of return: 1-19-78

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8A Date of Posting: 3-2-78

Posted for: Harry M. Gray, 14 1978 to Hilda Gray

Petitioner: Hilda Gray

Location of property: NIS. p. 14, 1978 to Hilda Gray

Location of Sign: 2 signs, 14 1978 to Hilda Gray

Remarks:

Posted by: Mark H. Jones Date of return: 3-2-78

PETITION MAPPING PROGRESS SHEET

FUNCTION	Map		Original		Duplicate		Testing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>PH</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case: <u>74-1X 71 5514</u>	Map #									

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

Your Petition has been received * this 8 day of
March 1978. Filing Fee \$ 50 Received ☒ Check
☐ Cash
☐ Other

S. Eric Binkman
Zoning Commissioner

Petitioner Hilda & Gudman Gray Submitted by Hilda Gray

Petitioner's Attorney PH Reviewed by PH

* 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. 65513

DATE: March 20, 1978 ACCOUNT: 01-662

AMOUNT: \$129.25

RECEIVED FROM: Hilda L. Gray & Patsy Ave., Cockeysville, Md.

FOR: Advertising and posting of property

78-151-XA

841 APR 40 12925 MC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 57395

DATE: Jan. 5, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: Harry C. Miller, Sparks, Md. 21150

FOR: Petition for Special Exception and Variance for

Gudman Gray

78-151-XA

8304 APR 10 5000 MC

VALIDATION OR SIGNATURE OF CASHIER



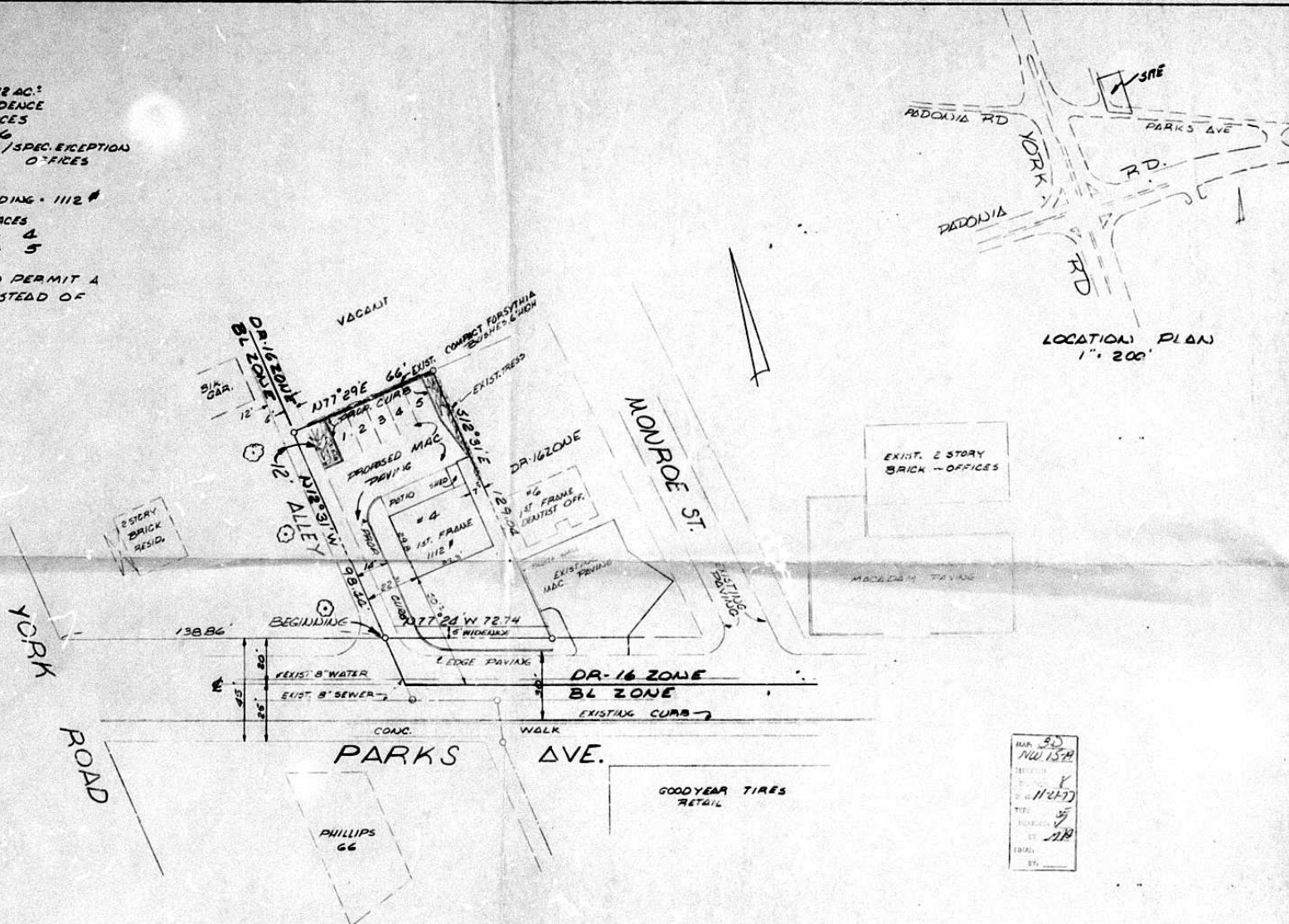
GENERAL NOTES

AREA OF PROPERTY 0.172 AC.
 EXISTING USE RESIDENCE
 PROPOSED USE OFFICES
 EXISTING ZONE DR-16
 PROPOSED ZONE DR-16 / SPEC. EXCEPTION
 O-FICES

PARKING DATA

TOTAL FLOOR AREA OF BUILDING 1112
 1 SPACE/300' 4.3 SPACES
 TOTAL SPACES REQUIRED 4
 TOTAL SPACES PROVIDED 5

VARIANCE REQUESTED TO PERMIT A
 SIDE YARD OF 7' & 22' INSTEAD OF
 THE REQUIRED 25'



E. F. RAFFEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY ZONING PETITION

#4 PARKS AVE.

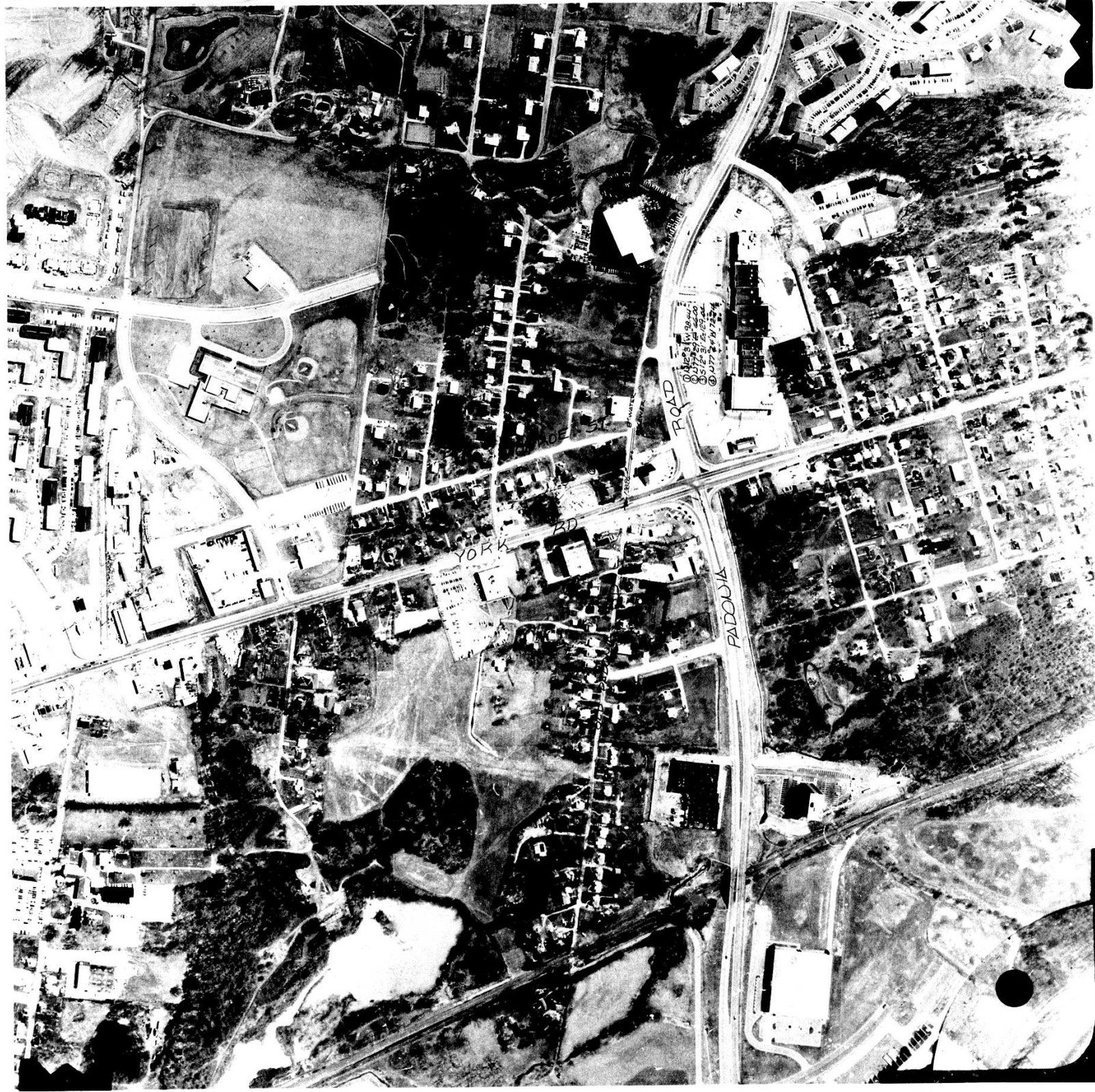
8TH ELECT DIST.

BALTO. CO. MD.

SCALE 1" = 30'

JUNE 9, 1977

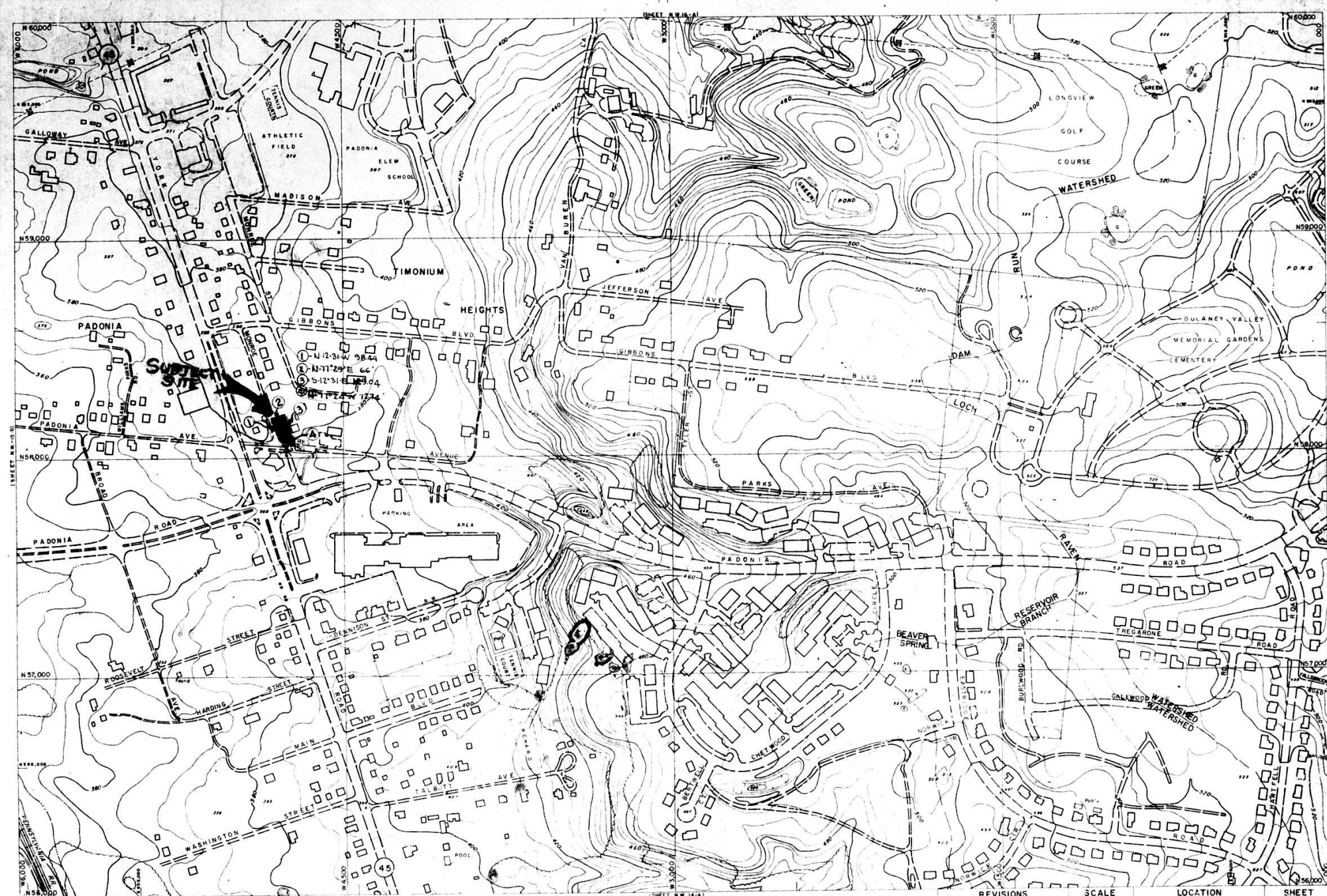
1148-B



4

14-16

SW



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

S-NE R-NW
V-SE U-SW

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PADONIA	NW 15-A
Topographic	MAPS, INC 4-11-70			
DATE OF PHOTOGRAPHY		APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				

