TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Romald J. teslash and
I. or ma. Barkadon. S. Picklash.
legal owner S of the property shade in Bellinore
Countr and which is described in the description and plat stateds between made a part harved.
Heavy profitted (I then the nooing attends or the harvine described prompt) the challaction.

The state of the s

County, to use the herein described property, for living quarters in a cormercial

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

1. or we, agree to pay expenses of above re-classification and/or Special Exception advertible, otc., upon filing of this petition, and further agree to and use to be bound by the soning grations and restrictions of Baltimere County adopted pursuant to the Zoning Low for Baltimere.

, 197 8, that the subject inatter of this polition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circuit into through-out Bultimore County, that property be rooted, and that the public hearing be had before the Zoning Commissioner of Editimore County in Room 106, County Office Building in Towson, Baltimore

, 1978 at 1100 o'clock



1:00 P 5/1/18

ot

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Sric Dillenna, Zoning Commissioner Date April 28, 1978

FROM Leslie H. Graef, Director of Planning

SUBJECT Petition #78-234-X. Petition for Special Exception for Living Quarters in 3 Commercial Building Mest Side of S. Marlyn Avenue, 850' S. of Woodlyn Road Petitioners - Ronald J. Welsh and Darlene S. Welsh

15th District

HEARING: Norday, May 1, 1978 (1:00 P.M.)

If the petitioners' req est is granted, details of landscaping should be prepared and submitted to the Current Planning and Development Division for review and approval prior to the issuance of a building permit.

RE: PETITION FOR SPECIAL EXCEPTION W/S of S. Marlyn Ave., 850' S of Woodlyn Rd., 15th District

. REFORE THE ZONING COMMISSIONER

RONALD J. WELSH, et ux, Petitioners : Cose No. 78-234-X

......

ORDER TO ENTER APPEARANCE

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

John W. Hessian, III People's Coursel County Office Building Towron, Maryland 21204 424-2188

I HEREBY CERT! Ty that on this 18th day of April, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Ronald J. Welsh, 821 Dorsey Avenue. Baltimore, Maryland 21221, Petitioners,





PALTIMORE COUNTY

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

FRANK S. LEE

Resident Land Surgary

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

No. 624 S. Marlyn Avenue 15ht District Baltimore County, Maryland

Beginning for the same on the west side of S. Marlyn Avenue at the distance of 850 feet more or less measured along the west side of S. Marlyn Avenue from the center line of Woodlyn Road, and thence running and binding on the west side of S. Marlyn Avenue South 6 degrees 00 minutes East 75 feet, thonce leaving S. Marlyn Avenu for three lines of division as follows: South 84 degrees 00 minutes West 190 feet, North 6 de moss (O minutes West 75 feet and North 84 degrees 00 minutes Rest 190 feet to the place of beginning.

Containing 14,250 square feet of land.

hir. & Mrs. Romald J. Welsh SEI Dorsey Avenue Baltimore, MEXICATION COUNTY OFFICE OF PLANNING & ZONING

Petitioner Roseld J. & Darlene S. Weigh Petitioner's Attorney

County Office Building 111 W. Chesapeake Ave. Towson, Haryland 21204

Your Petition has been received and accepted for filing this 14th day of March 1978.



May 1, 1978

Mr. & Mrs. Ponald J. Welsh 821 Dorsey Avenue Baltimore, Maryland 21221

> RW Petition for Special Exception W/S of South Marlyn Agenue, 850 S of Woodlyn Road - 15th Election District Ronald J. Welsh, et ux -NO. 78-234-X (Item No. 173)

Dear Mr. and Mrs. Welsh

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

Very truly yours ERIC DI NENNA

SED/ihm

cc: John W. Hessian, III, Esquire



Ben # 173

battimore counts office of planning

April 28, 1978

78.234

Mr. Eric S. DiNenna, Zoning Commissione Zuning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 2120

Dear Mr. DiNanna

Comments on Irem \$173, Zoning Advisory Committee Meeting, March 14, 1978, cre as follows:

Property Covers Read J and Darlens S, Welsh Location, W.S, Seetyn Averous 850° S, Woodlyn Roud Eskiring Zenings. Proposed Zonings. Special Exception for living quarters in a commercial building District. 15th.

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the approprieness 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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours, gohn declarthe

John L. Wimbley

Planner III
Current Planning and Develop

Persons to the advertisement, pesting of property, and public basing on the Minima Ratition in It appear of that by reason of the requirements of Section 102.1, in the Ratitionopa. County Zening Regulations having bean more. of this Order, subject to the approval of a site plan by the Department of the Works and the Office of Planning and Zonigh 197 ., that the above ro-classification be and the same is hereby Zoning Commissioner of Baltimore County

AND OR SPECIAL EXCEPTIONS

Item #173 (1977-1978)

The Party Commany Royald J. & Darlene S. Welsh Property Owner: Page 2 April 5, 1978 Storm Drains: (Cont'd)

The U.S. Department of Housing and Urban Development F.I.A. Hap 67 indicates that this property is subject to flooding by Duck Creek, with a 100-year ducing storm flood elewation of approximatally nine (9) Tose above A.L.T. (Batticare County Datum).

Purther construction is not permitted within established 100-year design storm flood plains in Baltimore County.

To potitions must provide necessary distange facilities (temporary or permanent to prevent creating any muliances or damages to adjacent properties, especially by the concentration of surface waters. C.creation of any problem with any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Public water supply and sanitary severage exist in Marlyn Avenue. Additional fire hydrant protection is required in the vicinity.

Ellaworth A Din / 20 mco ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

oc: J. Trenner J. Scwers D. Grise J. Sayffert W. Munchel

BALTIMORE COUNTY SONING PLANS ADVISORY COMMITTEE

CHURTY OFFICE SLDG. 111 W. Chesajushe Ave. Toward, Baryland 2120

bareau of Department of Traffic Espines

Bureau of ----Project Planaing second of Streeties

Industrial

Mr. & Mrs. Ronald J. Welsh 821 Dorsey Avenue Baltimore, Maryland 21221

RE: Special Exception Petition Item Number 173 Petitioner - Ronald J. and Darlene S. Welsh

Dear Mr. & Mrs. Welsh:

The Soning Plans Mavisory 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 the appropriationes are not intended to the appropriationes are not sended as the property of the developed have a bearing on this case. The birth appropriation with recommendations as to the suitability of the requested to soning.

April 13, 1978

This currently vacant property, partially zoned B.M. and B.M. 5.5; is located on the west side of Marlyn Avenue south of Melsh Avenue in the 15th Election District. Adjacent properties to the north and south are zoned B.L. Adjacent properties to the north and south are zoned B.L. and D.M. 15 and are improved with a barber shop/residence and single family dwelling, respectively.

This property was the subject of a previous zoning hearing (Case 170-1-8X) in which a Beclassification to the present SAM. zoning said iding were granted. Since the quarter is reprinted by the said iding were granted. Since the control of the said iding were granted. Since the control of the said iding were granted. Since the control of the said iding were granted to the said in the said iding were granted to the said in the said iding were granted to the said in the sa

Mr. & Mrs. Ronald J. Welsh Page 2 Item Number 173 April 13, 1978

The submitted site plan should indicate the provisions for accommodating storm water or drainage, as stated in the comments of the Bureau of Engineering, and particular attention should be afforded the comments of the Department of Permits and Licenses.

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, NEWS D. Commoden.
NICHOLAS B. COMMODARI
Chairman
Eoning Plans Advisory Committee

cc: Mr. Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237

April 5, 19'8

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Ph: Item 6173 (1977-1978)
Property Owner: Romald v. 6 Darlane S. Welsh
W/S Martyla New. 850' 875' Moddlyn Rd.
Emisting Soning: B.M.
Proposed Soning: Special Exception for living quarters
in a commercial building.
Acres: 0.237 District: 15th

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.

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item #267 (1968-1969), 70-38X.

Highways:

Marlyn Avenue, as existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way in this vicinity. Highway right-of-way videning, including any necessary revertible easements for slopes, will be required in connection with any grading or building parmit application.

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

Sediment Control:

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

Provisions for accommedating storm water or drainage have not been indicated on

STEPHEN E. COLLINS

March 17, 1978

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

Item No. 173 Property Owner: Location: Existing Zoning:

- 277 - March 14, 1978
Ronald J. & Darlene S. Weish
W/S M.rlyn Ave. 850' S Woodlyn Rd.
1 B.N.
1 Special Exception for living quarters in a
commercial building.

Acres: District:

No traffic problems are anticipated by the requested special exception for living quarters in a commercial building.

muchaels - les Michael S. Planigan Traffic Engineer Associate



DONALD J. ROOF, M.D., M.P.K.

March 27, 1978

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

Comments on Item #173, Soning Advisory Committee Meeting March 14, 1978, are as follows:

Special Exception for living quarters in a

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

Yery truly yours, thomas a. xonen Thomas H. Dovlin, Director BURRAU OF ENVIRONMENTAL SERVICES



Paul H. Relacke

Office of Planning and Zowing Baltimore County Office Building Townon, Maryland 21204

Attention: N. Commoderi, Chairman

Re: Property Owner: Ronald J. & Darlene S. Welsh Location: W/S Marlyn Ave. 850' S Woodlyn Rd.

Zoning Agorda Meeting of 3/14/78

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicat"e 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 or research feet close an approved road i accordance with Baltimore County Standards as published by the Department of Publish Votes.

() 2. A second means of wehicle access is required for the site.

() 3. The vehicle dead end condition shown at ___ EXCENS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable ports of the Fire Prevention Code prior to occupancy or beginning of operations

(x) 5. The buildings and stuctures existing on proposed on the site shall comply with all applicable requirements of the Mattern Pro-tection Association Standard Ro. 101 "Life Safety Code", 1970 Likition prior to company.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time. Noted and Leonge M Wegand

REVIEWER Flamming Special Inspection Division



Structure shall conform to Baltimore County Building Code (8,0.0.4.) 1970 Edition and the 1971 supplement and other applicable codes; including The Maryland State Code for the bendicapped.

The Ratyshma seate come for the manningped.

3. A building permit shall be required before construction can begin Separate permits shall be required for fencing, etc.

C. Three sets of construction drawings will be required to file an application for a building permit.

(X) 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.

(X) 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.

Comment, Building shall comply with Section 213,1 and 213,3 as to Pire Divisions.

G. Requested without variance conflicts with the Baltimore County Building Code. See Section

Building Code. See Section

Mark & Sumbon



May 19.70, the first publication appearing on the 13th day of April. L. Link Strike

Cost of Advertisement, \$__

78-234-X

INFICATE OF POSTING

District(5	Date of Posting 4-17-75
Posted for Special Exception for	Living Quarters in Comm. Bldg.
Petitioner: Renald & Welsh	& Barline 5.
Location of presenty: 645 4 5 77	Leaving Granters in Common Blog. 4. Barline 5. Varlyn are. 850' 5 of Woodlyn d
Location of Signar FAINT of Purp	. , . 4
<u> </u>	
Posted by Gaustaund	
Posted by July Chilling	Date of return: 4-17-78

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 13, 1978

Z.A.C. Meeting of: March 14, 1978

RE: Item No: 175
Property Omner: Romald J. & Darlere S. Welsh
Location: #/S Nurlyn Avo. 850' S Moodlyn Rd.
Present Joning: B.W.
Proposed Zoming: Special Exception for living quarters in a commercial beliefing.

District: 15th

No bearing on student population,

Very truly yours, W. Nick Petrovich,

MNP, bp



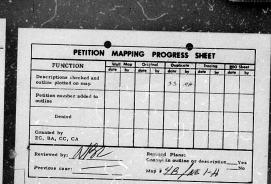
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION = Konald J. Welsh W/S of S. Marlyn Ave.
was inserted in the following:

☐ Catonsville Times ☐ Dundalk Times Essex Times ☐ Suburban Times Fast

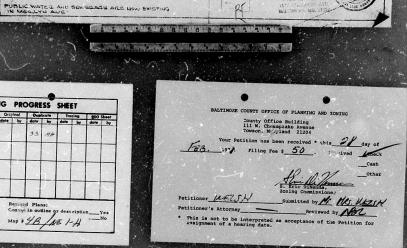
☐ Towson Times ☐ Arbutus Times
☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for ________successive weeks before the 14th _day of _April _______19.78_, that is to say, the same was inserted in the issues of April 13, 1978

> STROMBERG PUBLICATIONS, INC. BY Este Burger



65592



STO WOODLYN

BLOG.

No. 624 S. MACLYN AVEULE

ISTH DISTIZION BALTHOUSE CO., MARYLAND

.DATE: - 2-6-78

1 12'

B.L.

POOPORED SCREENING .

SHAIN LINK FENCE





WOODLYN PE

HOMBEGGAVE

LOCATION MAP

PROPOSEDUSE - STORES & LIVING OTES

PARKING DATA

No OF SPACES REQ (STORES 1/200): 18 SPACES

ITH G'XB' MACAT AM CURBING.

EXISTING USE- NOUE

2 APAQTMENTS

EXISTING ZONING - B.M.

AREA OF LOT - 14,250 SQ. FT.

SCALE :- 1 = 500"

PROPOSED ZOUING BANE, WITH A SPECIAL EXCEPTION FOR LIVING

TOTAL - IT SPACES

17 SPACES

AGENOFICE - 14,250 SC FT.

NOEN OF PROPOSED BUILDING 1ST FLOVE, 2520 SG. FT.

2ND FLOVE, 2 APTO.

THE ENTIRE PARKING AREA TO BE MAJADAM PAVED

QUARTOLS IN A COMMERCICIAL BUILDING.