

7 May 31 78-234-X #173 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ronald J. Welsh and
Darlene S. Welsh, 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 _____ site to an _____

and, for the following reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for living quarters in a commercial
building.

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

County.
Central purchaser _____
Address _____
Petitioner's Attorney _____
Proponent's Attorney _____

Address _____
Petitioner's Attorney _____
Proponent's Attorney _____

DATE May 1, 1978
BY John W. Hession, III
Zoning Commissioner of Baltimore County, this _____ day
of _____, 1978, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that the 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 _____, 1978, at 1:00 o'clock
P.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, 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 a Commercial Building
West Side of S. Marilyn Avenue, 850' S. of Woodlyn Road
Petitioners - Ronald J. Welsh and Darlene S. Welsh

15th District

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

If the petitioners' request 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.

Leslie H. Graef
Director of Planning

BEFORE THE ZONING COMMISSIONER

W/S of S. Marilyn Ave., 850' S of
Woodlyn Rd., 15th District

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

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
474-2188

I HEREBY CERTIFY 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.



Phone: 587-4822

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

February 6, 1978

No. 624 S. Marilyn Avenue
15th District Baltimore County, Maryland

Beginning for the same on the west side of S. Marilyn Avenue at the distance
of 850 feet more or less measured along the west side of S. Marilyn Avenue from the
center line of Woodlyn Road, and thence running and binding on the west side of S.
Marilyn Avenue South 6 degrees 00 minutes East 75 feet, thence leaving S. Marilyn Avenue
for three lines of division as follows: South 84 degrees 00 minutes West 150 feet,
North 6 degrees 00 minutes West 75 feet and North 84 degrees 00 minutes East 150 feet
to the place of beginning.

Containing 14,250 square feet of land.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-66-2011

S. ERIC DINENNA
ZONING COMMISSIONER

May 1, 1978

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

RE: Petition for Special Exception
W/S of South Marilyn Avenue,
850' S of Woodlyn Road - 15th
Election District
Ronald J. Welsh, et ux -
Petitioners
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,
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/jlm

Attachment

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-66-2011

April 28, 1978

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 #173, Zoning Advisory Committee Meeting, March 14, 1978, are as follows:

Property Owner: Ronald J and Darlene S. Welsh
Location: W/S Marilyn Avenue 850' S. Woodlyn Road
Existing Zoning: B.M.
Proposed Zoning: Special Exception for living quarters in a commercial building
Acres: 0.327
District: 15th

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.

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item # 173

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

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

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Ronald J. & Darlene S. Welsh
Petitioner's Attorney

Reviewed by *Richard S. Comodari*
Richard S. Comodari
Chairman, Zoning Plans
Advisory Committee

cc: Mr. Frank S. Lee
1777 Neighbors Avenue
Baltimore, Maryland 21237

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 802.1 of the Baltimore County Zoning Regulations having been met,

A Special Exception for living quarters in a commercial building should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of April, 1978, that the Special Exception for living quarters in a commercial building 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 reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of April, 1978, that the above reclassification 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 B.M. and/or the Special Exception for

and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 13, 1978

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
TOWSON, MARYLAND 21204

Mr. Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

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 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 the problems with regard to the development. The Committee may have a bearing on this case. The Committee may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This currently vacant property, partially zoned B.M. and D.R. 3-5, is located on the west side of Marilyn Avenue south of Welsh Avenue in the 15th Election District. Adjacent properties to the north and south are zoned B.L. and D.R. 3-5 and are improved with a barber shop/residence and single family dwelling, respectively.

This property was the subject of a previous zoning hearing (Case 170-3-RX) in which a Reclassification to the present B.M. zoning and a Special Exception for living quarters in a commercial building were granted. Since the Special Exception was not utilized within the allowable two year time limit, it is now being requested de novo.

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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Mr. Frank S. Lee
1777 Neighbors Avenue
Baltimore, Maryland 21227

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3000

STEPHEN E. COLLINS
DIRECTOR

March 17, 1978

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

Item No. 173 - March 14, 1978
Property Owner: Ronald J. & Darlene S. Welsh
Location: W/S Marilyn Ave. 850' S Woodlyn Rd.
Existing Zoning: B.M.
Proposed Zoning: Special Exception for living quarters in a commercial building.

Acres: 0.327
District: 15th

Dear Mr. DiMenna:

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

Very truly yours,

Michael S. Flahgan
Traffic Engineer Associate

MSF/hms

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

March 27, 1978

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

Dear Mr. DiMenna:

Comments on Item #173, Zoning Advisory Committee Meeting, March 13, 1978, are as follows:

Property Owner: Ronald J. & Darlene S. Welsh
Location: W/S Marilyn Ave. 850' S Woodlyn Rd.
Existing Zoning: B.M.
Proposed Zoning: Special Exception for living quarters in a commercial building.
Acres: 0.327
District: 15th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/thd

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. BOWLING, P.E.
DIRECTOR

April 5, 1978

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

Re: Item #173 (1977-1978)
Property Owner: Ronald J. & Darlene S. Welsh
W/S Marilyn Ave. 850' S Woodlyn Rd.
Existing Zoning: B.M.
Proposed Zoning: Special Exception for living quarters in a commercial building.
Acres: 0.327 District: 15th

Dear Mr. DiMenna:

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 in connection with the Zoning Advisory Committee review for Item #267 (1968-1969), 70-3X.

Highways:

Marilyn Avenue, an 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 widening, including any necessary re-surveyable 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 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 Drains:

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Relacks
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ronald J. & Darlene S. Welsh

Location: W/S Marilyn Ave. 850' S Woodlyn Rd.

Item No. 173 Zoning Agenda Meeting of 3/14/78

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 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 operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and
Approved: Special Inspection Division

Noted and
Approved: Fire Prevention Bureau

