

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, THOMAS G. TINSLEY, 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 1801.2B (99B) (V2B) to establish a front yard of 2ft. instead of 30 ft., and a side yard of 7 ft. and 9 ft. in lieu of the required 25 ft. and Section 1801.2C.3 to permit setbacks from the center line of a street of 37 ft. (Baltimore Avenue) and 32 ft. street (PENNYSYLVANIA AVENUE) in lieu of the required 50 ft. of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reason: (Indicate hereby or provide distance)

To establish a front yard of 2ft. instead of 30 ft., and a side yard of 7 ft. instead of 25 ft. in order to enclose an existing porch to allow for the proper renovation of the entry to comply with the Building Code.

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

Thomas G. Tinsley
THOMAS G. TINSLEY

Contract purchase Legal Owner
Address: 506 Baltimore Avenue
Towson, Maryland 21204

James F. Offutt, Jr.
James F. Offutt, Jr.
300 Jefferson Building, Towson, Maryland 21204
843-2347

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of August, 1978, at 10:00 A.M. in Baltimore County, on the 30th day of August, 1978, at 10:00 A.M.

Barry J. Parsons
Deputy Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Pennsylvania Ave. and : OF BALTIMORE COUNTY
Baltimore Ave., 5th District
THOMAS G. TINSLEY, Petitioner : Case No. 79-48-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

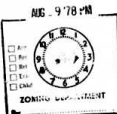
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Peter Max Zimmons
Peter Max Zimmons
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 8th day of August, 1978, a copy of the foregoing Order was mailed to James F. Offutt, Jr., Esquire, 300 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.

John W. Heslian, III
John W. Heslian, III



August 30, 1978

James F. Offutt, Jr., Esquire
300 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
NW corner of Pennsylvania and
Baltimore Avenues - 5th Election
District
Thomas G. Tinsley - Petitioner
NO. 79-48-A (Item No. 268)

Dear Mr. Offutt:

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

Very truly yours,

Eric D. Nenna
ERIC D. NENNA
Zoning Commissioner

SED/ari

Attachment

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

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470
May 25, 1978

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the north side of Pennsylvania Avenue with the west side of Baltimore Avenue and running thence and lying on the west side of Baltimore Avenue, North 13 degrees 15 minutes 20 seconds East 96 feet to the south side of a 10 foot alley, thence lying on the south side of said alley, North 76 degrees 15 minutes West 44 feet, thence leaving said alley and binding on the outline of the land of the petitioner herein, South 14 degrees 00 minutes East 96 feet to the north side of Pennsylvania Avenue and thence binding on the north side of said avenue, South 76 degrees 15 minutes East 45.25 feet to the place of beginning.

Containing 0.10 of an Acre of land more or less.

Being the property of the petitioner herein as shown on a plat filed in the office of the zoning commissioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leilie H. Groat
Director of Planning
FROM: Petitioner 79-48-A, Item 268
SUBJECT: Petition for Variance for front and side yard setbacks and distance to center line of streets
Northwest corner of Pennsylvania Avenue and Baltimore Avenue
Petitioner - Thor G. Tinsley

9th District

HEARING: Wednesday, August 30, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leilie H. Groat
Leilie H. Groat
Director of Planning

LHG:JGH:rw



c/o 412 Woodbine Avenue
Towson, Maryland 21204

August 18, 1978

AUG 24 1978 AM



Mr. George Martinak, Deputy Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Dear Mr. Martinak:

We note the recent request for variances for a property owned by Mr. Thomas Tinsley at the corner of Pennsylvania Avenue and Baltimore Avenue.

While the Greater Towson Council of Community Associations wholeheartedly supports the concept of house office zoning as being proposed currently by the Office of Planning of Baltimore County for the Planning Board's consideration, we do not feel that Mr. Tinsley's request is out of order. Considering his existing zoning and the precedent set by two adjacent buildings owned by Mr. Nolan. Consistency and fair play would seem to indicate that Mr. Tinsley should be granted his variance in what is definitely not a residential area. To the best of my knowledge, there is only one private residence left in the entire block (Baltimore, Pennsylvania, Bailey, Allegheny) and that is a somewhat weathered structure at the corner of Bailey and Allegheny, directly opposite to a new brick structure which will presently house Jim Cook's law offices.

Yours sincerely,

Richard Parsons
Richard Parsons
President

RP:m

Mr. Tinsley's application comes up before you on August 30th.

LAW OFFICES OF
NOLAN, PLECHURFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 11, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Request by Mr. Thomas G. Tinsley for a Front Yard Variance for 200 West Pennsylvania Avenue.

Dear Commissioner Martinak:

On behalf of my corporation which owns 202 and 204 West Pennsylvania Avenue, which adjoin the Tinsley property to the west, I wish to state that we have absolutely no objection to the requested front yard variance sought by Mr. Tinsley.

Mr. Tinsley, as you know, owns an extensive amount of property in addition to the property in question, and under his ownership this block has been greatly improved. Mr. Tinsley has both refurbished houses, built new buildings, and beautifully landscaped all of his properties.

As you will also recall, several years ago, our property at 202 and 204 West Pennsylvania Avenue was granted a front yard variance, in order that the existing porches could be enclosed.

We have watched with interest Mr. Tinsley's renovation and remodeling of 200 West Pennsylvania Avenue, and we are certain that the entire building, including the enclosed porch which is being built on the front of the building will be a credit to Towson, the area and to the property owner.

Your consideration of this letter at the time of any hearing will be greatly appreciated.

Respectfully submitted,
James D. Nolan
James D. Nolan

JDN/hl
cc: Thomas G. Tinsley



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

OCT 26 1978

ORDER RECEIVED FOR FILING
DATE August 23, 1978
Signed: [Signature]
[Signature]

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 an unreasonable hardship upon the Petitioner, the Variance should be granted and it is 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 a front setback of 19 feet in lieu of the required 30 feet, side yard setbacks of seven feet and side set in lieu of the required 25 feet, and setbacks from the center line of a street of 37 feet (Baltimore Avenue) and 32 feet (Pennsylvania Avenue) in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1978, that the above 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 Department 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and an unreasonable hardship upon the Petitioner, the Variance should be granted and it is 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 a front setback of 19 feet in lieu of the required 30 feet, side yard setbacks of seven feet and side set in lieu of the required 25 feet, and setbacks from the center line of a street of 37 feet (Baltimore Avenue) and 32 feet (Pennsylvania Avenue) in lieu of the required 50 feet should be granted.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of August, 1978, that the above Variance be and the same is hereby DENIED.

By: [Signature]
Zoning Commissioner of Baltimore County

Item #268 (1977-1978)
Property Owner: Thomas G. Tinsley
Page 2
July 25, 1978

Storm Drains

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 Sewers

Public water supply and sanitary sewerage exist adjacent to this property.

Very truly yours,

[Signature]
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: J. Treuner
J. Somers

3-IN Key Sheet
34 NW 2 Box Sheet
NW 10 A Topo
70 & 70A Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-2211

LESLIE H. CASEY
DIRECTOR

July 24, 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 #268, Zoning Advisory Committee Meeting, June 20, 1978, are as follows:

Property Owner: Thomas G. Tinsley
Location: NW/C Pennsylvania Avenue and Baltimore Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 30' and a side setback of 7' in lieu of the required 25'.
Acres: 0.10
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.

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

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

CHIEF OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

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

August 18, 1978

James F. Offutt, Jr., Esquire
300 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item No. 268
Petitioner: Tinsley

Dear Mr. Offutt:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed inspection of the property. The following 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 northwest corner of Pennsylvania and Baltimore Avenues in the 9th Election District, the subject property is presently improved with a nonconforming office building. This Variance is necessitated in order to legalize the setback of the enclosed front porch, which is currently under construction.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mar
Enclosure

cc: Gerhold, Cross & Etzel, 412 Delaware Ave., Towson, M.D. 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 464-3600

THORNTON M. MOURING, P.E.
DIRECTOR

July 25, 1978

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

Re: Item #268 (1977-1978)
Property Owner: Thomas G. Tinsley
NW cor. Pennsylvania Ave. & Baltimore Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 30' and a side setback of 7' in lieu of the required 25'.
Acres: 0.10 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. 78-63.

Highways

Baltimore and Pennsylvania Avenues, existing County streets, are proposed to be further improved in the future, in this vicinity, as 64-foot closed section roadways on 76-foot and 72-foot rights-of-way, respectively.

The status of the indic's existing saved 10-foot alley is unknown. This alley should be improved in the future, as a 30-foot commercial type alley on a 24-foot right-of-way.

Highway and alley rights-of-way widenings, including a fillet area for sight distance at the intersection of Baltimore and Pennsylvania Avenues, and any necessary reversible easements for slopes, will be required in 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.

Any construction and/or reconstruction of concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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.

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 464-3600

STEPHEN E. COLLINS
DIRECTOR

August 16, 1978

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

Item No. 268 - EAC - June 20, 1978 - Revised Comments
Property Owner: Thomas G. Tinsley
Location: NW/C Pennsylvania Ave. & Baltimore Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 30' and a side setback of 7' in lieu of the required 25'.
Acres: 0.10
District: 9th

Dear Mr. DiNenna:

The variance should have little effect on traffic. From observation of the site, it was determined that two of the spaces indicated on the plan are inadequate. The space indicated "indicated" is much too small to park any car in. In the middle row of parking spaces, there are only seven spaces with wheel stops rather than the eight indicated on the plan, and only seven vehicles were observed to be parking in this row. Therefore the total number of spaces which have been provided for is 31. Since 32 spaces are required, the plan is deficient by one parking space and the plan must be revised to accommodate it.

Very truly yours,

[Signature]
Stephen E. Weber
Engineer I

SSW/sjs



OCT 26 1978

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7300
Paul H. Reinschke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas G. Tinsley
Location: NW/C Pennsylvania Ave. & Baltimore Ave.
Item No. 268
Zoning Agenda Meeting of 6/20/78

Gentlemen:

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 _____ 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.
- (x) 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: *Kelly J. Jock*
Planning Group
Special Inspection Division

Approved: *George M. McGonigle*
Fire Prevention Bureau

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7300
JOHN D. SEIFERT
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #268 Zoning Advisory Committee Meeting, June 20, 1978 are as follows:

Property Owner: Thomas G. Tinsley
Location: NW/C Pennsylvania Ave. & Baltimore Ave.
Biting Zoning: D.R. 16
Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 30' and a side setback of 7' in lieu of the required 25'.

Acres: 0.10
District: 9th

The items checked below are applicable:

- X4. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and not meet other applicable codes.
- X. A building permit shall be required before construction can begin.
- X4. Additional _____ permits shall be required.
- X3. Building shall be upgraded to new use - requires alteration permit.
- X. Three sets of construction drawings will be required to file an application for a building permit.
- X4. 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.
- C. 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.
- X. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- X. No Comment.
- X. Comment:

Very truly yours,

Charles E. Durbin
Charles E. Durbin
Plans Review Chief

CEB:rs

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 20, 1978

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

Z.A.C. Meeting of: June 20, 1978

RE: Item No. 268

Property Owner: Thomas G. Tinsley
Location: NW/C Pennsylvania Ave. & Baltimore Avenue
Present Zoning: D.R. 16

Proposed Zoning: Variance to permit a front setback of 2' in lieu of the required 30' and a side setback of 7' in lieu of the required 25'.

District: 9th
No. Acres: 0.10

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCDONALD, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCEL M. BUTTS

THOMAS H. ROYER
MRS. LOREANNE F. CHURCH
ROBERT W. HAYES

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT W. L. VIEL, SUPERSEDER

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 August 10 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Thomas C. Tinsley
was inserted in the following:

- | | |
|--|--|
| ☐ Cantonville 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 _____ successive weeks before the
11th day of _____ August 1978, that is to say, the same
was inserted in the issues of August 10, 1978

STROMBERG PUBLICATION'S, INC.

BY *Esther Reiger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 8-10-78

Posted for: *Thomas G. Tinsley*

Petitioner: *Thomas G. Tinsley*

Location of property: *NW Corner Penn. Ave. & Baltimore Ave.*

Location of Sign: *at above*

Remarks: _____

Posted by: *George E. Durbin* Date of return: 8-10-78

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Folios		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Position number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>DI</i>									
Previous case: <i>(see conference)</i>									
Revised Plans: Change in outline or description Yes No									
Map # <i>45-10-A</i>									

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10, 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. _____
on _____ August _____ 1978, the _____ publication
appearing on the _____ 10th day of _____ August
1978.

THE JEFFERSONIAN
L. L. Lankford
L. L. Lankford, Editor

Cost of Advertisement \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *12th* day of
June 1978 Filing Fee \$ *25.00* Received ☒ Check
_____ Cash
_____ Other

Thomas G. Tinsley
S. Eric DiNenna
Zoning Commission or
Petitioner: *Thomas G. Tinsley* Submitted by: *James Offit*
Petitioner's Attorney: *James Offit* Reviewed by: *Diana Tiller*
* 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. 73475
DATE August 3, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED James F. Offit, Jr., Esq.
FROM 300 Jefferson Building, Towson, Md. 21264

FOR Filing Fee for Case No. 79-46-A

833 CASH 3 25.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 73490
DATE August 30, 1978 ACCOUNT 01-662

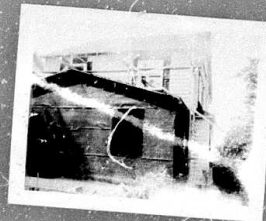
AMOUNT \$62.62

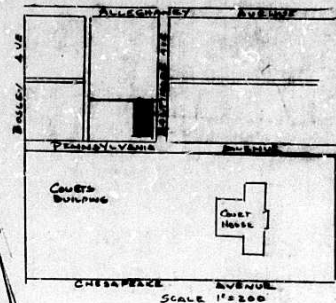
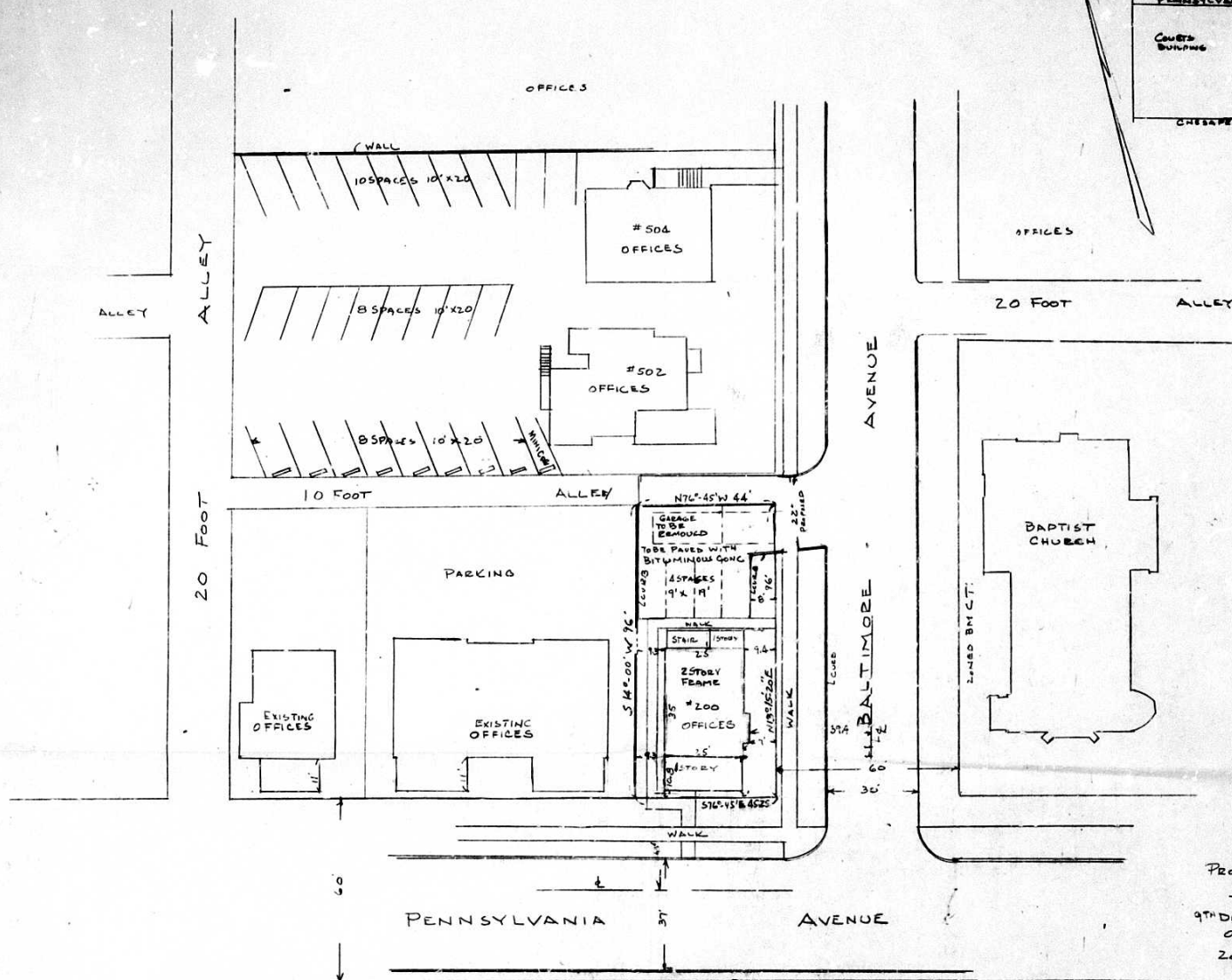
RECEIVED W.G. Tinsley 300 Pennsylvania Ave. Towson, 21204

FOR Cost of Posting & advertising property 79-14-A

8331 CASH 30 62.62

VALIDATION OR SIGNATURE OF CASHIER





MAP NO. 10-10
 ELECTION
 5-5-1978
 6-12-78
 TYPE
 PLANNED
 BY JTB
 FINAL
 10-10

PROPERTY LOCATED
 IN
 TOWSON
 9TH DISTRICT BALTO. COMD
 0.10 ACRES
 ZONED DR16

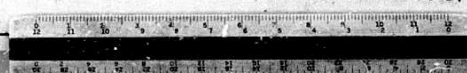


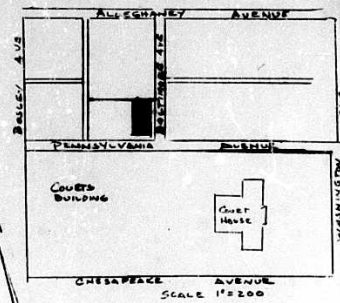
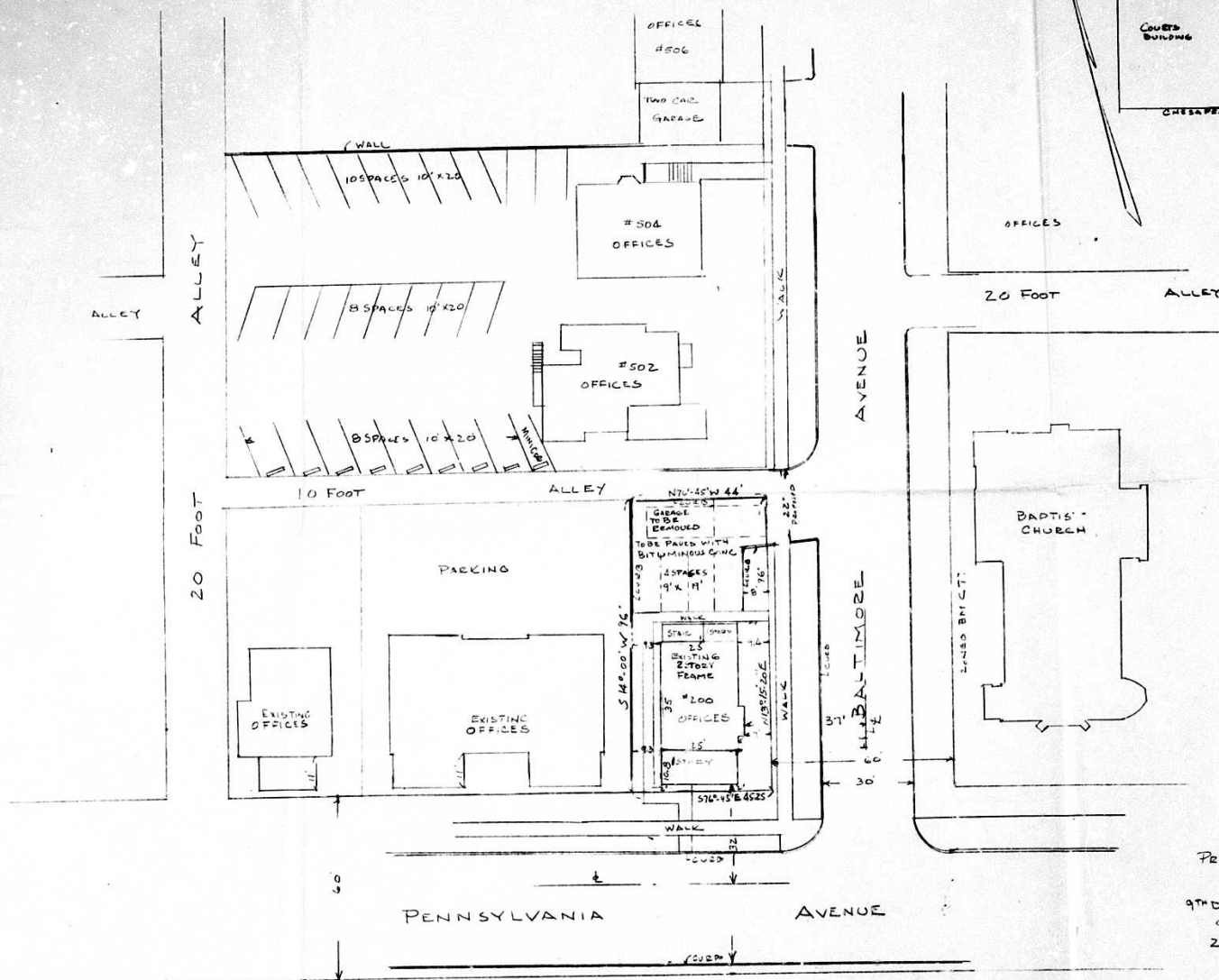
EXISTING ZONING DR16
 NONCONFORMING USE

PROPOSED: SIDE YARD SETBACK VARIANCES
 WEST SIDE 11 FEET INSTEAD OF 25'
 EAST SIDE 7 FEET INSTEAD OF 25'
 FRONT YARD SETBACK VARIANCE
 2' FEET INSTEAD OF 10'

PARKING DATA		
#200 PENNSYLVANIA AVENUE	1ST FLOOR 1200' x 300' = 4 SPACES	REQUIRED
	2ND FLOOR 100' x 500' = 2 SPACES	"
#502 BALTIMORE AVENUE	1ST FLOOR 1500' x 300' = 5 SPACES	"
	2ND FLOOR 1400' x 500' = 3 SPACES	"
	3RD FLOOR 1400' x 500' = 3 SPACES	"
	4TH FLOOR 1400' x 500' = 3 SPACES	"
#504 BALTIMORE AVENUE	1ST FLOOR 1200' x 300' = 4 SPACES	"
	2ND FLOOR 1200' x 500' = 2 SPACES	"
	3RD FLOOR 1200' x 500' = 2 SPACES	"
	TOTAL SPACES REQUIRED = 29 SPACES	"
	TOTAL SPACES PROVIDED = 31	"

SCALE - 1" = 20' MAY 23, 1978
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVENUE
 TOWSON, MARYLAND





REVISED PLANS

30 25 78 PM

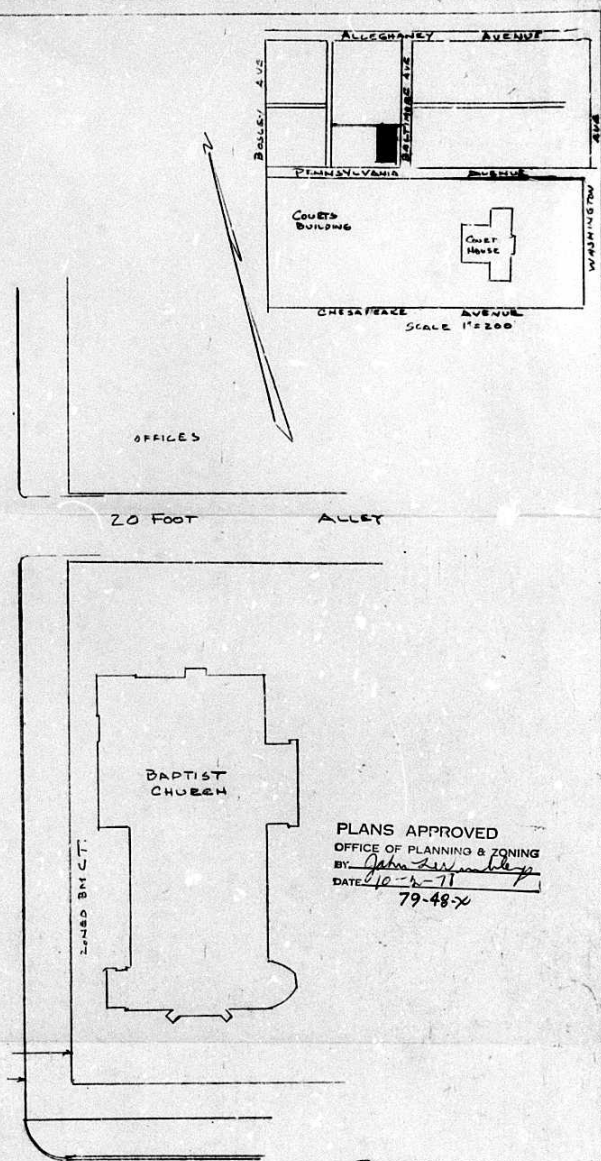
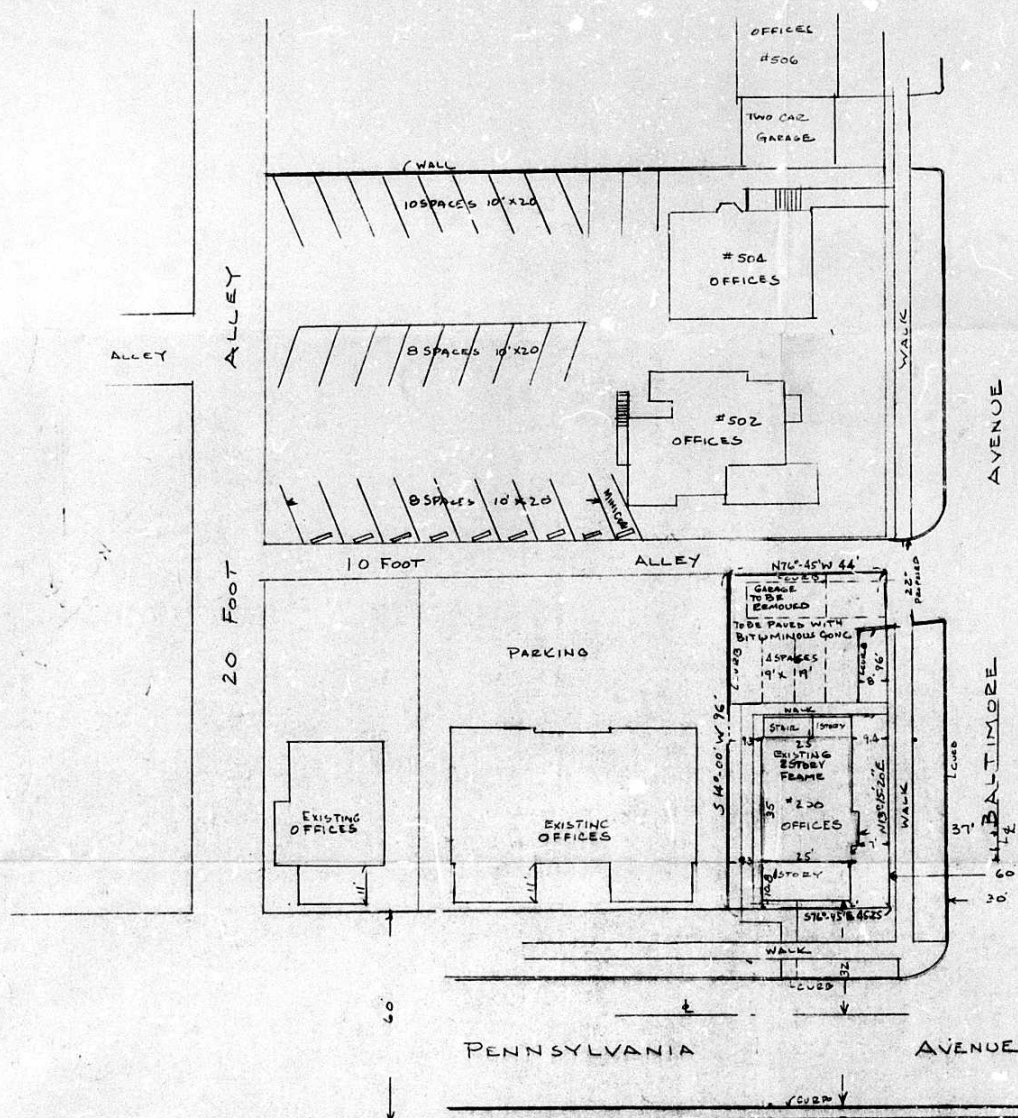


PROPERTY LOCATED
IN
TOWNSHIP
9TH DISTRICT BALTO. COMD
0.10 ACRES
ZONED DR 16



REVISED JULY 26, 1978
SCALE - 1"=20'
MAY 23, 1978
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND

PARKING DATA			
EXISTING ZONING DR 16 NONCONFORMING USE	# 200 PENNSYLVANIA AVENUE	1ST FLOOR 1200' x 300' = 4 SPACES	REQUIRED
		2ND FLOOR 10' x 500' = 2	"
	# 502 BALTIMORE AVENUE	1ST FLOOR 1713' x 300' = 6	"
PROPOSED: SIDE YARD SETBACK VARIANCE WEST SIDE 11 FEET INSTEAD OF 25' EAST SIDE 7 FEET INSTEAD OF 25' FRONT YARD SETBACK VARIANCE 2' FEET INSTEAD OF 30' FROM CENTER OF BALTIMORE AVE 37' INSTEAD OF 50' FROM CENTER OF PENNSYLVANIA AVE 32' INSTEAD OF 50'	506 BALTIMORE AVENUE	2ND FLOOR 1416' x 500' = 3	"
	# 504 BALTIMORE AVENUE	3RD FLOOR 820' x 500' = 2	"
		1ST FLOOR 1702' x 300' = 6	"
		2ND FLOOR 1271' x 500' = 3 SPACES	"
		3RD FLOOR 820' x 500' = 2 SPACES	"
		TOTAL SPACES REQUIRED: 32 SPACES	
		TOTAL SPACES PROVIDED: 33	



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John A. [Signature]*
DATE *10-1-77*
79-48-X

PROPERTY LOCATED
IN
TOWSON
9TH DISTRICT BALTO. COMD
0.10 ACRES
ZONED DR16



EXISTING ZONING DR16
NONCONFORMING USE

PROPOSED: SIDE YARD SETBACK VARIANCES
WEST SIDE 17 FEET INSTEAD OF 25'
EAST SIDE 7 FEET INSTEAD OF 25'
FRONT YARD SETBACK VARIANCE
2' FEET INSTEAD OF 30'
FROM CENTER OF BALTIMORE AVE 37' INSTEAD OF 50'
FROM CENTER OF PENNSYLVANIA AVE 32' INSTEAD OF 50'

PARKING DATA

#200 PENNSYLVANIA AVENUE	1ST FLOOR 1200' x 300' = 45 SPACES	REQUIRED
	2ND FLOOR 100' x 500' = 2	"
#502 BALTIMORE AVENUE	1ST FLOOR 1748' x 300' = 6	"
	2ND FLOOR 147' x 500' = 3	"
	3RD FLOOR 83' x 500' = 2	"
	1ST FLOOR 1782' x 300' = 6	"
#506 BALTIMORE AVENUE	1ST FLOOR 127' x 300' = 4 SPACES	"
#504 BALTIMORE AVENUE	2ND FLOOR 127' x 500' = 3 SPACES	"
	3RD FLOOR 83' x 500' = 2 SPACES	"
	TOTAL SPACES REQUIRED 32 SPACES	"
	TOTAL SPACES PROVIDED 33	"

REVISED JULY 26, 1978
SCALE - 1" = 20' MAY 23, 1978
GERHOLD, CROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND

