

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
and Edward V. Julio co-partners t/a Julio Brothers
I or we, Carl T. Julio, legal owner 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 an _____ zone to an _____ zone; 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 _____ office building in an existing _____ D.R. 16 Zone.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By: Carl T. Julio
General Partner Legal Owner
Address: 10 Parks Ave., Cockeysville, MD 21030

Protestant's Attorney:
Edward C. Covahay, Jr.
614 Bosley Ave., Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County this 19th day of September, 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 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 25th day of October, 1978, at 10:00 o'clock A.M.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Edward V. Julio, Co-Partners, t/a Julio Brothers
I or we, Carl T. Julio and _____ legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

Stipulation for a Variance from Section 1801.2C.3 to permit a distance of 30' to the centerline of the right-of-way (Monroe St.) rather than the required 50'; to permit a variance from Section 1802.2B (1.b.3) to permit a sideyard setback of 5' rather than the required sideyard setback of 25'; to permit a rearward setback of 10' rather than the required 30'; and to permit a front yard of 13' instead of the required 30'; and Section 1809.2A(5) to permit 11 parking spaces instead of the required 20 spaces.

1. That the location of the property precludes development of same in the context of DR 16 in that same is not suitable for apartment usage.
2. That the Petitioners' businesses require additional space and Petitioner would sustain a practical difficulty and unreasonable hardship if it were necessary to locate offices other than on the site.
3. That the topography of the property and its dimensions preclude its utilization for other than as offices.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By: Carl T. Julio Legal Owner
Address: 10 Parks Avenue, Cockeysville, MD 21030

Protestant's Attorney:
Edward C. Covahay, Jr.
614 Bosley Ave., Towson, MD 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September, 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 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 25th day of October, 1978, at 10:00 o'clock A.M.

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Julio Brothers
LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION

IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Future Expansion of an Existing Office Building

IF PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.12 Ac. ± CED REF. O.T.G. 4936-474
GRADING 20 % of overall site will require grading.

BUILDING SIZE
GROUND FLOOR 30' x 45' AREA 1350 S.F.
NUMBER OF FLOORS 2 TOTAL HEIGHT 20' ±
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.5

BUILDING USE
GROUND FLOOR Offices OTHER FLOORS Offices

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 5 OTHER FLOORS 3 TOTAL 8

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES: 2000 S.F. ±
PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 300'

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES: ☒ GAS ☐ TELEPHONE ☐ CABLE TELEVISION

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

APPLICANT, LESSEE OR CONTRACT PURCHASER
Mr. Carl T. Julio
LEGAL OWNER
ADDRESS: 10 Parks Avenue, Cockeysville, Maryland 21030
Phone: 667-4411

THE PLANNING BOARD HAS DETERMINED ON 5/18/78 THAT THE PROPOSED DEVELOPMENT DOES ACCORD WITH THE REQUIREMENTS OF SUBSECTION 22-11(1) OF THE BALTIMORE COUNTY CODE.

Signed: Carl T. Julio
DATE: 10/25/78
OFFICIAL, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 7 REVISED 8-18-77

BALTIMORE COUNTY, MARYLAND
SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: May 3, 1978
By: William M. Dwyer, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Julio Brothers
PROJECT NUMBER: IDCA NO. 78-10X
LOCATION: S. of Parkland Road, E/S of Monroe Street
DISTRICT: 803

IDCA PLAN: ☒
PRELIMINARY PLAN: ☒
TENTATIVE PLAN: ☒
DEVELOPMENT PLAN: ☒
FINAL PLAN: ☒

This application for special exception (No. 78-10X) was received by the Developers Design Approval Section on March 9, 1978, and we comment as follows:

Water: (Towson Fourth Zone) Urban Area
There is an 8-inch public water main in Parks Avenue, which serves this property. There are no known problems with water service in this area. This property is within the Urban-Rural Demonstration Zone and is in an area designated "Existing Service" on Baltimore County Water Plan K-11B, as amended. The requested use for future expansion of the existing office building will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (Towson Interceptor - Texas Deepse Pumping Station - Island Run Interceptor - Jones Falls Interceptor - Mt. Washington Pumping Station - Jones Falls Deepse Pumping Station - Back River Waste Water Treatment Plant)
Texas Pumping Station - 9.9 mgd; Mt. Washington Pumping Station - 27.0 mgd, restricted to 14.48 mgd

There is 8-in. h. public sanitary sewerage in Parks Avenue and Monroe Street, which serves this property. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demonstration Zone and is in an area designated "Existing Service" on Baltimore County Sewerage Plan S-11B, as amended. The requested use for future expansion of the existing office building will not adversely affect the system. This project is recommended for approval.

Storm Drainage: (Deer Run - Matern Run - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

This property is tributary to Gunpowder Falls via Loch Raven Reservoir. There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet, no appreciable increase of 100-year design storm runoff is anticipated. This project is recommended for approval. Estimated 100-year design storm runoff increase of 0.64 cfs.

MAY 4 1978
By: William M. Dwyer, P.E.
Chief, Bureau of Engineering

DEPARTMENT OF TRAFFIC ENGINEERING
IDCA NO. 78-10X
LOCATION: Parks Ave.

IDCA Analysis

- 1) Newset Aerial Intersection York + Parks Rd
a) Level of Service
D 4/13/78
- 2) Trip Generation from Site 2700^{0.1} x 1.5 = 40,500/244
a) Proposed Level of Service
D
- 3) Proposed Road Improvements Programmed for Construction Within Next Two Years.
None

Recommendation: Approved
Approval: William M. Dwyer, P.E.

Denial: _____
Remarks: _____

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
GEORGE J. MARTINAK
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

December 8, 1978

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:mr
Attachments

cc: Ms. Donna May
907 Monroe Street
Cockeysville, Maryland 21030
Mr. Raymond D. Storm
21 Gibbons Boulevard
Cockeysville, Maryland 21030
John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NE corner of Parks Ave. & Monroe St., 8th District
CF BALTIMORE COUNTY

CARL T. JULIO, et al, Petitioners Case No. 79-94-XA

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.

Per: John W. Hession, III
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 29th day of September, 1978, a copy of the foregoing Order was mailed to Edward C. Covahay, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

S. Eric DiNenno
Zoning Commissioner
TO: _____ Date: _____

FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition 79-94-XA, Petition for Special Exception for office building and offices used for storage, repair, rear yard setbacks, distance from centerline and parking. Northeast corner of Parks Avenue and Monroe Street. Petitioners - Carl T. Julio, et al

8th District

HEARING: Wednesday, October 25, 1978 (10:00 A.M.)

This office is opposed to the granting of the requested parking variance. It appears that the petitioner owns additional vacant properties in close proximity to this site.

Leslie H. Graef
Director of Planning

LHG:JCHW

ORDER RECEIVED FOR FILING
DATE 10-31-78
FILED

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 an office building and offices should be granted.

Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of December, 1978, that the herein 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.

Deputy 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 MADE, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1978, 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... and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

cc: George W. Stephens, Jr.
& Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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 10th day of September 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Julio Brothers
Petitioner's Attorney: Edward C. Covahey, Jr.
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

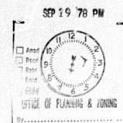
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Variance
No. Ten Parks Avenue
Containing 0.320 Acres, more or less

September 18, 1978 - Revised

Beginning for the same at the intersection of the north side of Parks Avenue and the easternmost side of Monroe Street; thence from said place of beginning binding on said side of Monroe Street, (1) North 12° 31' 00" West 122.10 feet, thence binding on the center line of a 12 foot alley (2) South 77° 51' 00" East 151.02 feet, thence (3) South 12° 09' 00" West 111.20 feet to the north side of Parks Avenue, thence binding on said side (4) North 77° 42' 22" West 100.06 feet to the place of beginning. Containing 0.320 Acres, more or less.

Being all of Lots 6 through 11 block "CC" as shown on the Plat entitled "Plat No. 2 Tinonium Heights" and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 7 folio 15.



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Special Exception for Office
In an Existing B.R. 16 Zone
No. 10 Parks Avenue
Containing 0.116 Acres, more or less.

June 7, 1978

Beginning for the same at the intersection of the north side of Parks Avenue and the easternmost side of Monroe Street; thence from said place of beginning binding on said side of Monroe Street, (1) North 12° 31' 00" West 122.10 feet, thence binding on the center line of a 12 foot alley (2) South 77° 51' 00" East 151.02 feet, thence (3) South 12° 09' 00" West 111.01 feet to the north side of Parks Avenue, thence binding on said side (4) North 77° 42' 22" West 20.06 feet to the place of beginning. Containing 0.116 Acres, more or less.

Being all of Lots 6 and 7 Block "CC" as shown on the Plat entitled "Plat No. 2 Tinonium Heights" and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 7 folio 15.



BRANCH OFFICE
EQUITABLE BLDG.
200 N. BALTIMORE
BAL. AVE. MD. 21204
878 1800
878 1800

JOHN J. STEPHENS JR.
WILLIAM W. BUCKLEY JR.
J. STEPHENS JR. JR.
TOWNSON CHAIRMAN JR.
CHRISTOPHER L. STEPHENS JR.
FRANK W. STEPHENS JR.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

CARL T. GULIO, JR.
78-94-1A

MAIN OFFICE
303 ALLEGHENY AVENUE
P.O. BOX 6828
TOWSON, MD. 21204
878 1800

October 30, 1978

RE: Item #15 Zoning Hearing of October 25, 1978
1 P.M. North East Corner Parks Avenue and
Monroe Street

Dear Mr. Martinak:

In reference to the above zoning hearing, with particular attention to the requested parking variance for nine (9) vehicles, I would like to rectify what could be considered a misleading statement. I had stated that should you consider the nine (9) space deficit to be a problem in rendering your decision, that some agreement could probably be made with the Patonia Plaza site approximately 120 feet east of the subject site, where there will be an excess of thirteen (13) spaces available, and that site plans were on file with Baltimore County. However, the current site plan on file reflects an excess of seven (7) spaces. My statement was based on zoning case No. 78-35-011 which would create the thirteen (13) space excess, but I find that this particular case is under appeal. Should this appeal be resolved and the additional parking areas be granted, the thirteen (13) spaces would then hold true.

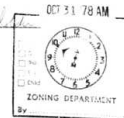
Very truly yours,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Kayne E. Naisensholder

MEM-SH

cc: Mr. Vernon Booser
Mr. Carl Julio



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

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

October 11, 1978

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception/Variance
Petition
Item No. 15
Petitioner - Julio Brothers

Dear Mr. Covahey:

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 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 northeast corner of Monroe Street and Parks Avenue in the 8th Election District, the subject property is presently improved with a two-story brick office building and an accessory parking area. At the time of field inspection, a one-story addition to the east side of this structure was being constructed.

This Special Exception/Variance is necessitated by your client's proposal to construct a two-story addition to the existing building. Because this addition is proposed to be constructed on land which did not benefit from the original Special Exception (Case No. 68-133-10X), a Special Exception to cover this property is required. In addition, Variances are required because of the conflict of the proposed structure with the existing D.R. 16 setback, as well as the parking requirements.

Mr. Edward C. Covahey, Jr., Esquire
Page 2
October 11, 1978

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
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 17, 1978

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

Re: Item #15 (1978-1979)
Property Owner: Julio Brothers
N/E cor. Parks Ave. & Monroe St.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-16 X) and Variance to permit a side setback of 5' and 30' to the centerline of Monroe Street in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.
Acres: 0.320 District: 8th

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 Projects IDCA No. 78-10X and No. 77-22X and by the Bureau of Public Services July 9, 1968 for Commercial Building Permit Application No. 307-68.

Highways:

Parks Avenue and Monroe Street, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 45 and 50-foot rights-of-way, respectively, adjacent to this property. Highway rights-of-way widening, including a fillet 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 status of the indicated unimproved 13-foot alley shown on Plat No. 2, Timonium Heights (M.P.C. 7, Police 15) is unknown. It is the responsibility of the Petitioner to ascertain and clarify rights therein. The alley, if improved in the future for access to the site, should be as a commercial type alley 20 feet wide with curbs, on a 22-foot (minimum) right-of-way between Monroe Street and Greenside Drive.

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

Item #15 (1978-1979)
Property Owner: Julio Brothers
Page 2
August 17, 1978

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 supply and sanitary sewerage are serving this property. The existing water mains in Monroe Street and Parks Avenue are not connected.

Very truly yours,

William H. Diver, P.E.
WILLIAM H. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: J. Tremer
W. Munchel

S-NE Key Sheet
55 MM 4 Pos. Sheet
MM 15 A Topo
51 Tax Map

LESLIE H. GRAEF
DIRECTOR

September 21, 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 #15, Zoning Advisory Committee Meeting, August 1, 1978, are as follows:

Property Owner: Julio Brothers
Location: NE/C Parks Ave. and Monroe St.
Existing Zoning: D 8.16

Proposed Zoning: Special Exception for offices (IDCA 78-16 X) and Variance to permit a side setback of 5' and 30' to the centerline of Monroe St. in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.

Acres: 0.320
District: 8th

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. Winsley, P.E.
John L. Winsley
Planner III
Current Planning and Development

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

September 20, 1978

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

Dear Mr. DiNenna:

Comments on Item #15, Zoning Advisory Committee Meeting, August 1, 1978, are as follows:

Property Owner: Julio Brothers
Location: NE/C Parks Ave. & Monroe St. west
Existing Zoning: D 8.16
Proposed Zoning: Special Exception for offices (IDCA 78-16 X) and Variance to permit a side setback of 5' and 30' to the centerline of Monroe St. in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.

Acres: 0.320
District: 8th

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

Any new installation/s of fuel burning equipment should contact the Division of Air Pollution Control, 404-3775, to obtain requirements for such installations before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

Thomas H. Beville
THOMAS H. BEVILLE, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JER/tch

STEPHENE COLLINS
DIRECTOR

7, 1978

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

Item No. 15 - EAC - Meeting of August 1, 1978
Property Owner: Julio Brothers
Location: NE/C Parks Ave. & Monroe St.
Existing Zoning: D 8.16
Proposed Zoning: Special Exception for offices (IDCA 78-16 X) and variance to permit a side setback of 5' and 30' to the centerline of Monroe St. in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.
Acres: 0.320
District: 8th

Dear Mr. DiNenna:

No major increase in traffic is anticipated by the requested special exception and variance.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

NSP/sjn

Paul H. Heinicke
Chief

August 17, 1978

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

Attention: H. Comodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Julio Brothers

Location: NE/C Parks Ave. & Monroe St.

Item No. 15

Zoning Agency Meeting of 08/01/78

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 or _____ 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 _____ ~~is not~~ 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 comment at this time.

Reviewed by *William H. Diver, P.E.* Noted and *George M. McGehee*
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JOHN D. SEEVERT
DIRECTOR

August 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #15 Zoning Advisory Committee Meeting, August 1, 1978 are as follows:

Property Owner: Julio Brothers
Location: N/E/C Parks Ave. & Monroe St.
Existing Zoning: D 8.16

Proposed Zoning: Special Exception for offices (IDCA 78-16 X) and Variance to permit a side setback of 5' and 30' to the centerline of Monroe St. in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.

Acres: 0.320
District: 8th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Miscellaneous and used and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X 3. 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.
- G. 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. Frontset setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Hunsbarger
Charles E. Hunsbarger
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

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

Z.A.C. Meeting of: August 1, 1978

Re: Item No. 15
Property Owner: Julio Brothers
Location: NE/C Parks Ave. & Monroe Street
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-16 A) and Variance to permit a side setback of 5' and 30' to the centerline of Monroe Street in lieu of the required 25' and 50' respectively, a rear setback of 13' in lieu of the required 30' and a front setback of 13' in lieu of the required 30'.

District: 8th
No. Acres: 0.320

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

NSP/bp



METES AND BOUNDS
 ① 4 2 3 1/2' 122.1'
 ② 4 7 5 1/2' 50.74'
 ③ 5 12 09 W 118.93'
 ④ 4 72 22 1/2' 20.04'

SITE TABULATION
 TOTAL AREA OF TRACT 0.2 ACRES ±
 EXISTING ZONING OR-16
 EXISTING USE VACANT
 PROPOSED USE FUTURE EXPANSION OF EXISTING OFFICE BUILDING
 EXISTING SEWER 8" SANITARY IN PARKS AVE. (DWS 12 M-1150 AND 1140018)
 EXISTING WATER 8" WATER IN PARKS AVE. (DWS 11 68-129)

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PADONIA	N.W. 15-A
Topographic	4-11-70			
MAPS, INC.		DATE OF PHOTOGRAPHY FEB. 1963		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				





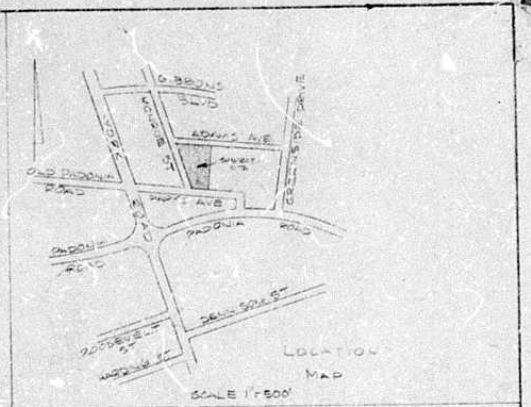
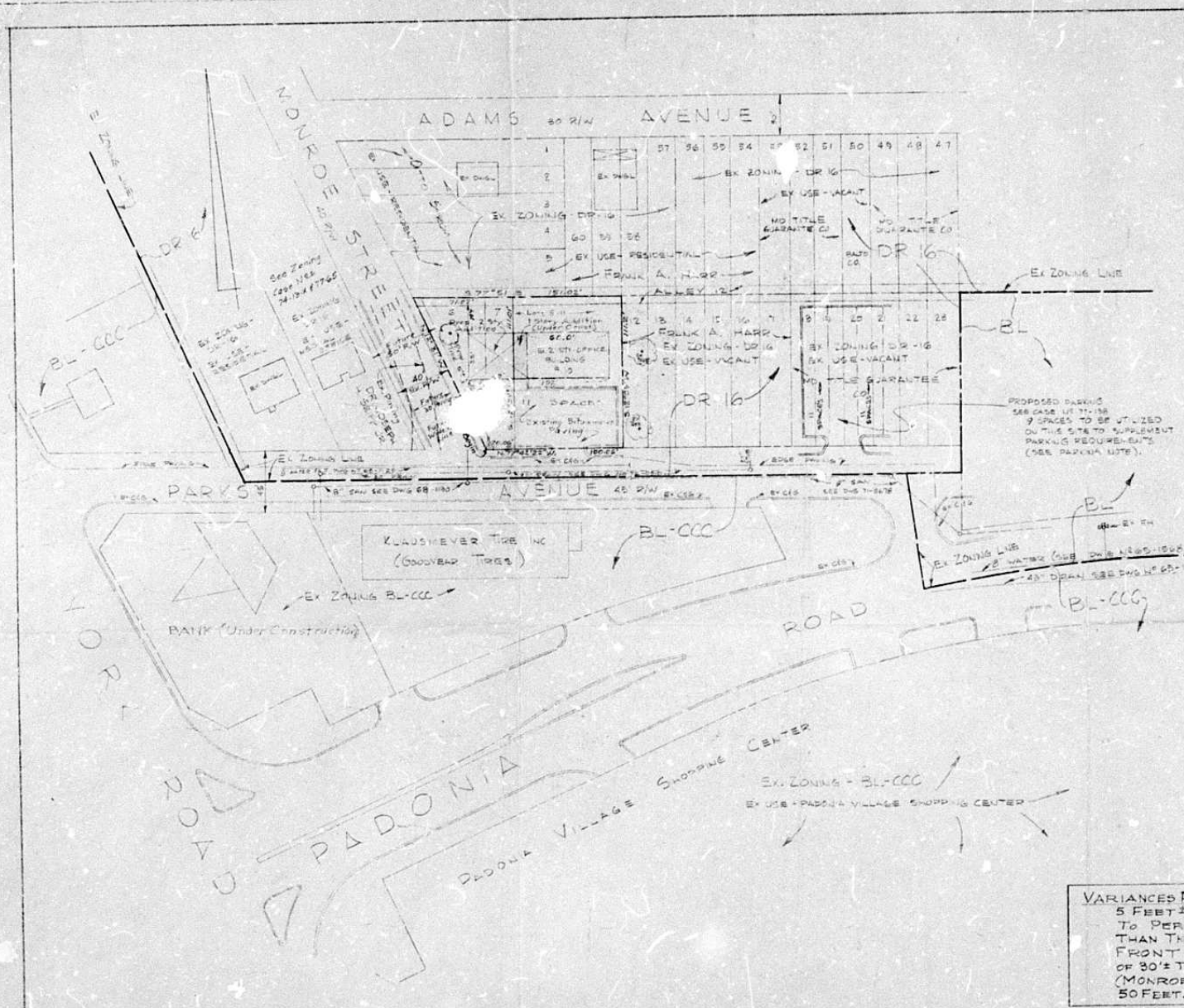
S-NE R-NW
V-SE U-SW

11-76 COMPREHENSIVE Z...
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-
112-76, 113-76 and 114-76

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

D. REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PADONIA	NW 15-A
Planimetric MAPS, INC.	4-31-70	DATE OF PHOTOGRAPHY APRIL 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				





GENERAL NOTES

- (1) AREA OF TRACT = 0.116 AC.
- (2) PRESENT ZONING - DR-16
- (3) PRESENT USE - VACANT
- (4) PROPOSED USE - 2 STORY OFFICE ADDITION
- (5) UTILITIES - EXISTING SERVICE FROM PARKS AVENUE
- (6) PAYING - EXISTING CONC PAVING EXISTS BUT WILL REQUIRE MODIFICATION
- (7) LIGHTING - IF DEEMED NECESSARY SHALL BE SO ERRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS (MAX HEIGHT - 5 FT)
- (8) LOTS 6 AND 7 SHOWN ON SUBJECT SITE WERE ACQUIRED BY JULIO BROTHERS Nov 7, 1968 (D.T.G. 4736 Filed 3/74) AND DO NOT CONSTITUTE A BUILDABLE LOT.
- (9) LOT NUMBERS SHOWN HEREON ARE BASED ON PLAT ENTITLED "PLAT NE2 TIMONUM HEIGHTS" DATED APRIL, 1920 AND RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. IN PLAT BOOK W.P.C. 7 FOLD 15.
- (10) ATTENTION IS DIRECTED TO CASE NE68-133RKA WHERE SPECIAL EXCEPTION FOR OFFICES WAS GRANTED AND A SUBSEQUENT BUILDING PERMIT WAS ISSUED. ALSO REFER TO I.D.C.A. CASE NE78-16.
- (11) PENDING POSSIBLE FUTURE IMPROVEMENTS TO THE ALLEY IN THE REAR OF THE SITE EITHER BY THE PETITIONER, THE OWNER TO THE NORTH OR MUTUAL CONSTRUCTION BY BOTH PARTIES, SOME ADDITIONAL PARKING MAY BE UTILIZED ON THE SOUTH SIDE OF SAID IMPROVED ALLEY. SUCH PARKING WOULD PROVIDE RELIEF TO THE NINE OFFSITE SPACES SHOWN AND NOTED HEREON.

VARIANCES REQUESTED TO PERMIT A SIDE YARD OF 5 FEET ± RATHER THAN THE REQUIRED 25 FEET, TO PERMIT A REAR YARD OF 19 FEET ± RATHER THAN THE REQUIRED 30 FEET, TO PERMIT A FRONT YARD OF 13' ±, AND TO PERMIT A DISTANCE OF 30' ± TO THE CENTERLINE OF THE RIGHT OF WAY (MONROVIA STREET) RATHER THAN THE REQUIRED 50 FEET.

MAP 30
SUBJECT
DATE 11-7-78
BY [Signature]
[Initials]

PARKING TABULATION

1ST FLOOR 3570 SQ FT = 300 ± 12 SPACES REQUIRED
2ND FLOOR 3570 SQ FT = 500 ± 55 SPACES REQUIRED

TOTAL PARKING REQUIRED 20 SPACES
TOTAL PARKING PROVIDED 11 SPACES

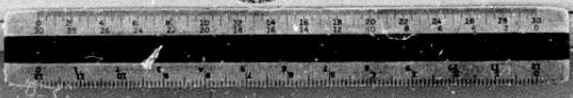
NOTE TO PARKING - PROPOSED 11 SPACES ON SUBJECT SITE AS SHOWN, 9 ADDITIONAL SPACES WILL BE UTILIZED ON PROPOSED PARKING LOT TO EAST (PARTIALLY SHOWN HEREON). REFERENCE IS DIRECTED TO ZONING CASE NR 77-138.

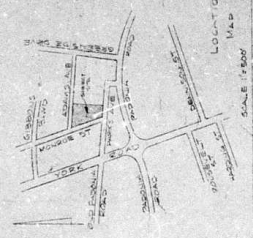


PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICE BUILDING IN EXISTING DR-16 ZONE
WITH
VARIANCE REQUESTS TO SIDE, REAR AND FRONT YARDS

BALTIMORE CO., MD.
SCALE: 1" = 50'

ELECTION DIST NO 8
JUNE 7, 1978





VARIANCES REQUESTED TO PERMIT A SIDE YARD OF 5 FEET ± RATHER THAN THE REQUIRED 25 FEET, TO PERMIT A REAR YARD OF 14 FEET ± RATHER

PARKING TABULATION

1 ST FLOOR	* 5577 SPACES • 300 = 12 SPACES REQUIRED
2 ND FLOOR	* 5570 SPACES • 500 = 8 SPACES REQUIRED
TOTAL PARKING PROVIDED • 20 SPACES	
TOTAL PARKING PROVIDED • 11 SPACES	
VARIANCE REQUEST FOR • 9 SPACES	



PARKING VARIANCE REQUESTED
JUNE 7, 1978

REVISOR JULY 21, 1978 -
ELECTION DIST. NO. 8

ANCE REQUEST FOR PARKING
TS TO SIDE, REAR AND FRONT YARDS

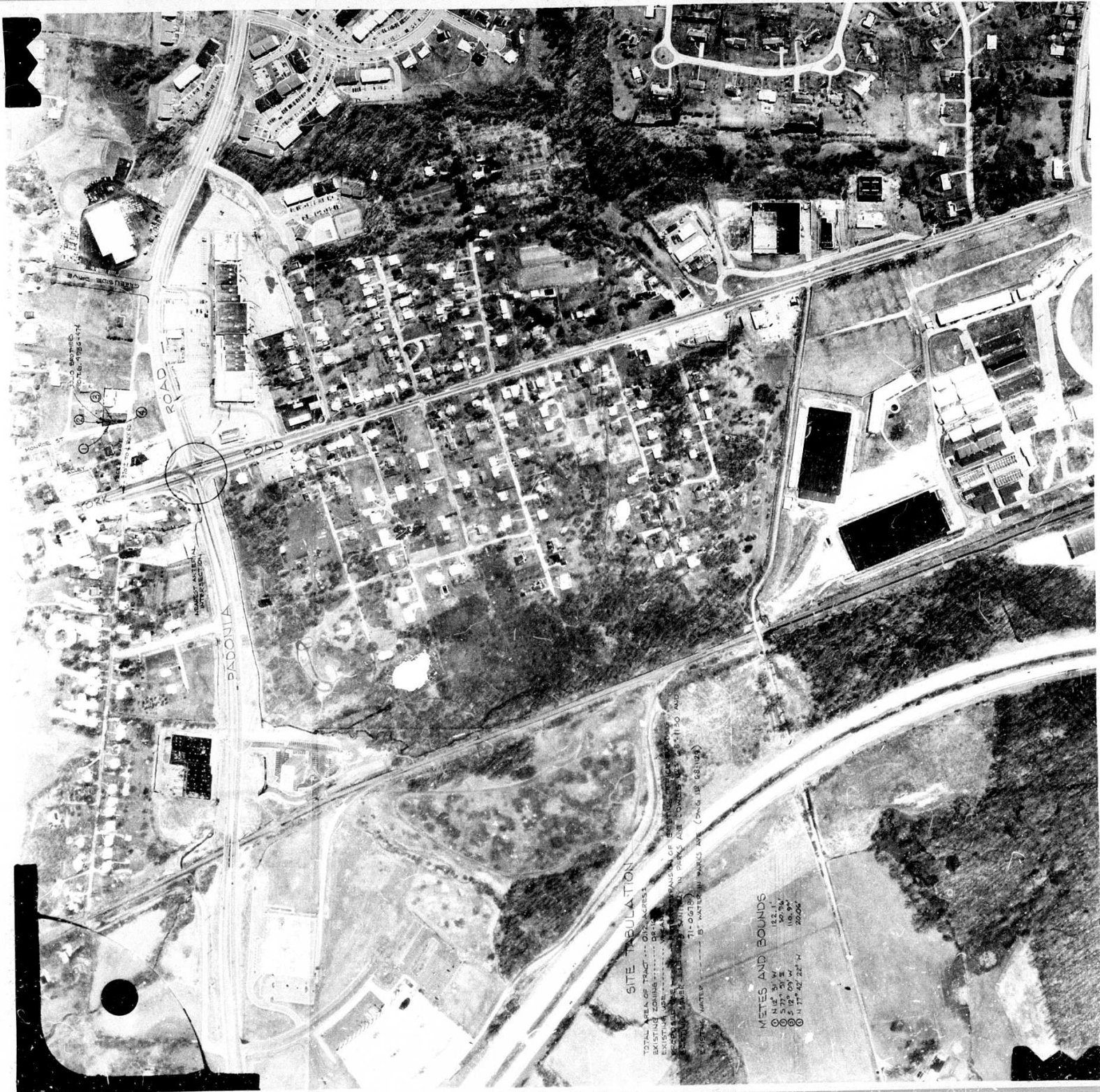


NOTE: THE REAR YARD VARIANCE REQUEST OF 14 FEET IS BASED ON THE COUNTY CONVENT THAT THE 12' PARKER ALLEY MAY BE IMPROVED TO A WIDTH OF 22 FEET IN THE FUTURE. HOWEVER, SHOULD SUCH IMPROVEMENT NOT OCCUR, THE VARIANCE WOULD BE 19 FEET TO THE EDGE OF THE 12' PARKER ALLEY.

PARKING TABULATION

1 ST FLOOR	= 3570 SQFT + 300 = 12 SPACES REQUIRED
2 ND FLOOR	= 3570 SQFT + 500 = 8 SPACES REQUIRED
TOTAL PARKING REQUIRED = 20 SPACES	
TOTAL PARKING PROVIDED = 11 SPACES	
VARIANCE REQUEST FOR - 9 SPACES	

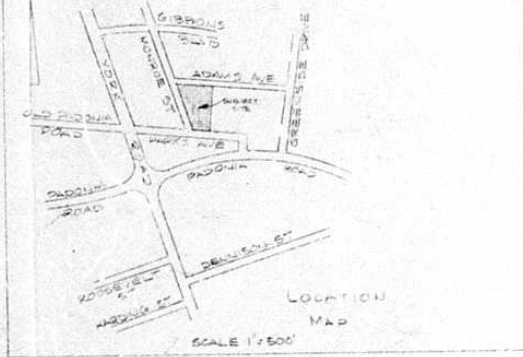
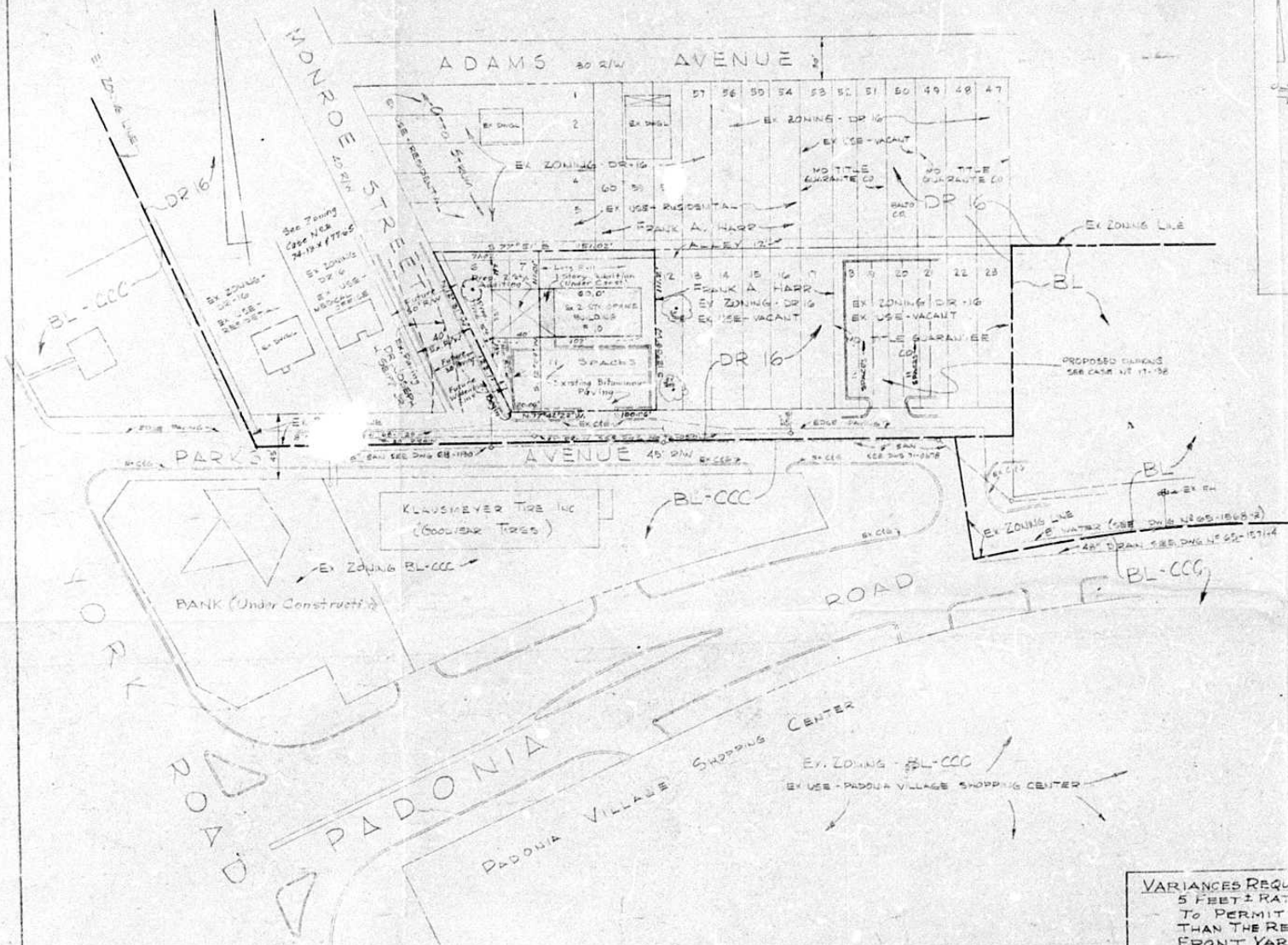
WITH
 ATTS TO SIDE REAR AND FRONT YARDS
 FINANCE REQUEST FOR PARKING
 ELECTION DIST. NO. 9
 JUNE 7, 1978
 REVISED JULY 26, 1978 -
 PARKING VARIANCE REQUESTED
 BECAUSE SIGNATURES OF 1978-1979 YEARLY TAXPAYER LISTED ON PARCELS



SITE TABULATION

TOTAL AREA OF TRACT -- 20.1 ACRES
 EXISTING ZONING -- DR-1
 EXISTING USE -- RESIDENTIAL
 PROPOSED USE -- RESIDENTIAL
 PROPOSED ZONING -- DR-1
 PROPOSED TRACT AREA -- 2.1 ACRES
 PROPOSED TRACT AREA -- 2.1 ACRES
 PROPOSED TRACT AREA -- 2.1 ACRES

NETES AND BOUNDS
 0 N 1/4 31' W 122.1'
 0 S 1/4 31' W 122.1'
 0 E 1/4 31' W 122.1'
 0 W 1/4 31' W 122.1'



GENERAL NOTES

- (1) AREA OF TRACT = 0.116 AC
- (2) PRESENT ZONING - DR-16
- (3) PRESENT USE - VACANT
- (4) PROPOSED USE - 2 STORY OFFICE ADDITION
- (5) UTILITIES - EXISTING SERVICE FROM PARKS AVENUE
- (6) PAVING - BITUMINOUS CONC. PAVING TYPICAL BUT WILL REQUIRE MODIFICATION
- (7) LIGHTING - IF DEEMED NECESSARY SHALL BE SO ERRECTED AS NOT TO REFLECT RAYS INTO RESIDENTIAL AREAS (MAX HEIGHT - 8 FT)
- (8) LOTS 6 AND 7 SHOWN ON SUBJECT SITE WERE ACQUIRED BY JULIO BROTHERS NOV. 2, 1968 (C.T.G. 4730 FOLD 474) AND DO NOT CONSTITUTE A BUILDABLE LOT.
- (9) LOT NUMBERS SHOWN HEREON ARE BASED ON PLAT ENTITLED "PLAT NO. 2 'TIMONIUM HEIGHTS' DATED APRIL, 1920 AND RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. IN PLAT BOOK W.P.C. 7 FOLD 15.
- (10) ATTENTION IS DIRECTED TO CASE NO. 133RKA WHERE SPECIAL EXCEPTION FOR OFFICES WAS GRANTED AND A SUBSEQUENT BUILDING PERMIT WAS ISSUED. ALSO REFER TO I.D.C.A. CASE NO. 78-16.
- (11) PENDING POSSIBLE FUTURE IMPROVEMENTS TO THE ALLEY IN THE REAR OF THE SITE EITHER BY THE PETITIONER, THE OWNER, TO THE NORTH OR MUTUAL CONSTRUCTION BY BOTH PARTIES, SOME ADDITIONAL PARKING MAY BE UTILIZED ON THE SOUTH SIDE OF SAID IMPROVED ALLEY. SUCH PARKING WOULD PROVIDE RELIEF TO THE NINE OFFSITE SPACES NOTED HEREON.

PARKING TABULATION

1 ST FLOOR	= 3570 SQFT ÷ 300 = 12 SPACES REQUIRED
2 ND FLOOR	= 3570 SQFT ÷ 500 = 8 SPACES REQUIRED
TOTAL PARKING REQUIRED = 20 SPACES	
TOTAL PARKING PROVIDED = 11 SPACES	
VARIANCE REQUEST FOR - 9 SPACES	

VARIANCES REQUESTED TO PERMIT A SIDE YARD OF 5 FEET ± RATHER THAN THE REQUIRED 25 FEET, TO PERMIT A REAR YARD OF 19 FEET ± RATHER THAN THE REQUIRED 30 FEET, TO PERMIT A FRONT YARD OF 13' ±, AND TO PERMIT A DISTANCE OF 30' ± TO THE CENTER LINE OF THE RIGHT OF WAY (MONROE STREET) RATHER THAN THE REQUIRED 50'. VARIANCE ALSO REQUESTED TO SECTION 409.26-5 OF THE PARKING REQUIREMENTS AS ESTABLISHED BY THE BALTIMORE CO. ZONING REGULATIONS TO PERMIT 11 PARKING SPACES ON SITE RATHER THAN THE REQUIRED 20 SPACES.

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204



PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICE BUILDING IN EXISTING DR-16 ZONE
WITH
VARIANCE REQUESTS TO SIDE, REAR AND FRONT YARDS
AND VARIANCE REQUEST FOR PARKING
BALTIMORE CO., MD.
SCALE 1" = 50'

ELECTION DIST. NO. 8
JUNE 7, 1978
REVISED JULY 21, 1978
PARKING VARIANCE REQUESTED

11/2/85

606 W. Pennsylvania Avenue
Towson, Maryland 21204

The Honorable William E. Hammond,
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Commissioner Hammond:

Enclosed herewith please find the revised plans relative to the addition of the second floor indicated on the plat in dark.

A larger addition was granted a Special Exception in 1978 and immediately thereafter, the first floor of that portion on the plat shaded dark was added. The property owners wish to add the second floor at this time and it is my opinion that that portion of the Special Exception granted in 1978, to wit, the shaded portion, has been utilized within the two year period pursuant to the Zoning Regulations and is entitled to add the second floor without necessity of submitting plans to the Zoning Commissioner for the O.I. Zone the property now enjoys. The property, at the time of the granting of the Special Exception, enjoyed a D.R. 16 Zone and it is my opinion that the proposed addition is grandfathered pursuant to the Bill enacting the O.I. Zone.

Though it is my impression that the utilization of a portion of the use granted by Special Exception preserves the right to construct at a later date totally that which was granted, my clients, not anticipating total construction of that which was granted in 1978 for some time in the future, will at that time submit a development plan pursuant to the O.I. Regulations.

In the interim, it is requested that the Zoning Commissioner's office release and allow the second floor of that shaded area to be constructed at this time pursuant to the Special Exception granted in 1978, as said 15' addition having been utilized as the first floor had been constructed two years ago.

The remainder of this Application for Permit and plans are with Doug Swan of your office and, if this request meets with your approval, I ask that you please instruct Mr. Swan to release this Permit as an approval pursuant to the Zoning Regulations.

Very truly yours,

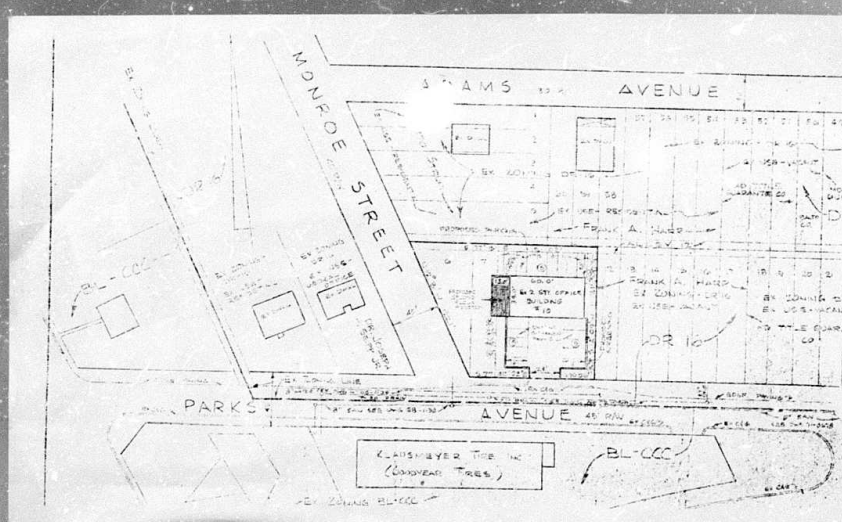
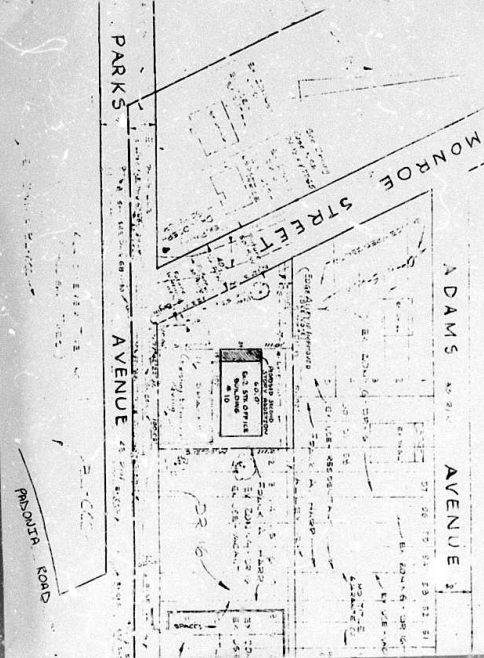
S. ERIC DINENNA

SED:cm
cc: Mr. Ted Julio

S. Eric Dinenna, P.A.
Attorney at Law

October 30, 1981

Revised based on Mr. Hamilton
RE: 10 Parks Avenue
79-94 XA



606 W. Pennsylvania Avenue
Towson, Maryland 21204

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Dear Commissioner Hammond:

This is to serve as a supplement to my letter of October 30, 1981 to you concerning the above captioned property.

First of all, the 15' addition was constructed in such a manner that it was anticipated a second floor would be added at some time in the future. The footings and foundation were constructed not for a one story building but for a two story building.

Enclosed herewith please find the Occupancy Permit issued by Baltimore County for the subject property addition dated August 10, 1979.

Inadvertently, the initial plans submitted concerning the construction of the second floor were not to scale. Accordingly, please find a copy of the new site plan.

I wait your approval.

Very truly yours,

S. ERIC DINENNA

SED:wjt
Enclosures
cc: Mr. Ted Julio

The zoning amendment, as with Doug Swan
8/82

S. Eric Dinenna, P.A.
Attorney at Law

November 23, 1981

The Honorable William E. Hammond
Zoning Commissioner for Baltimore County
County Office Building
Towson, Maryland 21204

Revised based on Mr. Hamilton
RE: 10 Parks Avenue
79-94 XA

Dear Commissioner Hammond:

This is to serve as a supplement to my letter of October 30, 1981 to you concerning the above captioned property.

First of all, the 15' addition was constructed in such a manner that it was anticipated a second floor would be added at some time in the future. The footings and foundation were constructed not for a one story building but for a two story building.

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I wait your approval.

Very truly yours,

S. ERIC DINENNA

SED:wjt
Enclosures
cc: Mr. Ted Julio

The zoning amendment, as with Doug Swan
8/82

DPF 102

ALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND LICENSES
OFFICE OF THE BUILDINGS ENGINEER
COUNTY OFFICE BUILDING, TOWSON, MD 21204

No. 00935

Permit is hereby granted to:

Name P. F. E. Tubio

Address 10 Parks Ave

Cockeysville, Md Zip 21030

To use and occupy the land and/or buildings described and located as follows on Permit No.

00935 10 Parks Ave 08-10-005185

8-10 08-10-005185

City, Town, State, Election District Lot No. Block No. Acreage No.

Subdivision name or survey description

for the purpose set forth below:

Addition (in for which permit is granted (describe fully))

Occupancy Load Occupants

Date 8-10-79 Issued by the Buildings Engineer 8/10/79

Fee Paid _____

NOTE: This permit must be conspicuously displayed and not removed from the premises for which it was issued. It is not transferable. It must be shown upon demand to any authorized representative of the Buildings Engineer, Division of Building Inspection. This permit is good only for the use and to the extent described above. Changes in use, any extension thereof, and changes in occupancy require a new permit.