

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE BEFORE THE DEPUTY ZONING COMMISSIONER  
 W/S of Bosley Avenue, 180' S of Pennsylvania Avenue - 9th Election District Stewart Directories, Inc. - Petitioner COMMISSIONER  
 NO. 79-129-XA (Item No. 31) OF  
 BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Special Exception for offices in a D.R. 16 Zone and, additionally, a Petition for Variances to permit side yard setbacks of 6 feet and 5.8 feet in lieu of the required 25 feet, for property at the above location. Said property consists of a two-story dwelling on a tract of 0.172 acres, more or less.

Testimony at the hearing indicated that a prior Special Exception for offices for this property has expired and that the Variances are required in order to legalize an existing situation.

Counsel for the Petitioner indicated that he would cooperate with any attempts to widen the adjacent alley in connection with the proposed use.

Nearby residents, in protest indicated that they feared additional traffic congestion if the Petitions were granted, but they believed that the adjacent alley should be used for access. Comments from the Department of Traffic Engineering stated that the alley "would be adequate for access."

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502 of the Baltimore County Zoning Regulations have been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception should be granted. Likewise, the Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9th day of January, 1979, that the Petition for Special Exception for offices and the Petition for Variances to permit side yard setbacks of 6 feet and 5.8 feet in lieu of the required 25 feet should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Vehicular access shall be confined to the alley.
2. No changes shall be made to the exterior of the building; residential appearance must be retained.
3. Approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping approval by the Current Planning and Development Division.
4. The Special Exception must be utilized within five years or become null and void.

*[Signature]*  
 Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
 DATE January 9, 1979  
 BY *[Signature]*

John J. Bishop, Jr.  
 305 West Chesapeake Avenue  
 Towson, Maryland 21204

cc: Gerhold, Cross & Etzel  
 412 Delaware 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 1st day of November 1979.

*[Signature]*  
 S. ERIC DILMENA  
 Zoning Commissioner

Petitioner: Stewart Directories, Inc.  
 Petitioner's Attorney: Bishop

Reviewed by: *[Signature]*  
 Nicholas B. Commorari  
 Chairman, Zoning Plans Advisory Committee

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #31 (1978-1979)  
 Property Owner: Stewart Directories, Inc.  
 Page 2  
 October 3, 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 nuisance or damages to adjacent properties, especially by the accumulation 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

There are public 6-inch and 16-inch water mains and 12-inch sanitary sewerage in Bosley Avenue. Additional fire hydrant protection is required in the vicinity.

Very truly yours,  
 (SIGN) EDWARD A. MCCOROUGH

EDWARD M. DAVIS, P.E.  
 Chief, Bureau of Engineering

INDICATED FEES

001 J. Trumbler  
 J. Somers  
 W. Muechel

18-00 Key Sheet  
 30 SW 2 Pos. Sheet  
 RE 1/8" Topo  
 70 Tax Map

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

October 3, 1978

Re: Item #31 (1978-1979)  
 Property Owner: Stewart Directories, Inc.  
 W/S Bosley Ave, 180' S, Pennsylvania Ave.  
 Existing Zoning: DR 16  
 Proposed Zoning: Special Exception for offices (IDCA 78-49X) and Variance to permit side setbacks of 6' and 5.8' in lieu of the required 25'.  
 Address: 0.172 District: 9th

Dear Mr. Dilmena:

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:

This property is the subject to Project IDCA 78-49X, and was the subject of zoning Item 110 (1969-1970), 70-1376A.

Highways:

Bosley Avenue, an existing County street, was recently reconstructed as a divided roadway 10 feet wide, with island-type roadway cross-sections and no median breaks on a 10-foot (minimum) right-of-way. No further improvements are proposed at this time.

The status of the indicated 10-foot alley is unknown to this office. This alley should be improved in the future as a 20-foot commercial type alley on a 26-foot right-of-way. A comprehensive review of this site, together with the neighboring properties and Avenue, indicates that the centerline of the proposed 20-foot alley and 26-foot right-of-way is to be located 3 feet westerly of the centerline of the present 10-foot alley. Right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit. A common entrance for this and other of the Petitioner's properties is being considered from the alley. However, the entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Settlement Control:

Development of this property through striping, 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 striping of top soil.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 22, 1978

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

John J. Bishop, Jr.  
 305 West Chesapeake Avenue  
 Towson, Maryland 21204

MEMBER  
 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

Re: Item No. 31  
 Petitioner - Stewart Directories, Inc.  
 Special Exception and Variance Petitions

Dear Mr. Bishop:

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.

Because of your client's proposal to convert the existing dwelling located at 406 Bosley Avenue into offices, this Special Exception is required. Variances are also included in order to legalize the existing setbacks of this structure.

In view of the fact that revised site plans were submitted, incorporating the comments from the Bureau of Engineering, I proceeded to schedule this petition for a hearing date and change the Variance forms accordingly.

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. COMMORARI, Chairman  
 Zoning Plans Advisory Committee

NBC/af  
 Gerhold, Cross & Etzel  
 412 Delaware Avenue  
 Towson, Maryland 21204

Baltimore County  
 Department of Public Engineering  
 TOWSON, MARYLAND 21286  
 (301) 684-3200  
 STEPHEN COLLINS  
 DIRECTOR

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

October 18, 1978

Item No. 31 - EMC - Meeting of August 15, 1978  
 Property Owner: Stewart Directories, Inc.  
 Location: W/S Bosley Ave, 180' S Pennsylvania Ave.  
 Existing Zoning: D.R. 16  
 Proposed Zoning: Special Exception for offices (IDCA 78-49-X) and Variance to permit side setbacks of 6' and 5.8' in lieu of the required 25'.

James: 0.172  
 District: 9th

Dear Mr. Dilmena:

The requested special exception for offices is not expected to be a major traffic generator.

The 10' foot wide alley being used for access can not be considered adequate for this use.

Very truly yours,  
*[Signature]*  
 Michael S. Flanagan  
 Engineer Associate II

NSP/af

ORDER RECEIVED FOR FILING

DATE January 8, 1979  
 BY *[Signature]*

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

79-1294A  
331

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Stewart Directories, Inc.**, 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 **1B 02.2B (V)** Sideyard setbacks, South side 6 feet instead of 25 feet North side 6 feet instead of 25 feet from the south side of the alley.

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

To legalize the existing building setbacks.

MAP SECTION SUBJECT: 176 TYPE: VARIANCE PLANNING: [ ] ZONING: [ ] DISTRICT: [ ]

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

**Stewart Directories, Inc.**

Contract purchaser

**Ryland P. Stewart, III**, President  
Address: 304 W. Chesapeake Avenue  
Towson, Maryland 21284

President's Attorney

**John W. Hession, III**  
Address: 305 West Chesapeake Avenue  
Towson, Md. 21284

ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 1st day of November, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of December, 1978, at 11:00 o'clock A.M.

**John W. Hession, III**  
Zoning Commissioner of Baltimore County.

(over)

11-29-78  
12/1/78

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

79-1294A  
31

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Stewart Directories, Inc.**, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, and (2) for the following reasons:

- Property is located directly across Bosley Avenue from the new County Courts Building.
- Several other properties either abutting or in close proximity to the subject property are being used for office purposes.
- For such other and further reasons as may be raised at the time of the hearing of this petition.

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 Use.

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.

**STEWART DIRECTORIES, INC.**

Contract purchaser

**Ryland P. Stewart, III**, President  
Address: 304 W. Chesapeake Avenue  
Towson, Maryland 21284

President's Attorney

**John W. Hession, III**  
Address: 305 W. Chesapeake Avenue  
Towson, Md. 21284

ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, this 1st day of November, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of December, 1978, at 11:00 o'clock A.M.

**John W. Hession, III**  
Zoning Commissioner of Baltimore County.

(over)

11-29-78  
12/1/78

**IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT**

IDCA NO. 79-1294A  
IDCA NO. 79-1294A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Stewart Directories, Inc.**, owner of the property situated in Baltimore County, the property outline of which is shown to scale, complete with dimensions on 600 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, hereby make APPLICATION to you for a Special Exception of **DR16** ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA **0.172 ACP** DEED REF. \_\_\_\_\_  
GRADING **0%** % OF OVERALL SITE WILL REQUIRE GRADING.  
BUILDING SIZE  
GROUND FLOOR **281' x 241'** AREA **67828.84**  
NUMBER OF FLOORS **2** TOTAL HEIGHT **25'**  
FLOOR AREA RATIO A TOTAL FLOOR AREA DIVIDED BY SITE AREA = **118**

BUILDING USE **D.P. Offices** OTHER FLOORS **REAR**

REQUIRED NUMBER OF PARKING SPACES  
GROUND FLOOR **2** OTHER FLOORS **1** TOTAL **3**

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES **1080 Sq. Ft.**  
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES  
WATER:  PUBLIC  PRIVATE, TYPE OF SYSTEM \_\_\_\_\_  
SEWER:  PUBLIC  PRIVATE, TYPE OF SYSTEM \_\_\_\_\_

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

**STEWART DIRECTORIES, INC.**

BY **Ryland P. Stewart, III**, President  
Address: 304 W. Chesapeake Avenue  
Towson, Maryland 21284

THE PLANNING BOARD HAS DETERMINED ON **10-19-78** THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-6.1(7) OF THE BALTIMORE COUNTY CODE, 1988.

Signed: **John W. Hession, III**  
DATE **10-20-78** CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-12-77

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
W/S of Bosley Ave., 180'  
S of Pennsylvania Ave.,  
9th District  
OF BALTIMORE COUNTY

**STEWART DIRECTORIES, INC.** Case No. 79-129-XA  
Petitioner

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**  
Peter Max Zimmerman  
Deputy People's Counsel

**John W. Hession, III**  
John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21284  
494-2188

I HEREBY CERTIFY that on this 14th day of November, 1978, a copy of the foregoing Order was mailed to **John A. Bishop, Jr.**, Esquire, 305 W. Chesapeake Avenue, Towson, Maryland 21284, Attorney for Petitioner.

**John W. Hession, III**  
John W. Hession, III

DATE **January 9, 1979**  
ORDER RECEIVED FOR FILING

**John J. Bishop, Jr.**, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21284

RE: Petitions for Special Exception and Variances  
W/S of Bosley Avenue, 180' S of Pennsylvania Avenue - 9th Election District  
Stewart Directories, Inc. - Petitioner  
NO. 79-129-XA (Item No. 31)

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

Very truly yours,  
**George J. Martiak**  
Deputy Zoning Commissioner

GJM:mr  
Attachments  
cc: Mrs. Mary Ginn  
606 Horncrest Road  
Towson, Maryland 21204  
Mrs. Katherine Turner  
616 West Chesapeake Avenue  
Towson, Maryland 21204  
John W. Hession, III, Esquire  
People's Counsel

**GERHOLD, CROSS & ETZEL**  
Div. of Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21284  
823-4470

July 31, 1978

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 a point on the west side of Bosley Avenue at the distance of 160 feet measured southerly along the west side of said Avenue from the south side of Pennsylvania Avenue and running thence and winding on the west side of Bosley Avenue and running the 800 following courses and distances: viz: North 77 degrees 21 minutes East 150 feet and North 12 degrees 49 minutes East 50 feet to the north side of said alley, thence alternate and thence winding East to the place of beginning.  
Containing 0.172 of an Acre of land more or less.  
Being the land of the petitioner herein as shown on a plat filed with the office of the zoning commissioner.



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

S. Eric DiMaeno  
Zoning Commissioner  
TO: **Letitia H. Great**  
FROM: **Director of Planning**

DATE: **November 24, 1978**  
SUBJECT: **Petition 79-129X, Item #31**

Petition for Special Exception for offices and variance for side yard setbacks West side of Bosley Avenue, 180 feet South of Pennsylvania Avenue  
Petitioner - Stewart Directories, Inc.  
9th District  
HEARING: Monday, December 4, 1978 (11:00 A.M.)

Office use would be appropriate here. If this petition is granted, it is suggested that the following conditions be made:

- A detailed landscaping plan submitted to and approved by the Current Planning and Development Division.
- Provision that no changes be made in the exterior of the structure so that it remain residential in character.

**Letitia H. Great**  
Director of Planning

LHG:JGH:rw

79-129-XA

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: **9th**  
Filed for: **Petitions for Special Exception and Variances**  
Petitioner: **STEWART DIRECTORIES**  
Location of property: **W/S of Bosley Ave., 180' S of Pennsylvania Ave.**  
Location of Sign: **E. Bent of 406 Bosley Ave.**  
Remarks:  
Posted by: **Letitia H. Great**  
Date of return: **Nov. 22, 1978**

2-Signs

STEPHENE COLLINS DIRECTOR December 6, 1978

Mr. E. Eric DiNenna Zoning Commissioner... Item No. 11 - Revised Comments... Location: W/S Bosley Avenue 180' S. Pennsylvania Ave.

Dear Mr. DiNenna: The requested special exception is not expected to be a major traffic generator... The office plan, dated October 15, 1978 provides a 20 foot alley on the 24 foot right-of-way which would be adequate for access.

Very truly yours, C. Richard Moore Assistant Traffic Engineer

CMK/and

LESLIE H. GRAY DIRECTOR October 23, 1978

Mr. Eric S. DiNenna, Zoning Commissioner... Comments on Item #31, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner, Stewart Directories, Inc. Location: W/S Bosley Avenue 180' S. Pennsylvania Avenue... The office has reviewed the subject petition and offers the following comments.

The alley should be widened in accordance with Bureau of Engineering requirements. The compact screening should be live evergreen material.

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

Paul H. Rebeck Chief August 29, 1978

Office of Planning and Zoning Baltimore County Office Building... Attention: J. Commodari, Chairman Zoning Advisory Committee

- Dear Mr. DiNenna: Comment on Item # 31 Zoning Advisory Committee Meeting, August 15, 1978 are as follows: The items checked below are applicable: 1. Structures shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and use 1971 Supplement...

Noted and Approved: George M. Keganoff Fire Prevention Bureau

JAMES BLAVETT DIRECTOR August 23, 1978

Mr. E. Eric DiNenna, Zoning Commissioner... Dear Mr. DiNenna: Comment on Item # 31 Zoning Advisory Committee Meeting, August 15, 1978 are as follows:

- The items checked below are applicable: 1. Structures shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and use 1971 Supplement... 2. A second means of vehicle access is required for the site.

Very truly yours, Charles E. Surban Planning Chief

RONALD J. RUPP M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICERS September 21, 1978

Mr. E. Eric DiNenna Office of Planning and Zoning... Dear Mr. DiNenna: Comment on Item #31, Zoning Advisory Committee meeting, August 15, 1978, are as follows:

Property Owner: Stewart Directories, Inc. Location: W/S Bosley Avenue 180' S. Pennsylvania Ave. Proposed Zoning: Special Exception for office (IDCA 78-49-X) and Variance to permit side setbacks of 6' and 9.8' in lieu of the required 25'.

Very truly yours, Thomas H. Smith Director Bureau of Environmental Services

NDJ/RJP/gh or V. L. Phil'lips

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204 Date: August 11, 1978

Mr. E. Eric DiNenna Zoning Commissioner... Z.A.C. Meeting of: August 15, 1978

RE: Item No. 31 Property Owner: Stewart Directories, Inc. Location: W/S Bosley Ave. 180' S. Pennsylvania Ave.

District: 9th No. Acres: 0.172

Dear Mr. DiNenna: No bearing on student population.

Very truly yours, W. Nick Petrovich Field Representative

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 16, 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. 21286-0448...

THE JEFFERSONIAN, L. Leuk Shuster Manager

Cost of Advertisement, \$.....

DEFINITION OF SPECIAL EXCEPTION FOR VARIANCE... THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 21286-0448...

OFFICE OF THE PUBLISHER THE JEFFERSONIAN NEWSPAPERS TOWSON, MD 21204 November 16 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Stewart Directories, Inc. was inserted in the following:

- Canonsville Times X Towson Times
Dundalk Times X Arbutus Times
Frost Times X Community Times
Suburban Times East X Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 17th day of November, 1978...

STROMBERG PUBLICATIONS, INC. BY Esther Berger

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					14	11/2				
Petition number added to outline										
Demed										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous cases: <u>5594 XV</u> <u>65-1295PH</u>	Map # <u>65-1295</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 15<sup>th</sup> day of August 1978. Filing Fee \$ 50.00. Received  Check  
 Cash  
 Other

Eric DiNenna  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Stewart Directories Submitted by John Bishop  
Petitioner's Attorney John Bishop Reviewed by Diane Miller

\* 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. 76170

DATE Dec. 4, 1978 ACCOUNT 01-662

AMOUNT \$ 61.10

RECEIVED FROM Hyland P. Stewart, III

FOR Cost of Advertising and Posting Case No. 79-129-XA

70 PERS 4 6110MS

VALIDATION OR SIGNATURE OF CASHIER

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

No. 76124

DATE November 5, 1978 ACCOUNT 01-662

AMOUNT \$ 50.00

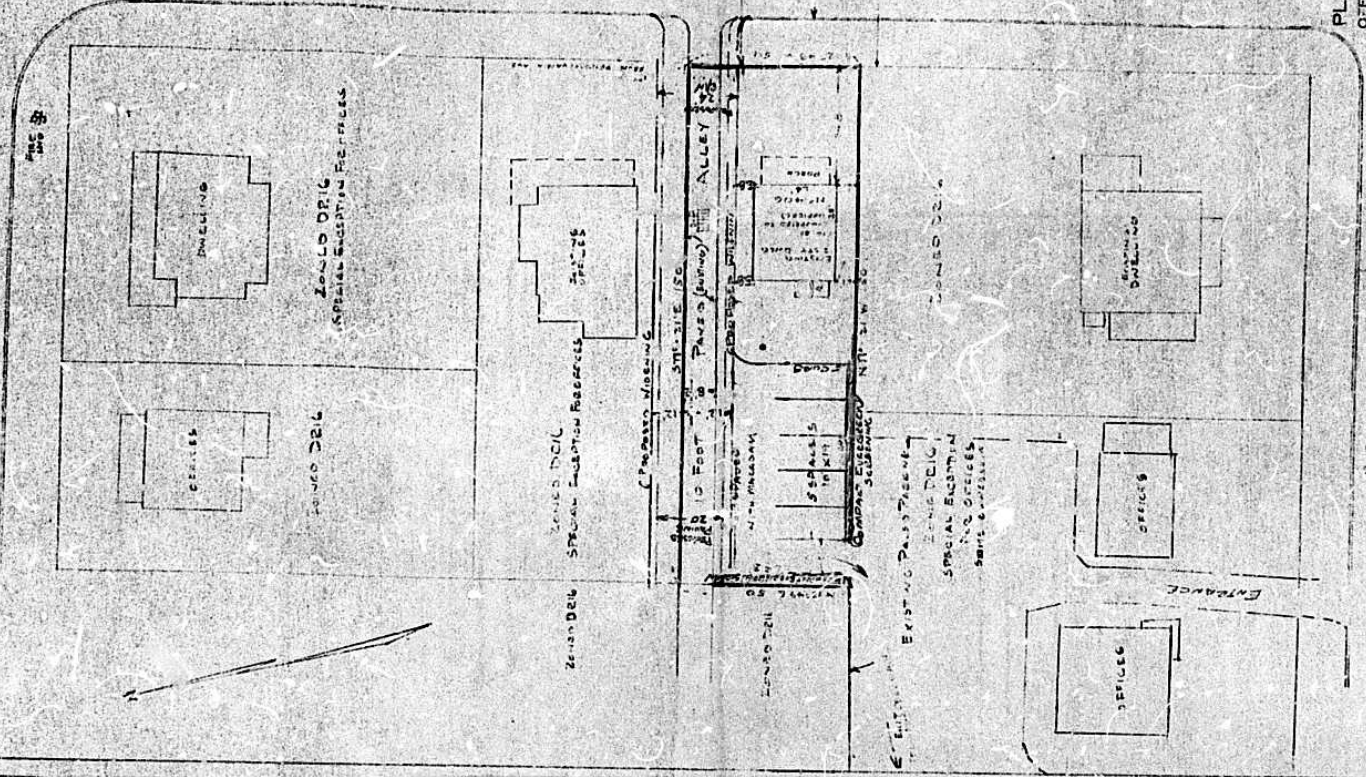
RECEIVED FROM Stewart Directories, Inc.

FOR Filing Fee for Case No. 79-129-XA

897 PERM 8 50.00MS

VALIDATION OR SIGNATURE OF CASHIER

PENNSYLVANIA AVENUE



South Bound  
 North Bound  
 12" WATER MAIN  
 6" WATER MAIN  
 12" SANITARY SEWER

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY *John ...*  
 DATE 3 - 22 - 79  
 79-129-XA

No CHANGES SHALL BE MADE TO EXTENT OF EXISTING BUILDING; ESSENTIAL APPEARANCE MUST BE DETERMINED

TRADING DATA  
 1st Floor 275 - 300 = 3 Spaces  
 2nd Floor 275 - 300 = 1 Space  
 TOTAL SPACES REQUIRED 5  
 TOTAL SMALL PLOTS 5

100A 79-129 XA  
 1 UNIT ZONING DDC  
 PROPOSED SPECIAL EXCEPTION  
 FOR OFFICES  
 300 SQ. YARD SPECIAL EXCEPTION  
 600 SQ. YARD SPECIAL EXCEPTION  
 1200 SQ. YARD SPECIAL EXCEPTION  
 TO BE DETERMINED

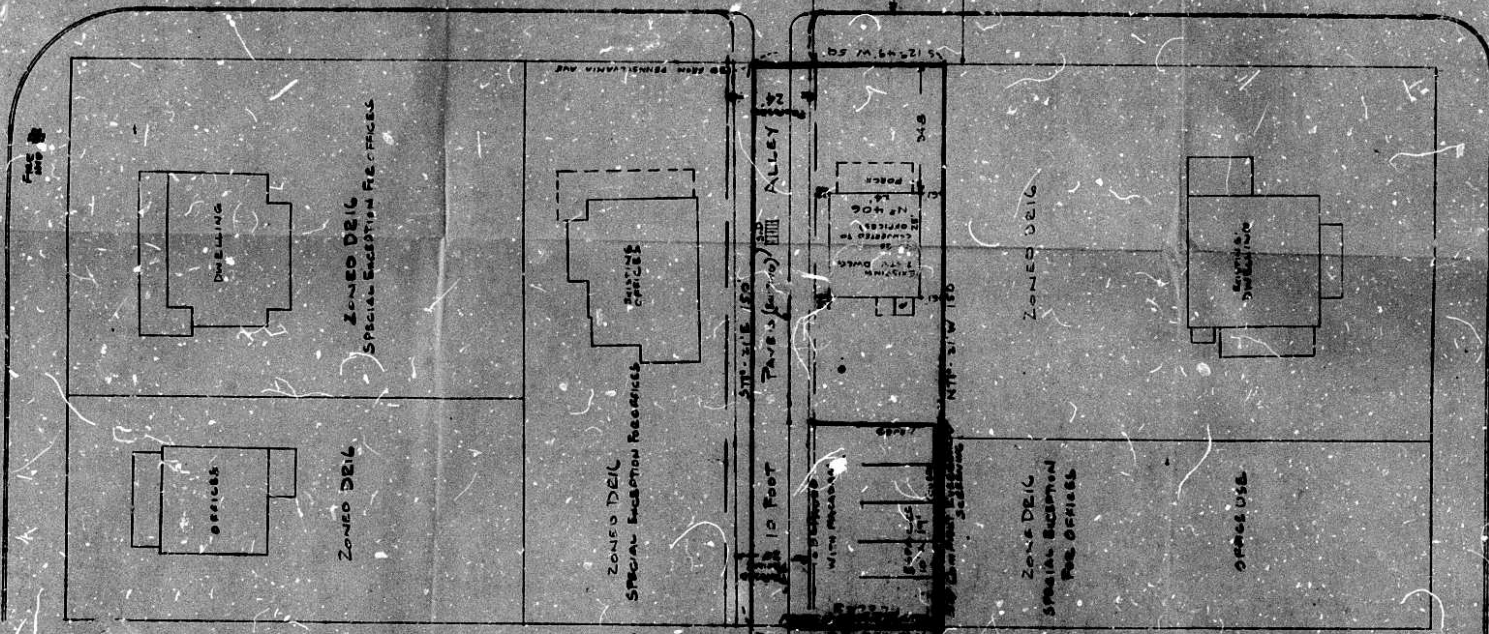
ZONING PLAT  
 PROPERTY LOCATED  
 IN DISTRICT SAUTO-COMB  
 CITY ACRES

SCALE 1" = 20'  
 REVISIONS  
 REVISED DEC 7, 1978  
 REVISED NOV 7, 1978  
 GEORGE GEORGE & ET AL  
 REGISTERED LAND SURVEYORS  
 212 DEARBORN AVE  
 NEW YORK, N.Y. 10012





PENNSYLVANIA AVENUE



South Bound

AVENUE

15' WATER MAIN

15' DEEP TRENCH

115

North Bound

PARKING DATA  
 1st Floor 675 sq ft 300 x 350 ft  
 2nd Floor 675 sq ft 300 x 350 ft  
 Total Street Exposure 5'  
 Total Street Exposure 5'

EXISTING ZONING DR1C  
 PROPOSED: SPECIAL EXCEPTION  
 RE OFFICES  
 SIDEWALK SETBACK 4 ft 6 in. S  
 SOUTH SIDE 6 ft 6 in. MINIMUM OF 25'  
 NORTH SIDE 10 ft MINIMUM OF 25'  
 FRONT SOUTH SIDE OF ALLEY

ZONING MAP  
 PROPERTY LOCATED  
 IN  
 9TH DISTRICT BALTO & MD  
 CITY OF BALTIMORE

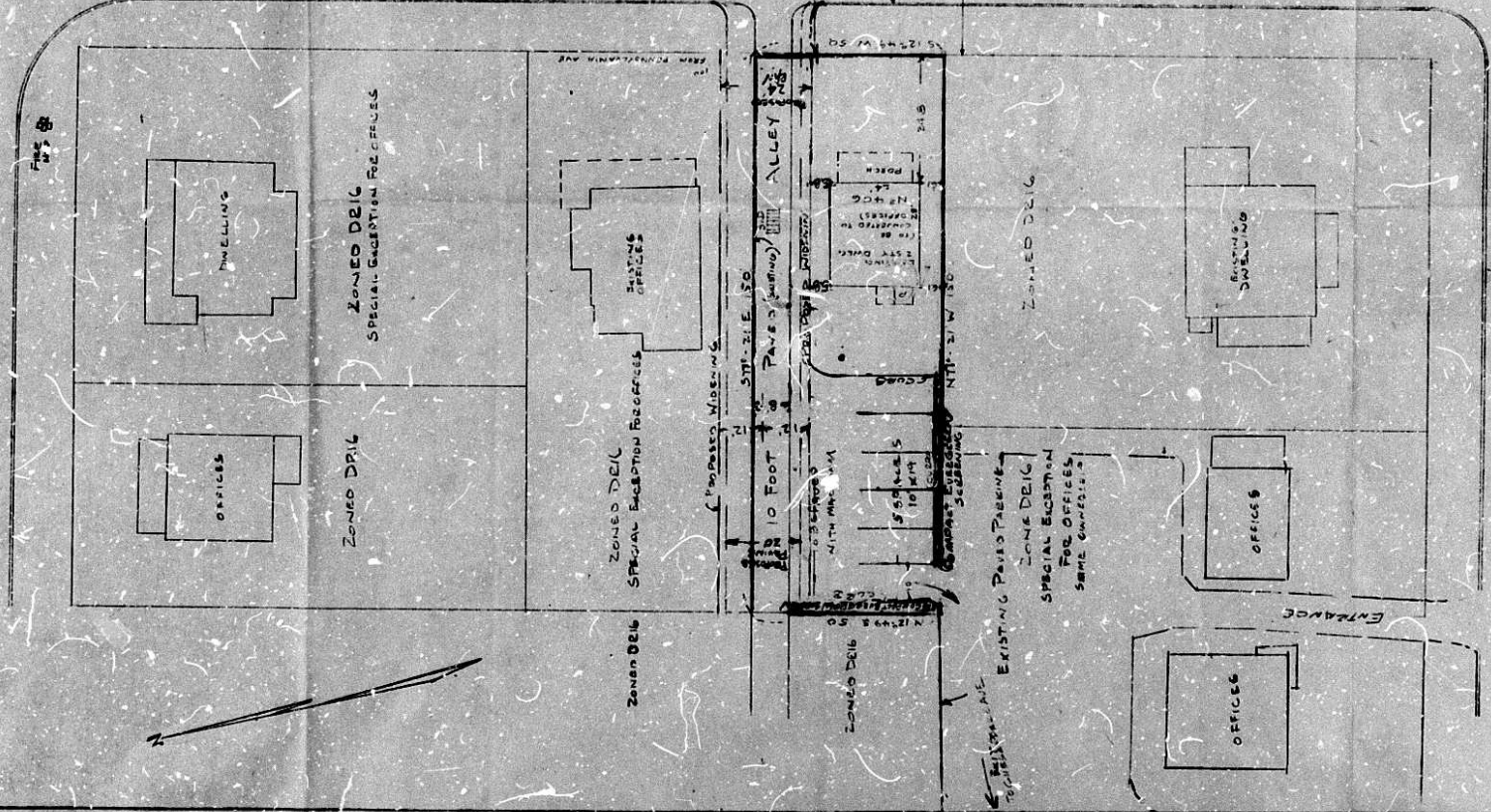


Revised Oct 25, 1978  
 Scale - 1/4" = 20' JULY 22, 1978  
 GEORGE CROSS ETZEL  
 REGISTERED LAND SURVEYOR  
 412 DELAWARE AVENUE  
 TOWSON MARYLAND





PENNSYLVANIA AVENUE



PARKING DATA  
 1st FLOOR 675' x 300' = 3 SPACES  
 2nd FLOOR 675' x 300' = 3 SPACES  
 TOTAL SPACES REQUIRED 5  
 TOTAL SPACES PROVIDED 5

EXISTING ZONING: D1C  
 PROPOSED: SPECIAL EXCEPTION  
 FOR OFFICES  
 SIDEYARD SETBACK: VARIABLE  
 SOUTH SIDE: 6 FEET INSTEAD OF 15'  
 NORTH SIDE: 50 FEET INSTEAD OF 25'  
 PLANT SOUTH SIDE OF ALLEY AS PROPOSED  
 TO BE WIDENED

ZONING PLAT  
 PROPERTY LOCATED

9TH DISTRICT BALTO Co MD  
 0172 ACCT



REVISED DEC 4, 1978  
 REVISED NOV 15, 1978  
 SCALE 1/4" = 1' 0"  
 GEORGE CROSS GETZEL  
 REGISTERED LAND SURVEYOR  
 412 DELAWARE AVENUE  
 TOWSON MARYLAND

79-129 XA

FM 40



0-NE 1-N-W  
 5-SE 1-N-S  
 APPLICANT  
 HYLAND P. STEWART  
 1403 COLLETT AVENUE  
 TOWSON, MARYLAND

PROPERTY LOCATED  
 TOWSON  
 9TH DISTRICT BALTO. CO. MD.  
 0-1124222  
 ZONED D216  
 TOWSON SE. 1/4 0-1124222

GERHOLD, CROSS & ETZEL  
 Registered Professional Land Surveyors  
 417 Independence Avenue  
 TOWSON, MARYLAND, 21284

## PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

AIRBORNE INTERSECTION  
 JOPPA ROAD AND BERRYMAN



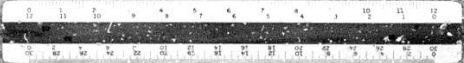
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TOWSON	107A
Topographic	4-11-70			
MAPS	INC	DATE OF PHOTOGRAPHY		
		APRIL 1963		
<small>Topography Compiled by Photogrammetric Methods          AERO SERVICE CORPORATION PHILADELPHIA, PA.</small>				



0-NE N-NW  
 S-SE E-SW

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

PHOTOGRAMMETRIC MAP OF  
 BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS	SCALE	LOCATION	SHEET
BY DATE	1" = 200'	TOWSON	NE
PLANNING MARK	DATE OF PHOTOGRAPHY		10-A
11C	APRIL 1983		14

Compiled by Photogrammetric Methods  
 AERO SERVICE CORPORATION - PHILADELPHIA 19A

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