PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

1. or we. P-V-J JOINT YENTERE. ... legal owner. of the property situate in Baltimore

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

County and which is described in the description and plat attached herets and made a part hereof,
reby petition for a Variance from Section. 1802.28 (VB-2) to permit side
setbacks of 13' and 5' instead of the required 25'
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
The building is in existence and has been for an extended period
The second secon

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 Yound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For. altimore County.

Variance is necessary to allow applicant a permitted use and con-

formance would be extremely burden one, if not practically

POST PARTY Walet F Sim, 9. Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ______day

of heceasiber ... 19.7 6, that the subject matter of this petition be advertised, as require by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had befor - the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the ... 121b. day of February

A M.

omnossible.

Joning Commissione : Pattinore County.

W Chesapeake Avenue

Protestant's Attorney

Towson, Maryland 21204

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we D-F-J Joint Venture legal owner. of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereof. hereby petition (1) that the coning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an zone for the following reasons

PETITION FOR ZONING RE-CLASSISCATION

AND/OR SPECIAL EXCEPTION

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices

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

Partner
Cortract purchaser

D-F-J JOINT VENTURE

BY MANUAGE

OF THE PROPERTY O 218 B Address 610 Bosley Avenua

..., 1978., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, 'hat property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Toward, Baltimore 1979 at 10±00 o'clock County, on the 12th day of Pobruary

Cui de ferrea

BY Hasury C Jan Fortner Legal Owner

Protestant's Attorner

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

I, OR W. (FE) DOLLT VENTURE— USEAL OWNER OF THE PROPERTY STRUTED IN SALTIMORE COMMY, THE PROPERTY COTTING OF WHICH IS DRIVEN TO SCALE, COMPLET WITH SEAMONS AND ORSWACES ON IN CO. (FE DEED, MADES, WHICH IS METALORIS) HERET, NAMES AND APPLICATION TO PLET OR A "SPECIAL OR OF THE ORA". EXCEPTION HA DE 16 ZONE TO USE THE HEREN DESCRICED PROPERTY FOR OFFICES

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS: GROSS SITE AREA 0.20 AC 1 CEED REF. 5242 562 35 % SA OF OVERALL STE WILL REQUIRE GRADING GRADING BUILDING SIZE

OROLNO FLOOR 28:3' x 24:3' AMEA 687.7.4 NUMBER OF FLOORS 2 TOTAL HEIGHT 24' PLOOR AREA RATIO . TOTAL PLOOR AREA DIVIDED BY SITE AREA . 0.10

GROUND FLOOR OFFICES OTHER PLOORS OFFICES RECUIRED NUMBER OF PARKING SPACES GROUND FLOOR 2:29 CTHEN FLOORS 1:37 TOTAL 3:66 0E 4

AREA OF SITE TO BE PAULD TO ACCOUNDODED REQUIRED PARKING SPACES 6 5P = 2160 \$ (PRIVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360

UTILITIES MATERIA MORALE TRANSPORT TYPE OF SVETCH SEWER: BRUBLIC EPRIVATE, TYPE OF SYSTEM .__.

APPLICATE LESSEE ON CONTRACT PURCHASER
2019 BECCLEY AVE. ASSECUTES
2000ESS 246 MASHINGTON AVE. TOUSON MD. ZIZO4

by Have Cone Brown 216 WASHINGTON AVE. TOWSON, MD. 21204

3

DOLLO DE ZEx

RECKE TO LETS

e planning board has determined on -12 - 21 - 72 . This the proposed development dominant componen to the requirements of subsection 22-8.1(f) of the religious country lode,

OCT 19 '78 AM "es OFFICE OF PLANNING & ZONESS

1.2:26:78 Signed:

218

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21264

Your Petition has been received and accepted for filing this 21st day of December - 1978DD

Seni le Henna S. ERIC DINENNA Zoning Commissioner

Petitioner DF. Joint Venture Petitioner's Attorney Spicer

Malcoln. F. Spicer, Jr., Esquire 610 Bosley Avenue Towson, Maryland 21204

wiewed b Wicholas B. Commoda Chairman, Zonine Plane

cc: Levelopment Design Group, Ltd. 216 Washington Avenue Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.

XA

State Roads Commis

bureau of Fire Prevention Project Planning building Departmen Board of Education toning Administrati Industrial

February 1, 1979

Malcolm F. Spicer, Jr. Esquire 610 Bosley Avenue Towson, Maryland 21204

RE: Item No. 102 Petitioner - DFJ Joint Venture Special Exception and Variance

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspectic 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 out to assure that air parties are made aware or plans or proteems 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 to offices, this Special Exception is required, and the Vocience is included in order to legalize the existing setbacks. A similar requiret (Case No. 73-178-X) was granted for the adjacent property immediately

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 lers than 30 nor more than 90 days for the date on the filing certificate will be forwarded to you ir the lear future.

Wille Blommoden VICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC/st

cc: Development Design Group, Ltd. 216 Washington Avenue Towson, Maryland 21204

TOWSON, MARYLAND 21204

THORNTON M. MOURING, P. E.

Jenuary 11, 1979

Mr. S. Eric DiNenna

Re: Item #10. (1978-1979) Item #10. [157m-1579]
Property Owner: DNJ Coint Venture (Lot 13)
N/F Bosley Ave. 350' 3. Colonial Ct.
Existing Joining DR 16
Proposed Montags: Special Exception for officer
(DCA 7m-7x, and Variance to permit side methacks of
13' and 15' in lies of the required 35'.

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this office for review by the Zonling Advisory Committee in connection with the subject item.

Comments were supplied for this property for IDCA Project 78-70%.

lossley Avenue, as existing public road, is responed to be improved in the future as a 30-foot closed section roadway on a 50-foot rigit-of-way. Highway rights-of-way videnings will be required in connection with any grading or building permit applications.

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

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private "ad public holdings downstiam of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Ites #102 (1973-1979) Property Owner: DFJ Joint Venture (Lot 13) Page 2 January 11, 1979 Storm Dr. ins: (Cont'd)

The fet, those rust provide necessary draining facilities (terporary or permanent) to prevent creating any nationance or damages to adjacent properties, especially by the concentration of surface vaters. Furrection of any profile which may result, the to improper grading or improper installation of drainage facilities, would be the full responsibility of the Patticents.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Water and Sanitary Suwer:

There is a public 6-inch water main and 8-inch samithr sewerage in Rosley Avenue. There is a fire hydrant located at Colonial Court.

Very truly you.s.

ELISWORTH N. LIVER, P.Z.

STEPHEN E. COLLINS DIRECTOR

December 19, 1978

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

Acres. District:

DF J Joint Venture (lot 13) w/s Bosley Ave. 256' N. Colon.al Ct. Item No. 102 Property Owner: Location:

Existing Zoni ; D. R. 16 Special exception for offices (IDCA 79-70-X) and variance to permit side methacks of 13' and 15' in 1'eu of the required 25'.

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for offices.

> mechald Hange Michael S. Flanigan Engineer Associate II

MSF/bzz



November 13, 1978

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: N. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: D F J Joint Venture (Lot 13)

Location: W/S Bosley Ave. 256' N Colonial Ct. Zoning Agenda Meeting of 11/7/78

Item No. 102

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 the referenced property are required and shall be located at intervals or feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Vorks.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at ____ EXCEEDS the maximum allowed by the Fire Department.
- 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupant; or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-tection Association Standard No. 101 "Life Saf, ty Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Provention Bureau has no comments, at this time.

Noted and Season M Weigand REVIEWER THE GOOD WILLIAM Approved: Inspection Division

THOMAS H. BOYER MAS. LORRAINE F CHIRCUS ROGER B. HAYDEN

SOREST Y. DUBEL SUPERSTRUCT

attimore county TOWSON MARYLAND 2120

DONALD J. ROOP, M.D., M.P.H.

December 7, 1978

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

hear Mr. DiNanna

Comments on I em #102, 2-ming A_visory committee Meeting of November 7, 1978, are an follows:

Property Owners Rejeting Zonings

DFJ Joint Tenture (Lot 13)
W/8 Boaley Arc. 256: M Colonial Ct.
D.M. 16
D.M. 26
D.M. 26
D.M. 26
D.M. 27

County Board of Appeals

Enclosed herewith is a copy of the Amended Opinion and Order passed today by the County Board of Appeais in the above entitled cases

Very truly yours,

Room 219, Court House Towson, Maryland 21204

March 3, 1981

The Rev. and Mrs. Scott Broadbent 202 Bosley Avenue Towson, Maryland 21204

Dear Rev. and Mrs. Broadbent.

cc: Mr. ana Mrs. J. Carroll Legue, Sr.

"Malcolm F. Spicer, Jr., Esquire D-F-J Joint Venture Charles E. Brooks, Esquire

John W. Hessian, III. Esquire

Mr. Henry B. Reckord Mr. John C. Milnor Mrs. Mary E. Ginn

Mrs. Kotherine Turner R. C'ark Faint, Jr., Esquire Mr. Pat Fitzgerald Jeffrey J. Plum, Esquire

Mr. J. E. Dyer Mr. W. E. Hammand

Mr. N. F. Gerber

District:

Metropolitan water and sewer exist.

Ann A Kuli

Thomas H. Devlin, Director

THD/JRP/Sth

-3180



Dear Mr. DiNenna

Commente on Item #102 Zoning advisory Committee Meeting, Rovember 7, 1978 are as follows:

Property Owners D F J Joint Venture (Lot 13) Location: W/S Regley Ave. 256' % Colonia: Ct. Existing Zoniard R. '6 Proposed Zoniard R. Colonia: Ct. (1904 78-79-X) and Variance to permit side setbacks of 13° and 15' in lieu of the required 25'.

The items checked below are applicables

- X.A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and apped and other applicable codes.
- 3. A building permit shall be required before construction can begin
- r.c. Additional Change of occupancy primits shall be required.
- X 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 pe.mit.
- X F. Three sets of construction drawings with a registered Mar, land 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 of Autanne is between 3'0" and 6'0" of a property line.
- E. Requested setback variance conflicts with the Baltimore County Bullding Code. Fee Section
- I. No Comment.
- k.J. Comment: Show Handi apped parking and building access, also Section 105.7 is applicable.

REFORE

OF BALTIMORE COUNTY

No. 79-168-XA

No. 79-169-XA

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

John J. Wimbley polity

Current Planning and Development

Dute: November 3, 1978

Mr S Fric DiNena Zoning Cormissioner
Baltimore County Office Building
Towson Maryland 21204

office of planning and a TOWSON, MARYLAND 21204 (301: 494-3211

Towson, Maryland 21204

Existing Zoning: D.R.16

Dear Mr. DiNenn

Mr. C. Eric DiNenna, Zoning To rissioner Zoning Advisory Committee
Office of Planning and Zoning
Boltimore County Office Building

Property Owner: D.F. J. Joint Venture (Lot 13) Location: W/S Basley Avenue 256' N. Calonial Ct.

LESUE H GRAEF

Z.A.C. Meeting of: November 7, 1978

January 5 1979

Comments on Item #102, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Existing Zoning: D. R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-70-X) and Variance to permit side setbacks of 13' and 15' in lieu of the required 25'.

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 or plans or problems with regard to development plans that may have a

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

ME: Item No: 102

Property Owner: D F J Joint Venture (Lot 13)
Location: M/S hosley Nov. 256' N Colonial Ct.

Proposed Zoning: Special Exception for offices (IRCA 78-70-X)
Proposed Zoning: Mystrinec to permit side setbacks of 13' and
15' in lieu of the required 25'.

WNP/bp

No hearing on student population.

Very truly yours. W. Will Ketward

W. Nick Petrovich, Field Representative

MAD 4191 AM

Re: Case No. 79-168-XA and Case *4a. 79-169-XA D-F-J Joint Venture

Fileshort

RE: PETITION FOR SPECIAL EXCEPTION COUNTY BOARD OF APPEALS for offices, and VARIANCE from Section 1802.28 (V3-1) of the Baltimore County Zoning Regulations W/S Bosley Avenue 256' and 168' N of Colonial Court

9th District D-F-J Joint Venture Petitioner

AMENDED OPINION AND ORDER

WHEREAS, the Board of Appeals is in receipt of a letter from Norman E. Gerber, Director of Planning for Baltimore County, advising the Board that the properties which are the subject of the above entitled petitions were, in fact, zoned D.R. 5.5 by the County Council on October 14, 1980.

WHEREAS, the Board, by its previous Opinion and Order, was in error in reading the new comprehensive zoning maps and based on said reading issued an Order stating that the properties had been zoned by the Council to an R.O. classification.

WHEREAS, that since the properties are, in fact, zoned D.R. 5.5 and there is no provision in this classification for special exceptions for offices.

THEREFORE, the Board will socied its accious Order which was issued under an erroneous assumption, and will dismiss these petitions because the issues are mout

CRDER

For the reasons set forth above, it is this 3rd day of March, 1981, by the County Board of Appeals, ORDERED that the prior Order of the Board, chited February 12, 1981, be and the same is hereby RESCINDED, and as the petitions are most same are hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

81,332, 12

County Board of Appeals February 12, 1981



Mr. and Mrs. William A. Petr, Jr. 223 Bosley Avenue Towson, Maryland 21204

Re: Case No. 79–168–XA and Case No. 79–169–XA D–F–J Joint Venture

Dear Mr. and Mrs. Petr

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled

Very truly yours,

Edith I. Eisenhart, Adm. Secretary

Encl.

Mr. J. E. Dyer Mr. W. E. Hammon Mr. N. E. Gerber Mr. J. Hoswell

00

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE W/S of Bosley Ave., 256' N of Colonial Court, 9th District

OF BALTIMORE COUNTY

08

D-F-J JOINT VENTURE, Petitioner : Case No. 79-168-XA

......

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.

Tu May Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 22nd day of January, 1979, a copy of the aforegoing Order was mailed to Malcolm F. Spicer, Jr., Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Peritioner

John W. Hessian, III

494-3180

County Board of Appeals

Room 218, Court Hause Towson, Maryland 21204 June 20, 1979

NOTICE OF ASSIGNMENT

NO POSTPONE AENTS WILL BE GRANTED WITHOUT GOOD AND SUBSICIENT NO POSTPCINE.RENY WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT BEASON. JECQUEST FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT CON PLIANCE WITH BOARD RUE 2(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTER IN 5) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL 1/108

CASE NOS. 79-168-XA and 79-169-XA

D-F-J JOINT VENTURE

FOR SPECIAL EXCEPTION for Offices

" VARIANCE - from Sec. 18002.28(V8-2)
side yard setbacks

W/S Bosley Ave. 256' and 168' N. of Colonial Court 9th District

4/24/79 - Z.C. Granted Petition, subject to restrictions

ASSIGNED FOR:

THURSDAY, SEPTEMBER 6, 1979 at 9 a.m. cc: Malcolm F. Spicer, Jr., Esq. DrF-J Joint Venture Charles E. Brooks, Erq.

Mr. and Mrs. William A. Petr, Jr. The Rev. and Mrs. Scott Broardbent Mr. and Mrs. J. Carroll Lague, Sr. Mr. Henry B. Reckord Mr. John C. Milnor Mrs. Mary E. Ginn Mrs. Kary E. Ginn Mrs. Kary E. Ginn

John W. Hessian, III, Esq. Mr. William E. Hammone Mr. James E. Dyer Mr. Leslie Graef

Counsel for Petitione Petitioner Contract Purchaser

Papale's Counse

Mrs. Carol Beresh

Muriel E. Buddemeier County Board of Appeals

RE: PETITION FOR SPECIAL EXCEPTION for offices, and VARIANCE from Section 1802.28 (VE-2) of the Baltimore County Zoning Regulations W/S Bosley Avenue 256' and 168' N. of Colonial Court 9th District D-F-J Joint Venture

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 79-168-XA and No. 79-169-XA

OPINION

These cases come before the Board on appeals from decisions of the Zoning which granted the Petitioner's request for a special exception for offices and

Since the time of the appeals and the hearing before the Board, the County Council has apparently reclassified the subject properties to an R-O classification After reviewing Bill 13-80, which created the R-O classification, it appears to the Board that the issue in this case is root. According to Bill 13-80, Section 203.3.A.2 -

"Class A office buildings and their accessory uses" are permitted as a matter of right. Class A office building is defined as follows:

"A principal Luilding that was originally constructed as u
1-family or 2-family detached dwelling and that is converted
to office use without any external enlargement for the purpose
of creating the office space or otherwise accommodating the
office use. For the purpose, of this definition, enclaure of
a yach of a house does not constitute external enlargement."

For the reasons stated above, the appeal will be dismissed.

CRDER

For the reasons set forth in the aforegoing Opinion, it is this 12th day of Fauruary, 1981, by the County Board of Appeals, ORDERED that these cuses be and the same are hereby DISMISSED.

494-3180

County Board of Annuals 200M 218 - COURTHOUSE

TOWSON, MARYLAN" 212-4

NOTICE OF FOSTPONEMENT and REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFF, FIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 7(b). ABSOLUTELY NO POSTPONE-MENTS WILL BE GRANTED WITHIN FIFTER IN (1) DAYS OF SCHEDULED HEAR-ING DATE IN ACCORDANCE WITH MULE 2(c), COUNTY COUNCIL BILL 1 (10).

D-F-J JOIN! VENTURE

for special exception for Offices
" variance from Section 18002,2B(Va-2)
(side yard setbacks)

4/24/79 - Z.C. GRANTED PETITION, subject

Scheduled for Thursday, September 6, 1979 at 9 a.m. has been POSTPONED at the request of coursel for the Potitioner (will be in U.S. District Court) and is

REASSIGNED FOR:

THURSDAY, OCTOBER 25, 1979 ut 10 a -.. Counsel for Petitional Petitione Contract Purchase

cc: Maicolm F. Spicer, Jr., Esa D-F-J Joint Venture Charles E. Brooks, Esq.

Mr. and Mrs. William A. Petr. Jr The Rev. and Mrs. Scott Broadbe Mr. and Mrs. J. Corrol! Loque. St

Mr. Henry 3. Reckord Mr. John C. Milnor Mrs. Mary E. Ginn Mrs. Katherine Turner

Protestant

R. Clark Faint, Jr., Esa Coursel for Protestants, Southland Hills Imp. Assn. ct n

John W. Hessian, III. Fsg.

People's Counsel

RECEIVED FOR FILING

Mr. W. E. Hammond Mr. J. E. Dyer Mr. J. D. Seyffert Mrs. Carol Beresh

Edith T. Eisenhor', Adm. Secretary

D-F-J Joint Venture - #79-168-XA and #79-169-XA

Any appeal from this decision must be in accordance with Rules B-1 thru 5-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

6 RE: PETITIO'S FOR SPECIAL EXCEPTION AND VARIANCES W/S or Bosley Avenue, 256' N of Colonial Court - 9th Election District D-F-J Joint Venture - Petitioner D-F-J Joint Venture - Petition NO. 79-168-XA (Item No. 102)

DEFORE THE ZONING COMMISSIONER OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition for Special Exception for offices and, additionally, a Petition for

presented at the hearing, in the judiment of the Zonine Commissioner, the presequisites of Section 502.1 of the Baltin ore County Zoning Regulations have been met and the Special Exception should be granted. Likewise, the prerequisites of Section 307 of the aforementioned Regulations have been met and the Variances should also be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of April, 1979, that both the Petition for Special Exception for offices and the Petition for Variances to permit side yard set backs of eleven feet and ten feet in lieu of the required twenty-five feet should be and the same are hereby GRANTED, from and after the date of this Order subject to the following restrictions

Compliante with the Stipulation attached herete and made a part hereof.

Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Said Special Exception must be utilized within five years or become null and void.

Wife

Zoning Commissioner of Baltimore County

SEP 2 1 1981

RE: PETITION FOR SPECIAL EX-CEPTION AND VARIANCE, W/S OP BOSLEY AVENUE, 256' N. 07 CLIONIAL COURT, 218 BOSLEY AVENUE ASSOCIATES, COUTTACT PURCHASER - PETITIONER CASE NO. 79-168-X7 BEFORE THE ZONING COMMISSIONER BALTIMORE COUNTY

STIPULATION

TO THE HONORABLE, THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

218 DOCLEY AVENUE ACCOUNTS CONTRACT PURCHACER Petitioner, by their attorney, Malcolm F. Spicer, Jr. and Bussell H. Spicer, Sr. and Henry B. Reckord, Protestants, hereby submit the following etimulation:

1. The Protestants, Russell H. Spicer, Sr. and Henry B. Reckord, hereby request that the Zoning Commissioner of Baltimore County grant the requested Petition for Special Exception and Variances as requested by Petitioner in reference to that property known as 218 Bosley Avenue on condition that the Order of the Zoning Commissioner, if the Commissioner grants the requested Variances a Special Exception, include the following

(a) That the parking lot as shown on the plat which was submitted with the Petition for Special Exception and Variance, shall be constructed in accordance with the requirements of Baltimore County.

(b) The parking area and driveway on the south side of thit property known as 218 Bosley Avenue shall have a six inch curb.

(c) The entire parking area shall be surrounded by four fact high career clanting

(d) The exterior of the building and surrounding property shall be maintained in good condition.

(e) The Shicers shall be allowed to extend their fence on their property to the front of their house provided

NOTICE OF HEARING

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPTAKE AVENUE,

10100 A.M. DATE: Honday, February 12, 1979

TOWSON, MARYLAND

tion for Special Exception and Variance, W/S of Sceley Ave., 256' N of Colonial P-J Joint Venture - Petitioner, Case No. 79-168-XA

they receive any necessary approvals form the Baltimore County authorities.

(f) Drainage from the parking lot shall not be diver-

2. It is agreed that this stipulation shall become a part of the Order of the Zoning Commissioner for Baltimore ounty if said Order grants the requested Special Exception and Variance, but in the event that any Appeal is taken from the Zoning Commissioner's Order, whether said Order grants or denies he requested Special Exception and Variance, then this utipulation shall be cons'dered nul! and void and of no further force o elfect.

ttorney for 218 Bos er Avenue

DES SOINT VENTURE

CHARLES F. BROOKS

He: Case No. 79-168-XA, 218 Bosley Avenue Case No. 79-169-XA, 214 Bosley Avenue

Dear Mr. DiNenna:

Enclosed herewith please find stipulations which have be n agreed upon in each of the cases above. Trust the enclosed is sufficient for you to make a decision. I am

Sincerely yours,

MALCOLM F. SPICER, JR.

cc: Mr. Russell H. Spicer, Sr. Mr. Henry B. Reckard



RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER AND VARIANCES OF BALTIMORE COUNTY

W/S of Bosley Avenue, 256' N of clonial Court - 9th Election Biotolot

3-P-J Joint Venture - Petitioner: Case No. 79-168-XA (Item No.102)

ORDER FOR APPEAL

Mr. Commissioners

We, the undersigned, wish to appeal the above case to the County Board of Appeals.

The decision is dated April 24, 1979. Please forward the necessary papers to the said Board

for a hearing.

In the Golds and Show L. Det. 223 Bosley Ave., Towson, Md.

823-8415 (He fo) W Acer Ausabert and warm Bothelle ! 202 Bosley Ave., Towson, Md.

296-3010 Leavel Serve and Leave Legue Legue 220 Booley ivo. 200 Joseph Je. 821-7260

ZONING DEPARTMENT CHARLES E. BROOKS TOWNON, MARYLAND, 2020-4

June 12, 1979

County Board of Appeals County Office Building Towson, Maryland 21204

Re: No. 79-168-XA (Item No. 102) No. 79-169-XA (Item No. 103)

WALESTON P. SPECIAL PR

I am advised that an sppeal has been noticed to the Board of Appeals from the affirmative Order of the Zoning Commissioner of Baltimore County in reference to the two above-captioned cases

CERTAIN

B TIMORE COUNTY, MAR RAND

INTER-OFFICE CORRESPONDENCE

S. Fric DiNenna TO. Zoning Commission

February 9, 1979 Leslie H. Groef, Director

FROM Office of Planning and Zoning Item 102

Item 102

SUBJBCT Philipmon 179-186-XA. Petition for Special Exception for offices and Variance to permit 186 year subsect of 18 feet and 5 feet instead of the required 25 feet West 186 of 30.ley Ave. 256 feet North J Colonial Court Petitioner - 0-1-2 Jain Venuer

9th District

HEARING: Monday, February 12, 1979 (10:00 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be conditioned to require approval of a landscaping plan by the Division of Current Planning and Development. Additionally, provision should be made for future internal circulation to adjacent properties. Finally, it is requested that the special exception be limited to the existing

IV.3. IGHto



March 19, 1979 MAR 21 794M Case No. 79-168-XA 218 Bonley Avenue reference to the settings of the second seco I enclose herewith a check in the amount of \$57.81 for Case No. 79-168-7A representing the respective advertising and porting costs for the subject properties.

CHARLES E. BROOKS

TOWNON, MARYLAND SINGS

CEB:pln

Enclosures

SEP 2 1 1981



February 7, 1979

Malcolm F. Spicer, Jr., Require 610 Scaley Avenue Townon, Maryland 21204

HB: Petition for Special Exception and Variance W/B Bosley Ave. 256' H of Colonial Ct. D-N-J Joint Venture Case No. 79-163-7A

Dear Stri

This is to advir you that ery.84 is due for advertising and f the above property.

Please make check payable to Baltimore County, Maryland and remit to Mrs. Campagna, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

SED/pc

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

9th District

ZONING:

Petition for Special Exception for offices and Variance for side yard setback

LOCATION West side of Bosley Avenue, 256 feet North of Colonial Court

DATE & TIME: Monday, February 12, 1979 at 10:00 A.M.

PUBLIC HEARING Room 106, County Office Building, 111 W. Chesapeake Avenue,

The Zoning/Deputy Zoning Commissioner of Bultimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices and Variance to permit side yard setbacks of 13 feet and 5 feet instead of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1301.28 (VS-2) - side yard setbacks

All that parcel of land in the Kinth District of Bultimore County

Being the property of D-F-J Joint Venture, as shown on plat plan filed with the Zoning Department

Hearing Inte: Monday, February 12, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

S. ERIC DI NESNA, ZUNING COMMISSIONER AND GEORGE J. MARTINAK, DEPUTY ZONING COMMISSIONER DEVELOPMENT DESIGN GROUP, LTD.

216 WASHINGTON AVENUE TOWSON MARYLAND 2170

RICHARD B. WILLIAMS, A.S.F.O. PETER H. WAELCHLI, R.S.

October 20, 1978

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION OFFICE USE IN A D.R.-16 ZONE

218 BOSLEY AVENUE

Reginning for the same at a point on the westernmost side of Bosley Avenue, 40 fout wide, at a distance of 256 feet measured northerly from the centerline of Colonial Court | MO Feet wide: thence hinding on the wasarmost side of said Bosley Lyenne North 11° 44' East 44 feet; thence leaving said Bosley Avenue and binding on the southerroost side of Lot 12 as shown on the Plat of Colonial Court and recorded among the Land Records of Baltimore County in Plat Book 8, folfo 25, North 78° 16' West 197.46 feet to intersect the westernmost outline of said plat: thence binding thereon South 11° 28' West 44 feet; thence leaving the outline of said plat and binding on the northernmost side of Lot 14 as shown on said plat South 78° 16' East 197.31 feet to the place of beginning.

tentaining 0.1994 Acres of Land, more or less.

DEFINE CAPE

Paing Lat Mo.13 as shown on said Plat of Colonial

April 24, 1979

Malcolm F. Spicer, Jr., Esquire 610 Bosley Avenue Towson, Maryland 21204

> R". Petitions for Special Exception and Variances
> W/S of Bosley Avenue, 256' N of
> Colonial Court - 9th Election District
> D-F-J Joint Venture - Petitioner NO. 79-168-XA (Item No. 102)

> > @ 7-1-16 . XA

Dear Mr. Sp com

I have this date passed my Order in the above r ferenced matter in accordance with the attached

> Very truly yours, S. ERIG DI MENNA

Zoning Commissione

Attachmente

cc: Mrs. Mary E. Ginn 606 Horncrest Road Towson, Maryland 21201

> Mrs. Katherine Turner 618 West Chesapeake Avenue Towson, Maryland 21204

Mr. John C. Milnor 313 Alabama Read Towson, Maryland 21204

> John W. Hessian, III, Esquire People's Counsel

June /, 1979

Mulcolm F. Spicer, Jr., Esquire 610 Bosley Avenue Towson, Maryland 21204

RE: Petitions for Special Exception w/S of Bosley Avenue, 256' N of Golonial Court - %th Election District NO. 79-168-XA (Item No. 102)

Dear Mr. Spicer:

Please be advised that an appeal has been filed by the Protestants from the decision rendered by the Zoning Commiss oner of Baltimore County in the above referenced matter.

You will be notified o. the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond WILLIAM E. HAMMOND (MC)
Zoning Commissione:

RE: PETITIONS FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER AND VARIANCES

(3)

OF BALTIMORE COUNTY

W/S of Bosley Arenue, 256' N of Colonial Court - 9th Election

District

D-P-J Joint Venture - Petitioner: Case No. 79-168-XA (item No.102)

ORDER FOR APPEAL

Mr. Commissioner:

We, the unlersigned, wish to appeal the above case to the County Board of Appeals.

The secision is dated April 24. 1979. Please forward the necessary papers to the said Board

for a hearing.

Thank you.

Jellia G Peter Kr. and Mrs. William A. Petr, Jr. 223 Bosley Ave., Towson, Md.

823-8415 (He Go W Asset Busselest and 2 120mi Brothly,

821-7260

The Rev. Mr. and Mrs. Scott broadbent 202 Bosley Ave., Towson, Md.

I Georald Loque and Je annu Logue and see some Logue

100 ZONING DEPARTMENT BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 36 1975. Filing Fee \$ 50 *-Received ___Check

Petitioner D + 7 July July Substitted by Och Petitioner's Attorney Reviewed by Arti

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

79-168-XA

Other

CERTIFICATE OF POSTING OF DEPARTMENT OF BALTIMORE COUNTY

District 9th Date of Pealing TUNE 15, 1979 Posted for APPCAL Pesitioner D-F-T JOINT VENTURE Location of property 4/S Boshey AUE 256 N. OF Cohowal Couler Location of Signs: FRONT 218 Boskey Ave.

Posted by Shoracas A Roland Date of return TONE 21/978 1-516N

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE TOURT Towner, Maryland

Date of Posting 19A 2 1 1973 Posted for . I ST TION TON Petitioner: J.T.T. JOINT VENTURE Location of property, wils of Bostoy Ave. 256' exation of Signar F.Sc. C AIS Prokey Ave.



SEP 2 1 1981

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

19.79

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 78594 DATE MARCH 21, 1979 ACCOUNT 01-662 AMOUNT \$57.81 Charles Brooks, Esquire ros Cost of Advertising and Posting Case No. 79-168-XA 187202NF 22 VALIDATION OR SIGNATURE OF CASHIER



TOWSON, MD. 21204 January 25

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - D-F-J Joint Venture - W/S Bosley Ave. 256' N of Cal RReAdd Sit the following:

- ☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times
- X Towson Times

 ☐ Arbutus Times

 ☐ Community Times ☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for 6.0% successive weeks before the 26th day of January 2.5 1979, that is to say, the same was inserted in the issues of January 25 1979.

STPOMBERG PUBLICATIONS, INC.

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

No. 78707

DATE June 5, 1979 ACCOUNT 01-662

AMOUNT \$150.00

Southland Hills Improvement Assoc. ron Cost of Appeal for Case No. 79-168-XA and Case No. 79-169-XA

2800 KRAN 5

150.00 MSC





