

79-223-XA 142 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Vernon Booser, Jr. and Donald C. Covahey, legal owners 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

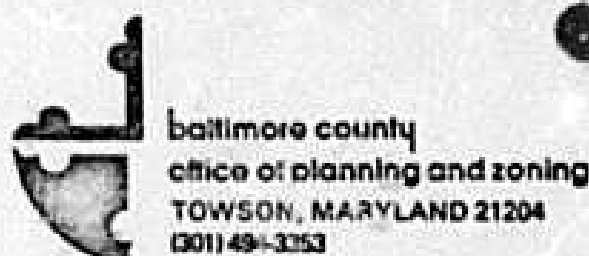
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____

Office building and 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 County.

Ed. Covahey, Jr.
Donald C. Covahey
Contract purchaser
Address: 720 Morningside Drive
Towson, Md. 21204
Petitioner's Attorney
Address: _____
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of February, 1979, 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 April, 1979, at 10:00 o'clock A.M.

(over)



S. ERIC DINENNA
ZONING COMMISSIONER

April 5, 1979

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

RE: Petitions for Special Exception and Variances
NW corner of York Road and Rose Street - 8th Election District
F. Vernon Booser, et al -
Petitioners
NO. 79-223-XA (Item No. 142)

Dear Mr. Booser:

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

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

cc: Mr. Walter M. Frazier
720 Morningside Drive
Towson, Maryland 21204

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

79-223-XA 142 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Vernon Booser, Jr. and Donald C. Covahey, legal owners 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 for a Variance from Section 1302.2B (V22) to permit a front setback of 6' and a rear setback of 9.5' both in lieu of the required 30' for the existing dwelling

proposed to be converted to offices, and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
converted to offices. Section 1301.2.C.3 to permit a setback from centerline of proposed office building, Rose Street of 31' in lieu of the required 50' for the existing building.

The existing structures necessitate request for variances. Property is bisected by stream which controls and dictates the location of structures.

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.

Ed. Covahey, Jr.
Donald C. Covahey
Contract purchaser
Address: 720 Morningside Drive
Towson, Md. 21204
Petitioner's Attorney
Address: _____
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of February, 1979, 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 April, 1979, at 10:00 o'clock A.M.

(over)

Paul Lee P.E.

Paul Lee Engineering Inc.
303 W. Pennsylvania Ave.
Towson, Maryland 21204
827-5911

DESCRIPTION

No. 2 ROSE AVENUE

EIGHTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND.

This Description is for a Special Exception in a DR 16 Zone for Office Use and Yard Variances.

Beginning for the same at a point on the northwest side of Rose Avenue, said point being located at the end of the curve radius from the southwest side of York Road; said point located S 71 degrees 42 minutes 17 seconds W 65 feet + from the center line of York Road; thence binding on the northwest side of Rose Avenue (1) S 71 degrees 42 minutes 17 seconds W 145.5 feet + to intersect the existing "DR 16" "DR 3.5" Zoning Line as shown on Zoning Map No. 1; thence leaving said Rose Avenue and binding on said zoning line in a northwesterly direction (2) N 18 degrees 17 minutes 43 seconds W 126.00 feet; thence (3) N 71 degrees 42 minutes 17 seconds E 30.5 feet; thence (4) S 18 degrees 17 minutes 43 seconds E 80.00 feet; thence (5) N 71 degrees 42 minutes 17 seconds E 94.00 feet; thence (6) S 18 degrees 17 minutes 43 seconds E 24.54 feet; thence (7) N 86 degrees 15 minutes 31 seconds E 23.67 feet to intersect the right of way line leading from York Road to Rose Avenue; thence binding on said line by a curve to the right (8) with a radius of 25.00 feet and a distance of 29.48

Captains - Surveyors - Site Planners

11/28/78

79-223-XA 142 IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, F. Vernon Booser, et al, LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN 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 OFFICE USE

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.35 AC ± DEED REF. 1311.4 SF (TOTAL)
GRADING _____ % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE 36' x 20'
GROUND FLOOR 26.4' x 22.4' AREA 1311.4 SF (TOTAL)
NUMBER OF FLOORS 1 TOTAL HEIGHT 15
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.48

BUILDING USE
GROUND FLOOR OFFICE OTHER FLOORS --

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 5 OTHER FLOORS -- TOTAL 5

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 2700 SF
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

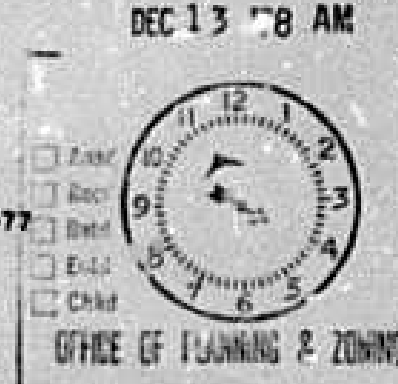
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
F. Vernon Booser
Edward C. Covahey, Jr.
Donald C. Covahey
APPLICANT, LESSEE OR CONTRACT PURCHASER
LEGAL OWNER
ADDRESS 614 Bosley Ave., Towson, MD 21204

THE PLANNING BOARD HAS DETERMINED ON 2-15-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-8.1(f) OF THE BALTIMORE COUNTY CODE, 1968.
Signed: Leslie H. Graef
DATE 2-21-79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 5-2-72



DESCRIPTION NO. 2 ROSE AVENUE

Page 2

to the place of beginning.

Containing 0.35 Acres of land more or less and known as

No. 2 Rose Avenue, Baltimore County, Maryland.



Paul Lee, P.E.

11/28/78

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
NW corner of York Rd. and Rose St.,
8th District : OF BALTIMORE COUNTY

VERNON F. BOOSER, et al, : Case No. 79-223-XA
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 23rd day of March, 1979, a copy of the foregoing Order was mailed to Messrs. F. Vernon Booser, Edward C. Covahey, Jr., and Donald C. Covahey, 614 Bosley Avenue, Towson, Maryland 21204, Petitioners; and Alvin E. Wagenheim and Walter M. Frazier, 720 Morningside Drive, Towson, Maryland 21204, Contract Purchasers.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinenna
Zoning Commissioner
TO: _____ Date: March 21, 1979
FROM: Leslie H. Graef, Director
Office of Planning and Zoning

SUBJECT: Petition #79-223 Item 142. Petition for Special Exception for office building and offices and Variances for front, side and rear yard setbacks and distance to center line of the street
Northwest corner of York Road and Rose Street
Petitioner - Vernon Booser and Donald C. Covahey

8th District

HEARING: Wednesday, April 4, 1979 (10:00 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be limited to the existing structures and that a detailed landscaping plan be submitted to and approved by the Division of Current Planning and Development.

Leslie H. Graef

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, the Special Exception for an office building and offices should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1979, that the herein Petition for Special Exception for an office building and offices 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. Said Special Exception must be utilized within five years or become null and void.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or site be and the same is hereby continued as and to remain a... zone; and/or the Special Exception for... be and the same is hereby DENIED.

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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty, and unreasonable hardship upon the Petitioners, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a front yard setback of 6 feet and a rear yard setback of 9.5 feet, both in lieu of the required 30 feet for the existing dwelling proposed to be converted to offices; a rear yard setback of 10 feet and a side yard setback of 13 feet in lieu of the required 30 feet and 25 feet, respectively, for the existing garage to be converted to offices; and a setback of 31 feet from the center line of Rose Street in lieu of the required 50 feet for the proposed office building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1979, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

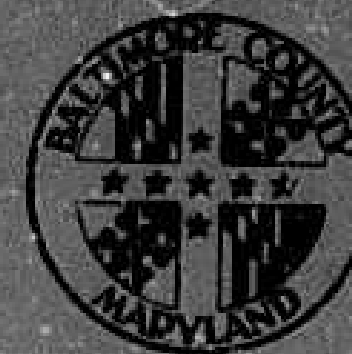
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 15th day of February, 1979.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: F. Vernon Booser, et al
Petitioner's Attorney: Reviewed by Nicholas B. Commodari

Messrs. F. Vernon Booser, Edward C. Covahey, Jr. and Donald C. Covahey
614 Bosley Avenue
Towson, Maryland 21204

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 19, 1979

Messrs. F. Vernon Booser, Edward C. Covahey, Jr. and Donald C. Covahey
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 142
Petitioner - Booser, et al
Special Exception & Variance
Petition

Gentlemen:

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 northwest corner of York Road and Rose Street in the 8th Election District, the subject property is zoned D.R. 16 in its majority, with the remainder zoned D.R. 3.5, and is improved with a dwelling, shed, and garage. To the north is a dwelling and offices converted from dwellings, while a combination liquor store and individual dwellings exist to the south and east along Rose Street, respectively.

This property was the subject of a previous Zoning Hearing (Case No. 74-63-RA), in which a Reclassification to a B.L. Zone and setback Variances were granted.

With the adoption of the comprehensive zoning maps, the zoning of this property was downgraded to its present status, and this combination hearing is now being requested in order to convert the existing structures to office use.

Item No. 142 - Booser, et al
Page Two
March 19, 1979

Enclosed are all comments submitted from the Committee to this office. Particular attention should be afforded the comments of the Department of Traffic Engineering and the Department of Permits and Licenses. The remaining members felt that no comment was warranted. 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
enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 7, 1979

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

Re: Item #142 (1978-1979)
Property Owner: F. Vernon Booser, et al
N/W cor. York Rd. & Rose St.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices. Acres: 0.36 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 the greater portion of this site Lots 1, 2, 13 and 14 Block "C" of Tisonium Heights (M.P.W. 5, Folio 82) in connection with the Zoning Advisory Committee review for Item 19 Zoning Cycle V (April-October 1973) and Item 18 (1975-1976).

Comments were also supplied for this site, which includes Lots 15 and 16 as additional property for Project IDCA 78-79X. All of the above comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #142 (1978-1979).

Very truly yours,
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RMA:FWR:ss

S-NE Key Sheet
56 & 57 NW 3 & 4 Pos. Sheets
NW 14 A Topo
51 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 454-5211

LESUE H. GRAEF
DIRECTOR

March 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #142, Zoning Advisory Committee Meeting, December 26, 1978, are as follows:

Property Owner: F. Vernon Booser, et al
Location: NW/C York Road and Rose St.
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79-X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices
Acres: 0.36
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. Wimbley
Planner I/I
Current Planning and Development

STEPHEN E. COLLINS
DIRECTOR

January 22, 1979

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

Item No. 142 - 2AC - December 26, 1978
Property Owner: F. Vernon Boozer, et al
Location: NW/C York Rd. & Rose St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79-X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices.
Acres: 0.36
District: 8th

Dear Mr. DiNenna:

The Special Exception for offices should not significantly affect the trip generation from the site.

The plans must be revised to reflect the placement of concrete curb and gutter 15 feet north of the centerline of Rose Street for the entire frontage of the property. The two "mini spaces" indicated on the plan are inadequate as they do not meet minimum standard requirements.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEW/and

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

February 1, 1979

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

Dear Mr. DiNenna:

Comments on Item #142, Zoning Advisory Committee Meeting of December 26, 1978, are as follows:

Property Owner: F. Vernon Boozer, et al
Location: NW/C York Rd. & Rose St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79-X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices.
Acres: 0.36
District: 8th

Metropolitan water and sewer exist.

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JHE/fthc

cc: W. L. Phillips

Paul H. Reinecke
CHIEF

January 18, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: F. Vernon Boozer, et al

Location: NW/C York Rd. & Rose St.

Item No. 142

Zoning Agenda Meeting of 12/26/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Scott Jones* 1/18/79
Planning Bureau
Special Inspection Division

Noted and Approved: *George M. McManis*
Fire Prevention Bureau

JOHN D. SEYFERT
DIRECTOR

January 23, 1979

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

Dear Mr. DiNenna:

Comments on Item #142 Zoning Advisory Committee Meeting, December 26, 1978 are as follows:

Property Owner: F. Vernon Boozer - et al
Location: NW/C York Rd. & Rose St.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79-X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose St. of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices.

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- X C. Additional _____ permits 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 permit.
- F. 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.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section 305.1 & Table 5 (B.C.C.A. construction)
- I. No Comment.
- X J. Comment: Existing shed appears it will be in violation of fire separation from interior property line.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 26, 1978

RE: Item No. 142
Property Owner: F. Vernon Boozer, et al
Location: NW/C York Rd. & Rose Street
Present Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Exception for offices (IDCA 78-79-X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 13' in lieu of the required 25' for the existing garage to be converted to offices.

District: 8th
No. Acres: 0.36

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

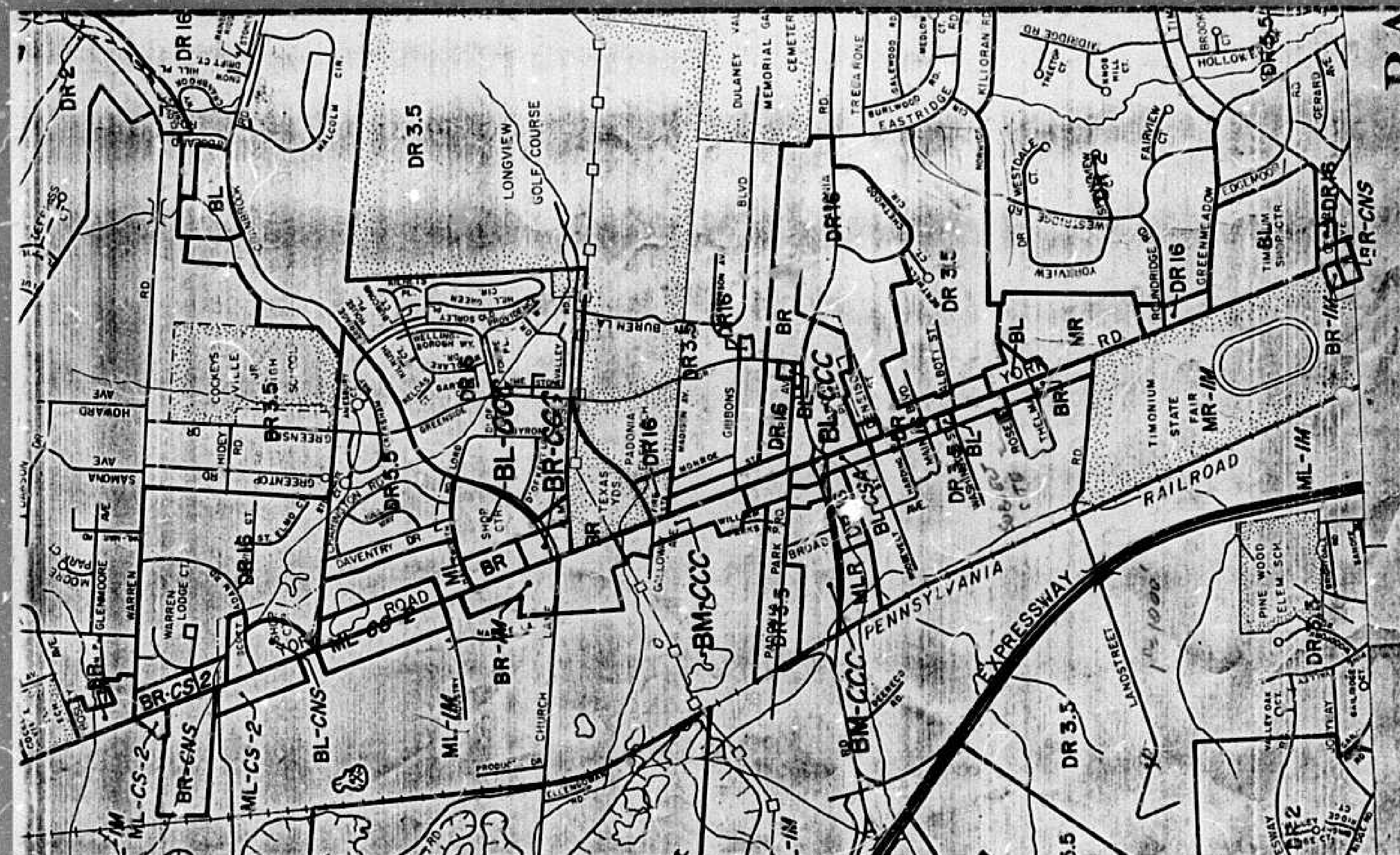
WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBRIE

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCHUS
ROGER B. HAYDEN

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

ROBERT T. DUGIEL, SUPERINTENDENT



Plat of
TIMONIUM HEIGHTS
R.B. 5-82

154 Metal
Siding Dmg.
EX. ZONING "DR 3.5"
RESIDENTIAL USE

EX. ZONING DR 3.5

GENERAL NOTES

1. TOTAL AREA OF SITE = 0.3541 (15,544 S.F.)
2. EXIST. ZONING OF PROPERTY = DR 3.5 OR 16
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR 3.5 OR 16"
WITH SPECIAL EXCEPTION & YARD VARIANCE
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA
 - A. AREA OF EX. RESIDENCE = 700 S.F. REQUIRING 3 SPACES (1/300 S.F.)
 - B. AREA OF GARAGE = 501.4 S.F. REQUIRING 2 SPACES (1/500 S.F.)
 - C. TOTAL PARKING REQUIRED = 5 PROPOSED = 8
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2 (B), SECT. 504 & 18.2 OF THE ZONING REGULATIONS TO ALLOW A FRONT YARD SETBACK OF 0" INSTEAD OF REQUIRED 30' (A VARIANCE OF 24") FOR THE EXIST. DWELLING
8. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2 (B), SECT. 504 & 18.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 9.5' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 20.5") FOR THE EXIST. DWELLING
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2 (B) SECT. 504 & 18.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 13" INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 12") FOR THE EXIST. GAR.
10. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2 (B), SECT. 504 & 18.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 10" INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 20") FOR THE EXIST. GARAGE.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & YARD VARIANCES
AT

2 ROSE AVENUE (AT YORK RD.)

ELECT. DIST. 8

BALTIMORE COUNTY, MD

SCALE: 1"=20'

Nov. 20, 1973

32
NW 1/4
1-15-79
SE
NR
PT



Paul Lee Engineering, Inc.
808 W. Pennsylvania Ave.
Baltimore, Maryland 21201

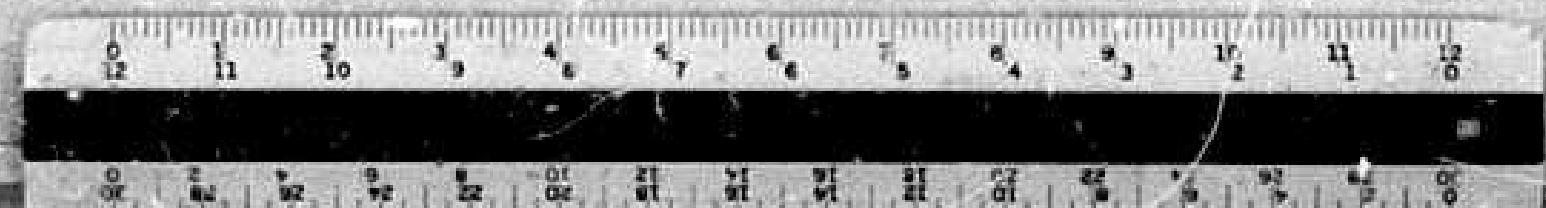
YORK

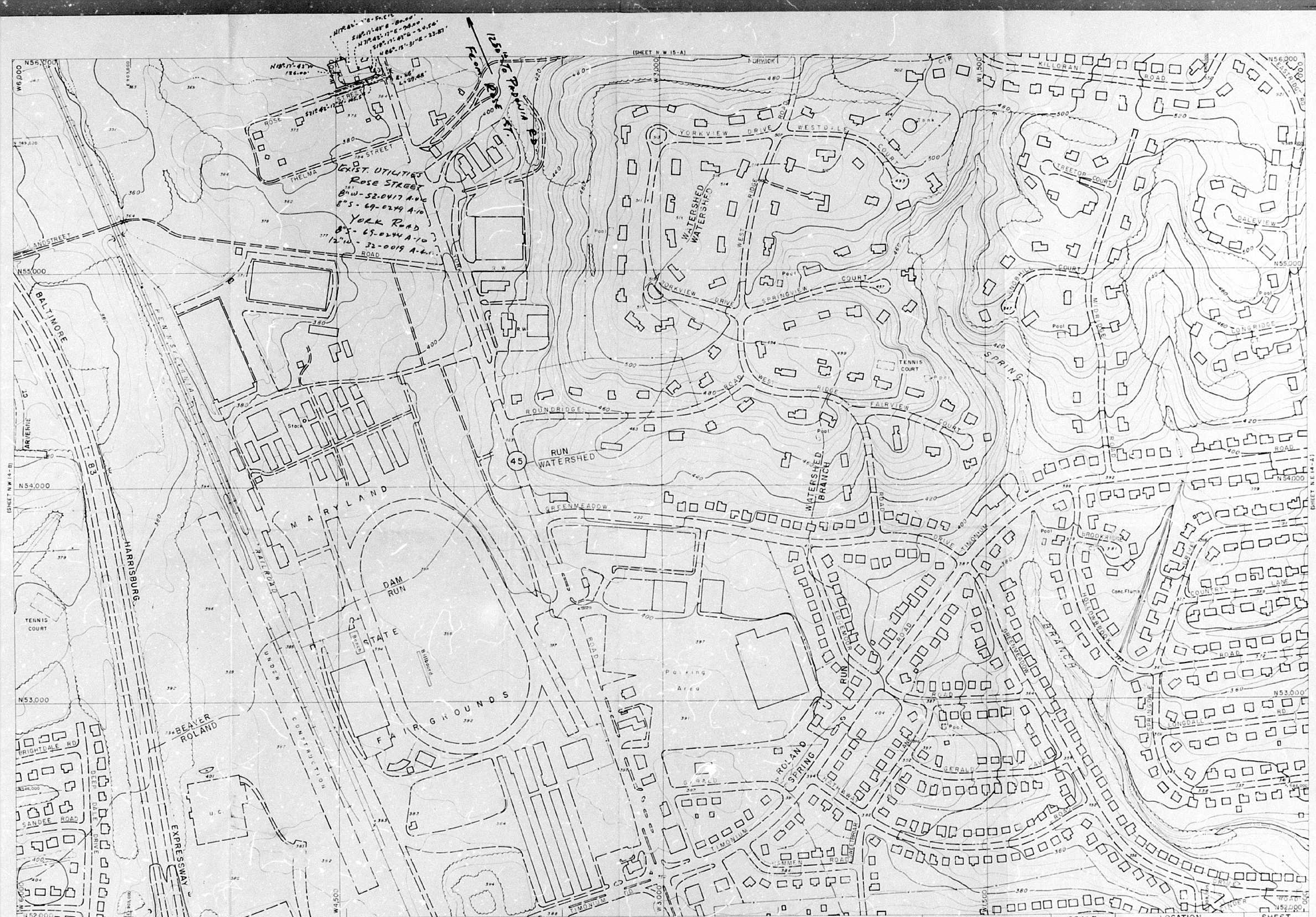
ROAD

(STATE ROAD)
S.H.A. Plat 22196

EX. ZONING "B-L"

EX. ZONING "B-L"

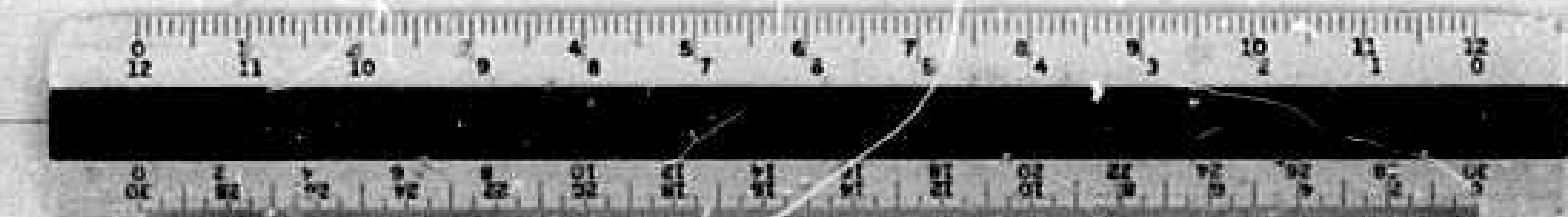




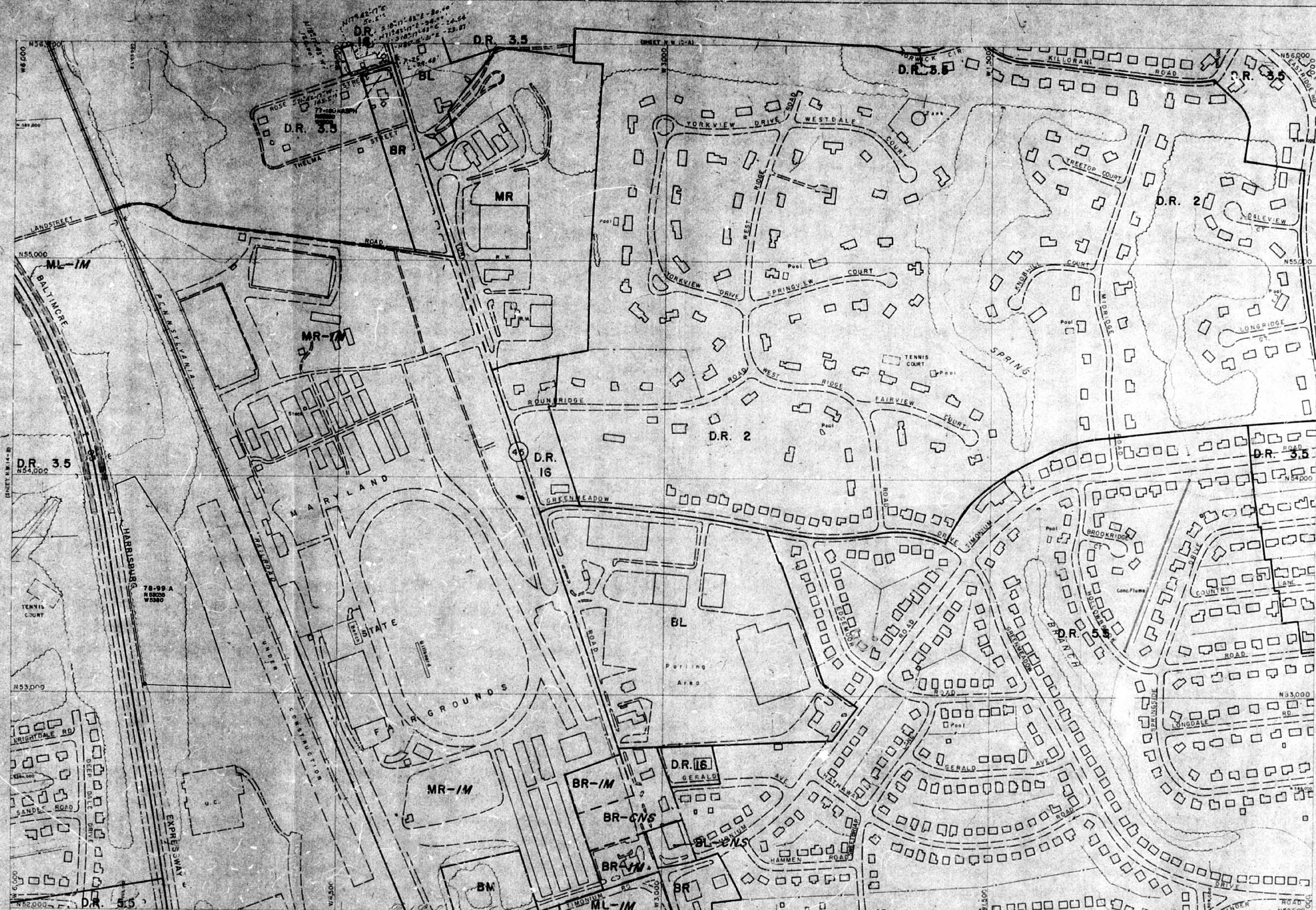
S-NE R-NW

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE			
Topographic	MAPS, INC.	4-11-70	1" = 200'	TIMONIUM	N.W.
			DATE OF PHOTOGRAPHY APRIL 1953		14-A
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA					



S-NE R-NW

1975 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
B.C. NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76 and 114-76

CHAIRMAN COUNTY COUNCIL

Paul J. Caputo, Inc.
304 W. Park Avenue
Towson, Maryland 21204

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
Planimetric	BY MAPS, INC.	DATE 4-11-70	TIMONIUM	N.W.
		DATE OF PHOTOGRAPHY APRIL 1963		14-A
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				