

79-233-SPHA #148 PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WOODCO, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to original Special Case No. 74-264-XA to decrease the area that was granted for the existing community building and accessory parking area.

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

I, or we, agree to pay expenses of above Special Hearing 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.

WOODCO, INC.
Contract Purchaser BY Richard J. Long President Legal Owner
Address: 2024 Gwynn Oak Avenue
Baltimore, Md., 21207
Petitioner's Attorney
Address: 3 F. Lexington St., 21202
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of April, 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 23rd day of April, 1979, at 10:45 o'clock A. M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

79-233-SPHA #148 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, WOODCO, 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 409.2 (3) to allow sixty-two (62) parking spaces in lieu of 129 Parking spaces.

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

Petitioner does not have enough property left to put in required number of parking spaces.

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.

WOODCO, INC.
Contract purchaser BY Richard J. Long President Legal Owner
Address: 2024 Gwynn Oak Avenue
Baltimore, Md., 21207
Petitioner's Attorney
Address: 3 F. Lexington St., 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of April, 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 23rd day of April, 1979, at 10:45 o'clock A. M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, WOODCO, INC. legal owner of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 2nd FT. SCALE MAPS, which are attached hereto, hereby make application to file for a Special Hearing to amend original DR 16.1 to allow 16.1 to use the subject property for a community building (decrease in area covered by original hearing)

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.2 acres ± DEED REF. HHKJX. 5599-076

GRADING 0 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 40 ft. x 80.5 ft. AREA 3220 sq. feet

NUMBER OF FLOORS 2 TOTAL HEIGHT

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY "A" AREA =

BUILDING USE

GROUND FLOOR OTHER FLOORS

Entire building used for community building

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 65 OTHER FLOORS 64 TOTAL 129

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 0

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 340)

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 ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WOODCO, INC.

APPLICANT, LESSEE OR CONTRACT PURCHASER BY Richard J. Long LEGAL OWNER

ADDRESS 2024 Gwynn Oak Avenue and Applicant

Baltimore, Md. 21207

THE PLANNING BOARD HAS DETERMINED ON 12-21-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-51(7) OF THE BALTIMORE COUNTY CODE, 1966.

DATE 12-26-78 Signed: SEP 28 78 PM

CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 9-18-77

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE
NW/S of Gwynn Oak Ave., 250' : OF BALTIMORE COUNTY
NE of Maple Ave., 2nd District

WOODCO, INC., Petitioner : Case No. 79-233-SPHA

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 John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2168

I HEREBY CERTIFY that on this 5th day of April, 1979, a copy of the foregoing Order was mailed to C. John Serio, Esquire, 3 East Lexington Street, Baltimore, Maryland 21202, Attorney for Petitioner.

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



S. ERIC DINENNA
ZONING COMMISSIONER

April 25, 1979

C. John Serio, Esquire
3 East Lexington Street
Baltimore, Maryland 21202

RE: Petitions for Special Hearing and Variance
NW/S of Gwynn Oak Avenue, 250'
NE of Maple Avenue - 2nd
Election District
Woodco, Inc. - Petitioner
NO. 79-233-SPHA (Item No. 148)

Dear Mr. Serio:

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

Very truly yours,

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachments

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



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
623-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION TO ACCOMPANY PETITION FOR A SPECIAL HEARING, GWYNN OAK AVENUE AND ENGLEWOOD AVENUE, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northwesternmost side of Gwynn Oak Avenue, 50 feet wide, at the distance of 125 feet, more or less, measured along the Northwesternmost side of Gwynn Oak Avenue from the Northeasternmost side of Maple Avenue and running thence and binding on the Northwesternmost side of Gwynn Oak Avenue Northeastly by a curve to the left with a radius of 2,070 feet the distance of 336 feet, more or less, thence leaving the Northwesternmost side of Gwynn Oak Avenue and running South 81 Degrees 46 Minutes West 65.00 feet and North 8 Degrees 14 Minutes West 125.00 feet to the South side of Englewood Avenue, 40 feet wide, and running thence and binding on the South side of Englewood Avenue South 81 Degrees 46 Minutes West 145.00 feet thence leaving the South side of Englewood Road and running Southerly 154 feet, more or less, South 44 Degrees 00 Minutes West 179.50 feet and South 49 Degrees 21 Minutes East 182.70 feet to the place of beginning.

Containing 1.4 acres of land, more or less.

3-26-79



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
623-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR VARIANCE TO ZONING, GWYNN OAK AVENUE AND ENGLEWOOD AVENUE, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northwesternmost side of Gwynn Oak Avenue, 50 feet wide, at the distance of 250 feet, more or less, measured along the Northwesternmost side of Gwynn Oak Avenue from the Northeasternmost side of Maple Avenue and running thence and binding on the Northwesternmost side of Gwynn Oak Avenue Northeastly by a curve to the left with a radius of 2,070 feet the distance of 211 feet, more or less, thence leaving the Northwesternmost side of Gwynn Oak Avenue and running South 81 Degrees 46 Minutes West 65.00 feet and North 8 Degrees 14 Minutes West 125.00 feet to the South side of Englewood Avenue, 40 feet wide, and running thence and binding on the South side of Englewood Avenue South 81 Degrees 46 Minutes West 145.00 feet thence leaving the South side of Englewood Ave. and running Southerly 154 feet, more or less, South 44 Degrees 00 Minutes West 179.34 feet and South 60 Degrees 40 Minutes East 161.0 feet to the place of beginning.

Containing 1.2 acres of land, more or less.

8-31-78



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
TO: Zoning Commissioner Date: April 10, 1979
FROM: Leslie H. Graef, Director
Office of Planning and Zoning
SUBJECT: Petition #79-233-SPHA Item 148

Petition for Special Hearing and Variance for minimum parking spaces
North west side of Gwynn Oak Avenue, 250 feet Northeast of Maple Avenue
Petitioner - Woodco, Inc.

2nd District

HEARING: Monday, April 23, 1979 (10:45 A.M.)

This office shares the concerns expressed by the Department of Traffic Engineering in their Zoning Advisory Committee comments. Further, if granted, it is requested that the petitioner be required to submit a detailed landscaping plan for approval by the Division of Current Planning and Development.

Leslie H. Graef
Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGH:rw

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 in accordance with the power granted unto the Zoning Commission by Section 500.7 of the Baltimore County Zoning Regulations, it is hereby determined that said Petition will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations; therefore, the Special Hearing to amend the Special Exception, Case No. 74-264-XA, to decrease the area originally granted for the existing community building and accessory parking area should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of April, 1979, that the herein Petition for the aforementioned Special Hearing 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 Special Hearing should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the 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 Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit 62 parking spaces in lieu of the requested 129 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1979, that the herein Petition for the aforementioned Variance(s) 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 Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Eric S. DiNenna
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: 2024 Gwynn Oak Ave.

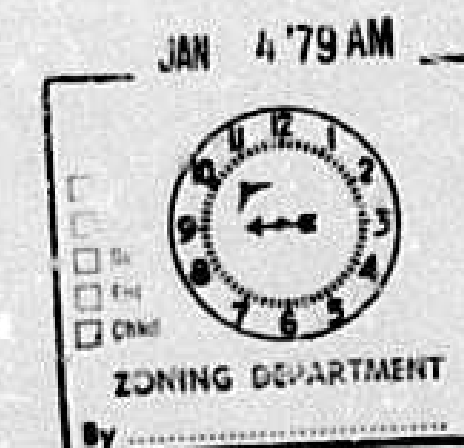
Dear Mr. DiNenna:

This is to advise you that the above captioned property has been used continuously, through the present time, as a community building; since your office granted a special exception and variance in 1974 by Woodco, Inc., the owner of said premises.

Very truly yours,

WOODCO, INC.

BY: Richard L. Conroy
Richard L. Conroy
President



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1979

C. John Serio, Esquire
3 E. Lexington Street
Baltimore, Maryland 21202

RE: Item No. 148
Petitioner - Woodco, Inc.
Special Hearing Variance

Dear Mr. Serio,

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.

This petition originated as a direct result of the proposal of the property owners immediately to the south (Juzelenos) to petition for a Special Exception for a day-care center. A review of our files indicated that this latter property was included in the original case (#74-264-XA) that allowed your clients existing haul. Since parking was proposed on this property and never provided and, in fact, sold, it constituted a violation of the aforementioned case. In order to correct this situation and allow the Juzelenos to continue the processing of their petition, this Special Hearing/Variance is required. Their case will be heard subsequent to your clients' case and, needless to say, will be directly affected by its outcome.

Enclosed are all comments submitted from the Committee to this office. 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Item No. 148
Page Two
April 9, 1979
encl.

cc: Spellman, Larson & Associates, Inc.
Suite 110 - Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari, Chairman
Zoning Plans Advisory Committee
Date: January 24, 1979

FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of January 16, 1979

- ITEM # 148 Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
No Comments
- ITEM # 149 Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Dr. & Sweet Briar La.
No Comments
- ITEM # 150 Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Rd.
No Comments
- ITEM # 152 Property Owner: James V. & Helen T. Geslois
Location: W/S Loganview Dr. 25' N Yardley Rd.
No Comments
- ITEM # 153 Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
No Comments
- ITEM # 155 Property Owner: Ralph Moseley & Debbie Nesbitt
Location: SE/S Howard Ave. 1050' NE Back River Neck Rd.
No Comments

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
February 15, 1979

Bureau of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #121 (1973-1974)
Property Owner: Lawrence Cardinal Shehan, Catholic
Archbishop of Baltimore
1745 of Gwynn Oak Ave., 150' from the intersection of
Windsor Mill Rd.
Existing Zoning: R.A. 5.5
Proposed Zoning: Special Exception for Community
Building (Knights of Columbus)
No. of Acres: 1.3 District: 2nd

Dear Mr. DiNenna:

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

Highways

Gwynn Oak Avenue, an existing County street, was recently improved in the vicinity of this property. No further highway improvements are required at this time.

Englewood Avenue, also an existing County street, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway improvements, including highway right-of-way widening and any necessary reversible easement, for slopes will be required in connection with any grading or building permit application.

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

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

Sediment Control

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

Item #121 (1973-1974)
Property Owner: Lawrence Cardinal Shehan, Catholic
Archdiocese of Baltimore
Page 2
February 15, 1974

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are serving the existing structures (a dwelling and church building) on this site, tributary to the Guyana Falls sewerage system subject to State Health Department restrictions.

Very truly yours,

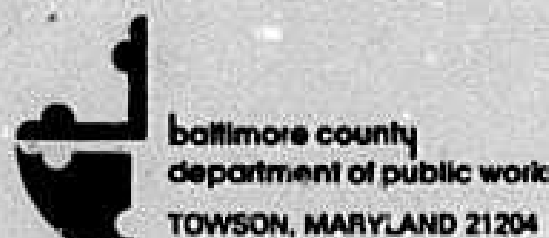
Ellsworth N. Diver

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:es

cc: G. Reier

L-SE Key Sheet
NW 3 P Topo
9 NW 21 & 22 Pos. Sheet
88 Tax Map



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #148 (1978-1979)
Property Owner: Woodco, Inc.
N/W S Gwynn Oak Ave. 250' N/E Maple Ave.
Existing Zoning: DR 5.5, DR 16, BL-CNS
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and Special Hearing to amend case no. 74-264 XA to decrease the area granted for the existing community building and parking area.
Acres: 1.2 District: 2nd

Dear Mr. DiNenna:

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

General:

Comments were supplied for this property for JCOA Project 78-264. Comments were also supplied in connection with the Zoning Advisory Committee review of an overall larger tract, of which this site is a part, for Item 121 (1973-1974), 74-264 XA.

Those 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 148 (1978-1979).

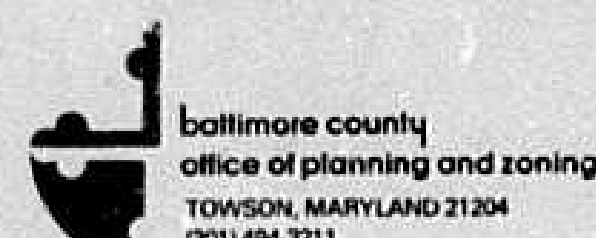
Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EM:FWR:es

L-SE Key Sheet
9 NW 21 & 22 Pos. Sheets
NW 3 P Topo
88 Tax Map

Attachment



LESLIE H. GRAEF
DIRECTOR

March 14, 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 #148, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

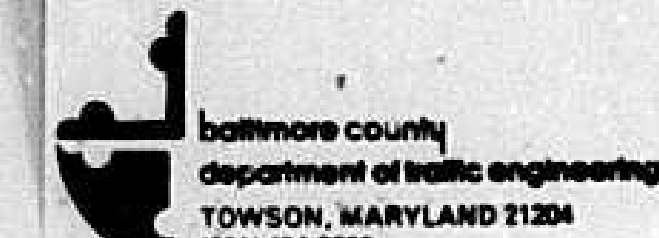
Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
Existing Zoning: D.R. 5.5 D.R. 16, B.L.-C.N.S.
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and Special Hearing to amend case #74-264 XA to decrease the area granted for the existing community building and parking area.
Acres: 1.2
District: 2nd

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.

The site plan as submitted appears satisfactory.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



STEPHEN COLLINS
DIRECTOR

March 12, 1979

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

Item No. 148 - ZAC - January 16, 1979
Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
Existing Zoning: D.R. 5.5, D.R. 16, B.L.-C.N.S.
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and Special Hearing to amend case No. 74-264 XA to decrease the area granted for the existing community building and parking area.
Acres: 1.2
District: 2nd

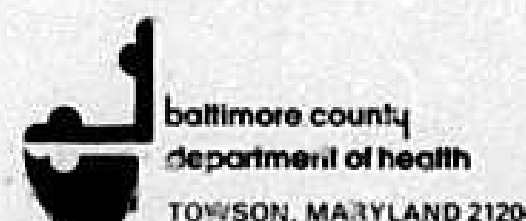
Dear Mr. DiNenna:

The requested variance to required number of parking spaces can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/ead



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

February 2, 1979

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

Dear Mr. DiNenna:

Comments on Item #148, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
Existing Zoning: D.R. 5.5, D.R. 16, B.L.-C.N.S.
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and Special Hearing to amend case no. 74-264 XA to decrease the area granted for the existing community building and parking area.
Acres: 1.2
District: 2nd

Metropolitan water and sewer presently serves the existing community building.

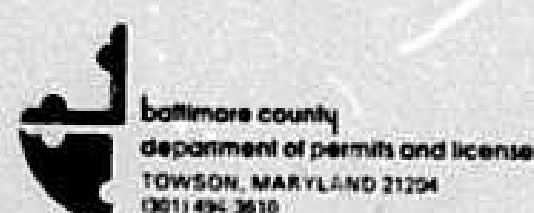
The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

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

LJF/JRE/sth

cc: W. L. Phillips



JOHN G. SEYFERT
DIRECTOR

January 25, 1979

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

Dear Mr. DiNenna:

Comments on Item #148 Zoning Advisory Committee Meeting, January 16, 1979 are as follows:

Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. - 250' NE Maple Ave.
Existing Zoning: D.R. 5.5 D.R. 16 - BL - CNS
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and special hearing to amend case No. 74-264 XA to decrease the area granted for the existing community building and parking area.
Acres: 1.2
District: 2nd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Change of occupancy may be required depending on use.
- X D. Additional permits shall be required.
- X E. Building may be upgraded to new use - requires alteration permit.
- X F. Three sets of construction drawings will be required to file an application for a building permit.
- X G. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- X H. 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 I. Requested setback variance conflicts with the Baltimore County Building Code. See Section 305.1
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 18, 1979

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

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 148
Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Avenue 250' NE Maple Ave.
Present Zoning: D.R. 5.5, D.R. 16, B.L.-C.N.S.
Proposed Zoning: Variance to permit 62 parking spaces in lieu of the required 129 spaces and Special Hearing to amend case no. 74-264 XA to decrease the area granted for the existing community building and parking area.

District: 2nd
No. Acres: 1.2

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MMF/bp

JOSEPH H. MCGOWAN, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BOTTSBARI

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCO
RUGER B. HAYDEN

ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. HILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

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 14th day of March 1979.

S. Eric DiNenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Woodco, Inc.
Petitioner's Attorney: Sergio

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Spellman, Larson & Assoc., Inc.
Suite 110 - Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

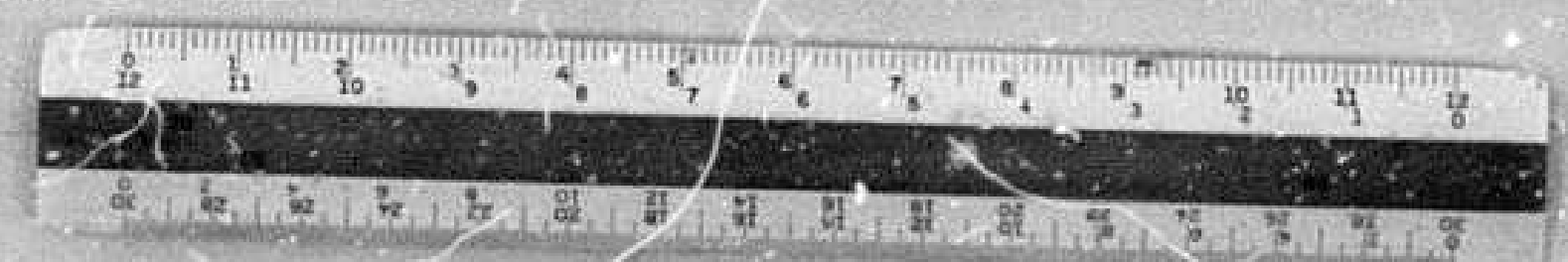
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: APRIL 7, 1979
Posted for: PETITION FOR SPECIAL HEARING AND VARIANCE
Petitioner: WOODCO, INC.
Location of property: NW/S Gwynn Oak Ave. 250' NE of Maple Ave.
Location of Signs: NW/S Gwynn Oak Ave. 410' - NE of Maple Ave.
2 S/S Englewood Ave. 135' - W of Windsor Mill Rd.
Remarks: *Thomas R. Roland*
Posted by: *Thomas R. Roland* Date of return: APRIL 11, 1979
Signature: *Thomas R. Roland*

4-SIGNS



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



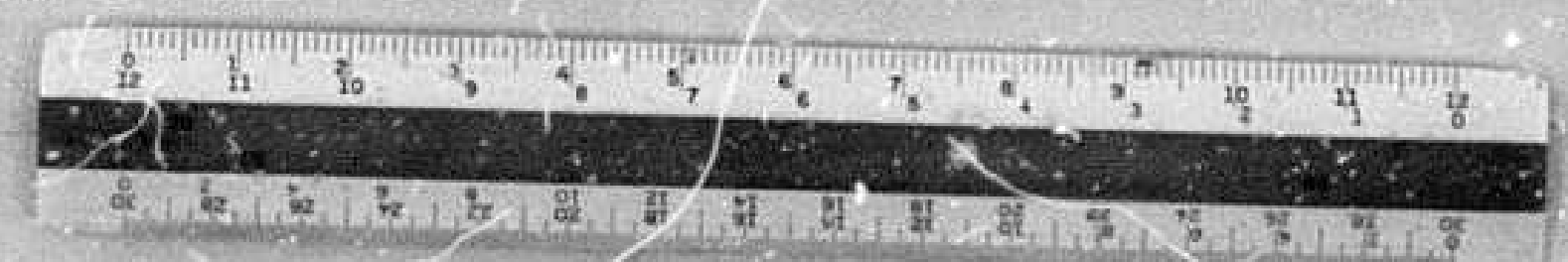
REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY MAPS INC	DATE 4-11-70 1-8-73	1" = 200'	WOODLAWN	NW 3-F
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA			DATE OF PHOTOGRAPHY APRIL 1953		

L-SE
L-NE

74008
MICROFILM

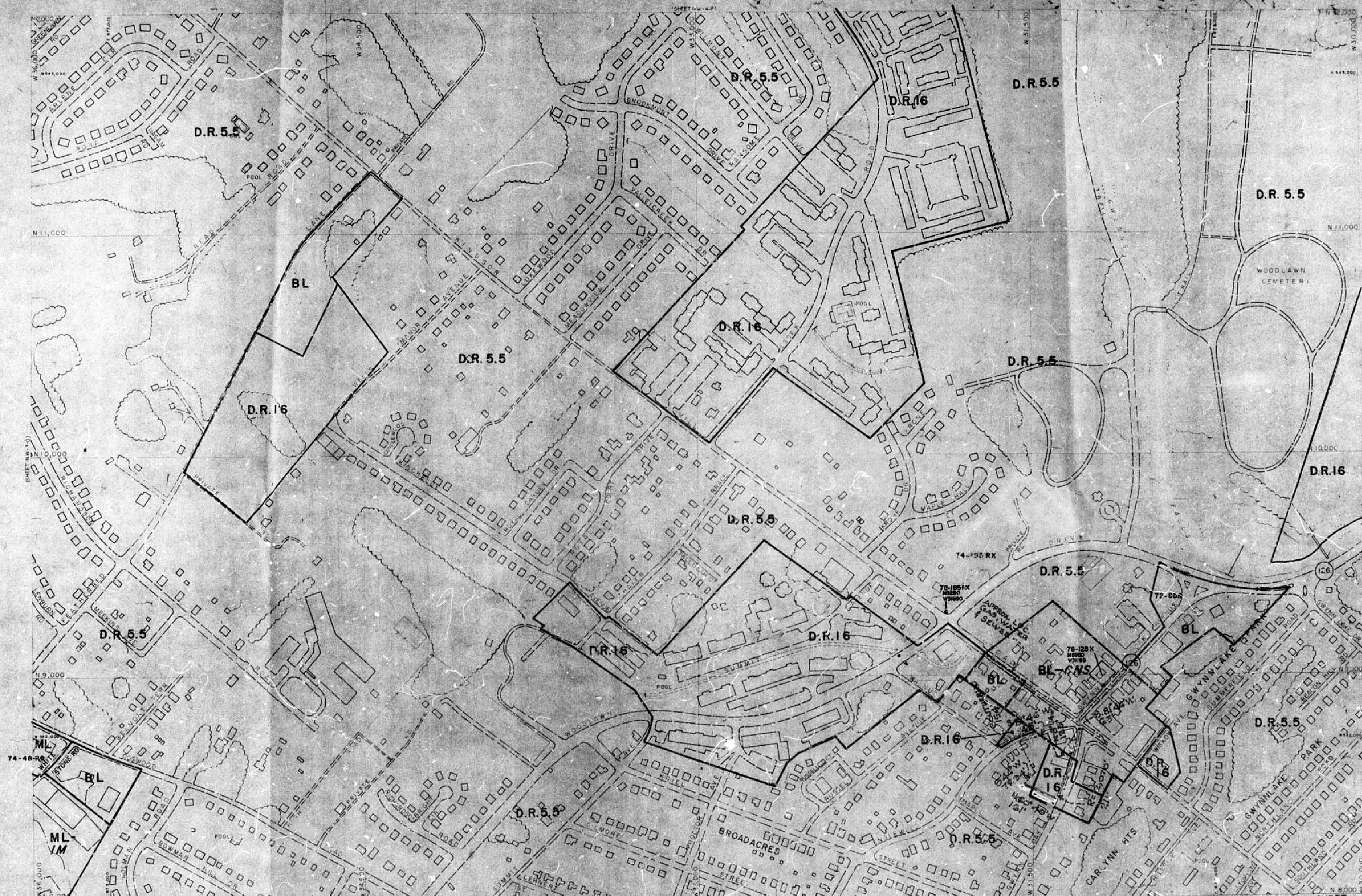


PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY MAPS INC	DATE 4-11-70 1-8-73			
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION PHILADELPHIA, PA			1" = 200' DATE OF PHOTOGRAPHY APRIL 1953	WOODLAWN	NW 3-F

74008



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, 113-76, and 114-76
 CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		DATE
Planimetric	By Mapr, Inc.	4-11-70 1-8-73
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION, PHILADELPHIA, PA.		DATE OF PHOTOGRAPHY APRIL 1953

SCALE
 1" = 200'

LOCATION
 WOODLAWN

SHEET
 N.W.
 3-F

EXISTING ZONING DR55, DR16 & BL-CNS
 PROPOSED ZONING DR5.5 DR16 & BL-CNS
 WITH A SPECIAL EXCEPTION FOR A
 COMMUNITY BUILDING AND A VARIANCE
 TO SECTION 409.2 TO ALLOW 62 PARKING
 SPACES INSTEAD OF THE REQUIRED 129
 AREA (DR5.5): 0.4± AC; AREA (DR16): 0.6± AC
 AREA (BL-CNS) 0.2± AC, TOTAL AREA: 1.2± AC

FLOOR AREA OF CHURCH: 3,220' (1ST FLOOR), 3,220' (2ND FLOOR)

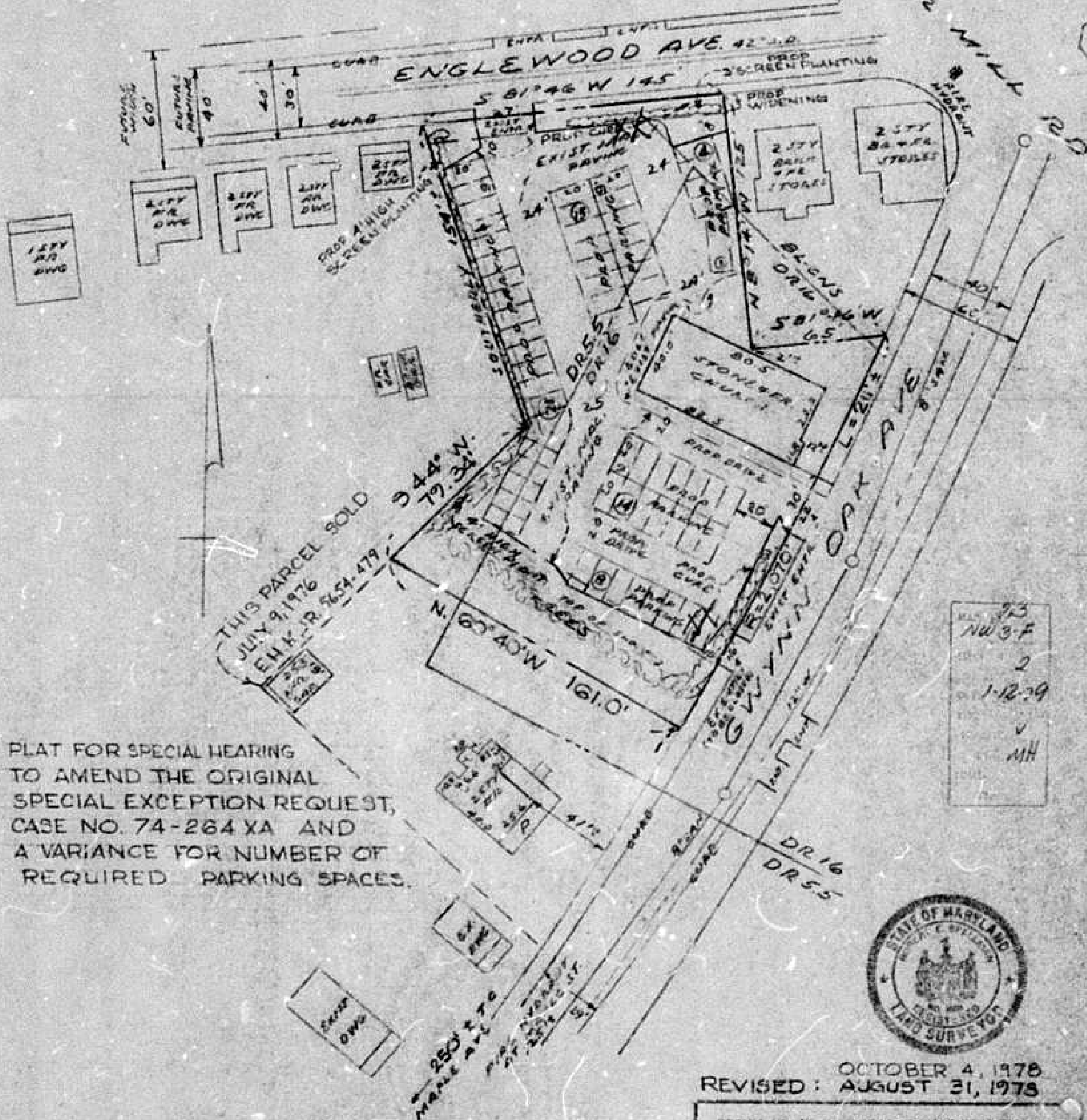
TOTAL FLOOR AREA: 6440'

NO. OF PARKING SPACES REQUIRED $6440' / 50 = 129$

NO. OF PARKING SPACES PROVIDED: 62



LOCATION INSET
 1" = 500'



PLAT FOR SPECIAL HEARING
 TO AMEND THE ORIGINAL
 SPECIAL EXCEPTION REQUEST,
 CASE NO. 74-264 XA AND
 A VARIANCE FOR NUMBER OF
 REQUIRED PARKING SPACES.

GWYNN OAK AVE.
 ENGLEWOOD AVE.
 2ND DISTRICT
 BALTIMORE CO., MD



OCTOBER 4, 1978
 REVISED: AUGUST 31, 1978

SPELLMAN, LARSON & ASSOCIATES INC.

Suite 303 Investment Bldg.

Towson, Maryland 21204

SCALE: 1" = 50' 825-3535 APRIL 10, 1974

10008