PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section __ 1802. 2B. (W. B. &c. permit. a sideyard setback of 13' instead of the required 25' i

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

of the property as shown in order to preserve the flattrear portion for a safe children's outdoor play area. The adjacent land is utilized as a church parking lot and as such will not be affected by the requested variance.

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

Balimore County adopted pursuant to the Zoning Law For Baltimore County. Charles Paul Juzelenos Contract purchaser Address Yolanda Jurelanos Oak Ave. Balto., md. 21297 Petitioner's Attorney Protestant's Attorney

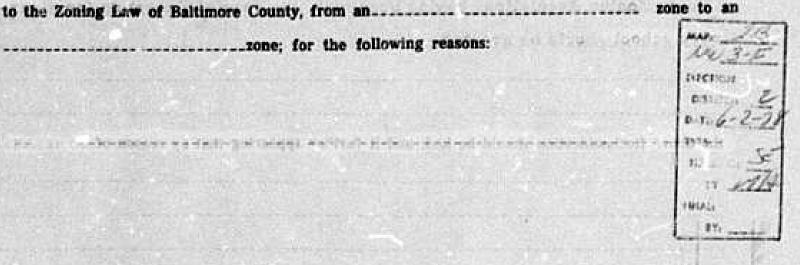
ORDERED By The Zoning Commissioner of Baltimore County, this 14th day required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

day of April

PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles P. Violat Y. Juze legil owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Day Care Center in F. R. B. ZONE

. 11-28x-19GA

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

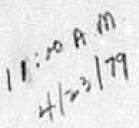
Charles Paul Juzel no halet planta progleros

Violet Yolanda Juzelenos Legal Owner Address ____ 2016_Ovynn_Oak_Avenue____

Baltimore, Maryland 21207 Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th

of. March _____, 197 9., 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



PETITION FOR SPECIAL EXCEPTION : PETITION FOR VARIANCE NW/S of Gwynn Oak Ave., 125.65" NE of Maple Ave., 2nd District .

BEFORE THE ZONING COMMISSIONERS OF BALTIMORE COUNTY

CHAPLES P. JUZELENOS, et ux. Petitioners

Case No. 79-234-XA

ORDER TO STRIKE APPEARANCE

1 1 1 1 1 1 1 1 1

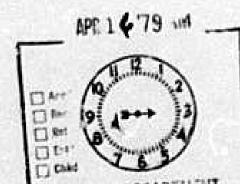
Mr. Commissioner:

Please withdraw the appearance of C. John Serio as attorney for Petitioners Charles P. Juzelenos, et ux.

> C. John Serio 3 E. Lexington Street Baltimore, Md. 21202 752-1946

I HEREBY CERTIFY that on this / and day of April, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Charles P. Juzelenos, 2016 Gwynn Oak Avenue, Baltimore, Maryland, 21207, Petitioners; and John W. Hessian, III, Esquire, People's Counsel, County Office Building, Towson, Maryland, 21204.

C. John Serio



RE: PETITION FOR SPECIAL EXCEPTION PETITION FOR VARIANCE

: BEFORE THE ZONING COMMISSIONER NW/S of Gwynn Oak Ave., 125,65' NE of Maple Ave., 2nd District

OF BALTIMORE COUNTY

CHARLES P. JUZELENOS, at ux,

: Case No. 79-234-XA

ORDER TO ENTER APPEARAINCE

1111111

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.

Letter May Benemen 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 5th day of April, 1979, a copy of the aforegoing Order was mailed to Mr. and Mrs. Charles P. Juzelenos, 2016 Gwynn Oak Avenue, Baltimore, Maryland 21207, Petitioners; and C. John Serio, Esquire, 3 East Lexington Street, Baltimore, Maryland 21202,

John W. Hessian, III

office of pianning and toning TOWSON, MARYLAND 21204

S. ERIC DINENNA ZONING COMMISSIONER

0 0

April 25, 1979

Mr. & Mrs. Charles P. Juzelenos 2016 Gwynn Oak Avenue Baltimore, Maryland 21207

> RE: Petitions for Special Exception and Variance NW/S of Gwynn Oak Avenue, 125.65' NE of Maple Avenue -2nd Election District Charles P. Juzelenos, et ux -Petitioners NO. 79-234-XA (Item No. 253)

Dear Mr. & Mrs. Juzelenos:

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

Zoning Commissioner

SED:Dr

Attachments

cc: Miss Eve Smith Day Care Coordinator Department of Health

> Battalion Chief Errol Markowitz Fire Department

John W. Hessian, III, Escaire People's Consel

David W. Dallas, Jr.

Registered Professional Engineer & Land Surveyor 3102 HARFORD ROAD DALTIMORE, MD. 21234

AREA CODE 301 PHONE: 565-7422

ZONING DESCRIPTION

SPECIAL ENCEPTION FOR "

DAY CARE CENTER IN

A D.R. ZONE AND VARIANCE

BEGINNING for the same on the northwest side of Gwynn Oak Avenue at a point distant 125.65' northeasterly from the northeast side of Maple Avenue, thence binding on the northwest side of said Gwynn Oak Avenue by a line curving to the left and having a radius of 2070 feet for a distance of 125.00 leet, thence leaving said avenue running the three following courses and distances; North 60 degrees 40 minutes West 161.00 feet South 44 degrees West 100.16 feet

South 49 degrees 21 minutes East 182.7 feet to the place of teginning.

CONTAINING 0.44 acres of land more or less.

May 8, 1978

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE MIDG. 111 W. Chesapeake Ave. Towson, Maxyland 21204

Nicholas A. Commodar: Chairman

MEMBERS P sof ing eering

Department of Traffic cogineering State Boads Commissio Bureau of Fire Preventire Health Copartment Project Planning Building Department Board of Education Zoning Administration

industria?

Developer at

Mr. & Mrs. Charles Juzelenos 2016 Gwyzn Oak Avenue celtimore, Maryland 21207

> RE: Special Exception/Variance Item No. 252 Petitioner - Juzelenos

August 21, 1978

Dear Mr. & Mrs. Junelenos:

After review of the files in this office, it has come to my attention that there appears to be a problem th your proposal for this site. The adjacant property which is owned by the Enights of Columbus was granted a Special Exception (Case No. 74-264-XA) for a community building and a Variance to permit 89 parking spaces in lieu of the required 169 spaces. As indicated on the site plan in this file, part of the site and proposed parking area included your property. In light of the fact that the sale of this parcel to you was a direct violation of this case, all further processing on your subject petition must be held in abeyance until this matter is resolved. A copy of this letter will be forwarded to Mr. John Serio in order that he may take the necessary steps to resolve this matter.

If you have any further questions concerning this matter, please contact me.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC: mr

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

Mr. David Dallas, Engineer 8180 Harford Road Baltimore, Maryland 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna TO Zoning Commissioner April 10, 1979 Leslie H. Groef, Director

FI OM Office of Ficuning and Loning

SUPJECT Petition 779-234XA. Item #253 Petition for Special Exception for Jay care center and Variance for side yard setback Northwest side of Gwynn Oak Avenue, 125.65 feet Northeast of Maple Avenue

Petitioner - Charles P. Juzelen., et ux.

2nd District

HEARING: Monday, April 23, 1979 (11:00 A.M.)

If granted, it is requested that landscaping detail be submitted by the petitioner for approval by the Pivision of Current Planning and Development.

LHG:JGH:rw

Pursuant to the adversement, posting of property, and public caring on the same 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 Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 13 feet in lieu of the required 25 feet should be granted.

of ______ 197 __, that the above Variance be and the same is hereby DENIED

FOR

ORDER RECEIVED

Zoning Commissioner of Baltimore County

Respecting that by reason of the requirements of Section 592, 1 of the Baltimore

Grantz Zoning Regulations baxing been met. the Inscial Exception for a day.

care center should be granted.

Special Exception for a day.

April.

197 that the herein Petition for Special Exception for a day are certer should be and the same is GRANTED, from and after the date of the Order, subject to the approval of a site plan by the Department of Public Porks, the Lepartment of Health, the

Zoning Commissioner of Baltimore County with 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

TI IS ORDERED by the Zoning Commissioner of Baltimore County, this.

197 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a.

Zone; and/or the Special Exception for a zone; and/or the Special Exception for

be and the same is hereby DENIED

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and

Zoning Commissioner of Baltimore County

Item No. 253 (77-78) Page Two April 9, 1979

Enclosed are all contents submitted from the Consittee to this office. The remaining members felt that no consent 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 thin 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

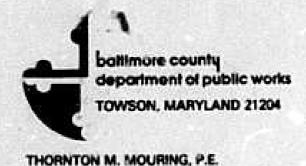
Very truly yours,

NICHOLAS B. COMODARI

Chairman Zoning Plans Advisory Committee

nBC/mch encl.

cc: David & Dallas, Jr. 8108 Harford Road Baltimore, Maryland 21 34



ASSESSED FOR STATE OF THE SECOND STATE OF THE

Jely 12, 1978

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

Re: Item #253 [1977-1978]

Property Owner: Charles P. & Violet Y. Juselenos
N/WS Gwynn Oak Ave. 125.65' N/E Maple Ave.
Existing Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Special Exception for a day care center
(IDCA 77-28%) and Variance to permit a side retback of
13' in lieu of the required 25'.
Acres: 0.44 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 Project IDCA 77-25%. This site is a portion of an overall larger track for which comments were supplied in connection will the Zoning Advisory Committee review for Item #121 (1973-1974). 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 #253 (1977-1978).

Very truly yours,

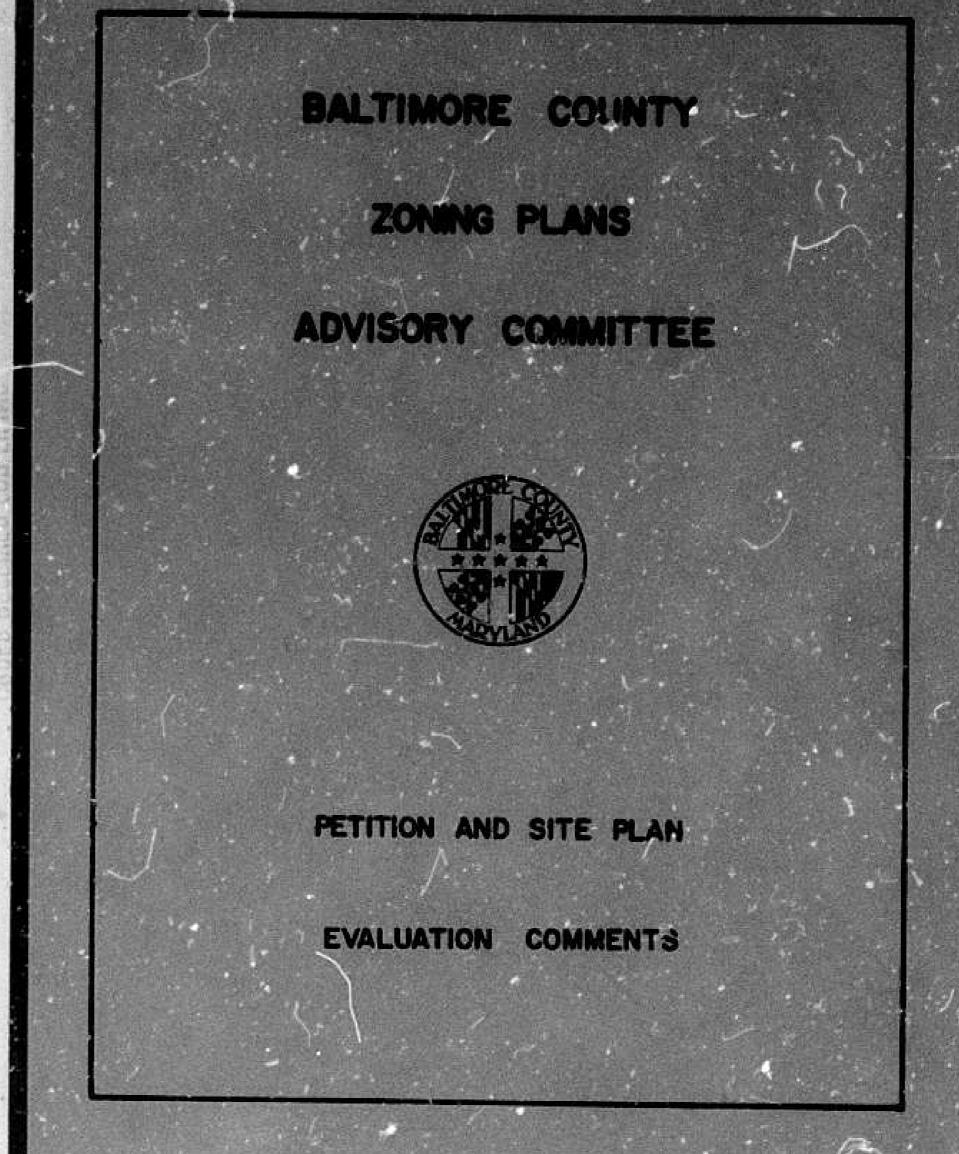
Chart N. Diver, P.E. Chief, Bureau of Engineering

END: FAM: FWR: 88

cc: H. Snalowitz

L-SZ Key Sheet 9 NW 20 & 21 Pos. Sheets NW 3 P Topo 88 Tax Map

Attachment



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

LDG.

COUNTY OFFICE BLDG. 111 W. Chemapeake Ave. Towson, Haryland 21204

Nicholas B. Commodari Chairman

Bureau of

MEMBERS

Engineering
Department of
Traffic Engineering
State Roads Commission

Pire Prevention

Health Department

Project Planning
Building Department

Board of Education Zoning Administration Industrial Development

Mr. & Mrs. Charles Juzelenos 2016 Gwynn Oak Avenue Baltimore, Maryland 21207

RE: Item No. 253 (77-78)
Petitioner - Juzelenos
Special Exception/Variance

Dear Mr. & Mrs. Juzelenos:

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 and 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.

April 9, 1979

Located on the west side of Gwynn Oak Avenue northeast of Marie Avenue in the 2nd. Election District, the subject property, is partially zoned D.R. 5.5 & 16, improved with a 2* story frame dwalling and unstrached garage in the rear. Adjacent properties to the south and east are improved with dwellings, while a Enights of Columbus Hall and accessory parking area exist to the north.

As indicated in my previous correspondence, dated August 21,1978, your property was included in the zoning case (#7h-26h-XA) that permitted the aforementioned Knights of Columbus Hall. Since parking was proposed on your property and rever provided, all processing of your petition was held in abeyance until the parking deficiency was resolved.

The Knights of Columbus have filed the necessary plans and petitions and their case will be heard pinor to yours. Needless to say the outcome of said case will have a definite bearing on your proposal.

If your petition is granted and at the time of application for the necessary building permits, the site plans must be revised to incorporate those comments of the Department of Traffic Engineering, and your attention is directed to those of the Department of Permits and Licenses.

Baltimore County, Maryland Department Of Public Works

TOWSON, MARYLAND 21204
February 15, 1974

Bureau of Engineering

Mr. S. Eric DiMonna Zoning Commissioner County Office Duilding Towson, Maryland 2120h

Re: Item #121 (1973-1974)

Property Owner: Lawrence Cardinal Shahar, Catholic Archit op of Baltimore

N/MS of Owyan Oak Ave., 450' from the intersection of Windsor Mill Rd.

Existing Zening: D.R. 5.5

Proposed Zening: Special Exception for Community Dullding (Knights of Columbus)

No. of Acres: 1.3 District: 2nd

Dear Mr. Pillenna:

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.

Highwayai

Gaynn Cak Avenue, an existing Count/ 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-feet closed-type reachery cross-section on a 60-feet right-of-way. Highway improvements are not required at this time. Highway improvements, including highway right-of-way widewing and any necessary revertible assements 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 heldings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top scil.

Itom #121 (1973-1974)
Přepenty Owner: Lawrence Cardinal Shehan, Catholic Archbishop of Beltimore
Page 2
February 15, 1974

Storm Dreiner

Provisions for accommodating store wa'er or drainage have not been indicated on the substitted plan.

The Patitioner must provide necessary drainage facilities (temporary or permanent) to provent creating any nuisances or damages to adjacent properties, especially by the consentration 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 Patitioner.

Mater and Sanitary Sewers

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

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

ENDIENNI PORTS

ee: G. Reier

L-SE Key Cheet NW 3 F Topo 9 NW 25 & 22 Pea. Sheet 88 Tax Map LESUIE H. GRAEF

August 10, 1978

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

Dear Mr. DiNenna:

department of health

DONALD J. ROCP, M.D., M.P.H DEPUTY STATE AND COUNTY HEALTH DIFFICER

TOWSON, MARYLAND 21204

Mr. S. Eric DiNenna, Zoning Commissioner

Office of Planning and Zoning

Property Owner:

Existing Zoning:

Proposed Zoning:

County Office Building

Dear Mr. Dillenna:

Towson, Maryland 21204

6, 1978, are as follows:

Location:

Acrest District:

hazards are anticipated.

ment of Health.

THD/JRP/Iths

oc: Eve Smith

W. L. Phillips

impervious material.

Comments on Item #253, Zoning Advisory Committee Meeting, June 6, 1978, are as follows:

Property Owner: Charles P and Violet Y. Juzelenos Location W/S Gwynn Oak Avenue 125.65' NE Maple Avenue Existing Zoning: D.R.5.5 and D.R.16 Proposed Zoning: Special Exception for a day care center (IDCA 77-28-X) and Variance to permit a side setback of 13' in lieu of the required 25'. Acres: 0.44 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.

This site was the subject of previous hearings along with the property to the north. Therefore, this office is withholding comments for this site until such time as an overall site plan is submitted.

Very truly yours,

July 11, 1978

Comments on Item #253, Zoning Advisory Committee Meeting of June

Metropolitan water and sewer are available, therefore no health

The property owner should surface all parking areas with a dustless,

Very truly yours

Thomas H. Devlin, Director

BURBAU OF ENVIRONMENTAL SERVICES

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County Regulations. For more complete information,

contact the Division of Maternal and Child Mealth, Baltimore County Depart-

D.R. 5.5 & D.R. 16

Charles P. & Violet Y. Juzelenos

NW/S Gwynn Oak Ave. 125.65' NE Maple Ave.

Special Exception for a day care center (IDCA 77-28-X) and Variance to permit a side setback of 13' in lieu of the required 25'.

Current Planning and Development

ballimore count department of trains engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

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

> Item No. 253 - ZAC - June 6, 1978 Property Owner: Charles P. & Violet Y. Juzelenos NW/S Gwynn Oak Ave. 125.65' NE Maple Ave. Existing Zoning: D.R. 5.5 & D.R. 16

Proposed Zoning: Special Exception for a day care center (IDCA 77-28-X) and Variance to permit a side setback of 13' in 'ieu of the required 25'.

June 21, 1978

0.44 Acres: 2nd District:

Dear Mr. DiNenna:

The special exception for a day care center should increase the traffic density from approximately 36 to 75 trips/day which will have little effect on traffic. A minimum 10' full width pavement should be constructed, to replace the concrete ribbon drive presently there, along with a minimum 15' wide entrance onto Gwynn Oak Avenue. An area should be provided on the site for loading and unloading and for turn-around space for exiting.

Steph Gedeben

Stephen E. Weber

SEW/dmm

TOWSON, MARYLAND 21204

JOHN D. SEYFFERT

June 7, 1978

baltimore county

TOWSON, MARYLAND 21204

Office of Planning and Zoning

Towson, Maryland 21204

Item No. 253

Gentlemen:

Baltimore County Office Building

Attention: N. Commodari, Chairman

Zoning Adivsory Committee

Department of Public Works.

Edition prior to occupancy.

HEVIEWER LA Homes Kally for the Approved:

Special Inspection Division

() 6. Site plans are approved as drawn.

() 3. The vehicle dead end condition shown at _____

Re: Property Owner: Charles P. & Violet Y. Juselenos

Location: NW/S Gwynn Oak Ave. 125.65' NE Maple Ave.

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Pire Department.

() 7. The Fire Prevention Bureau has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

(x) 5. The buildings and structures existing or proposed on the site shall

Bureau and the comments below marked with an "x" are applicable and required

(x) 1. Fire hydrants for the referenced property are required and shall be

located at intervals or 300 feet along an approved road in accordance with maltimore County Standards as published by the

Pire Prevention Code prior to occupency or beginning of operations.

comply with all applicable requirements of the National Fire Pro-

tection Association Standard No. 101 "Life Safety Code", 1976

fire department

Parl H. Reincke

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

Dear Mr. DiNemas

Comments on lies #253 Zoning Advisory Committee Meeting, June 6, 1978 are as follows:

Property Owner: Charles P & Violet Y. Juzelenos Location: N/W/S Gwynn Oak Ave. 125.65' NE Maple Ave. Existing Zoning D. R. 5.5 & D. P. 16 Proposed Zoning Special Exception for a day care center (IDCA 77-28-X) and Variance to permit a side setback of 13' in livu of the required 25'.

Districts

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.

X B. A building permit shall be required before construction can begin.

C. Additional _____Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Ergineer's original seal vill be required to file ar application for a building permit.

G. Wood frame salls 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.

H. Requested secback variance conflicts with the Beltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: The existing 2 story wood frame building could not under todays code be used for a Children's Day Care Center due to Table 6- (H-2 occupancy use under hB construction), if an acceptable fire separation can be provided between the new and old buildings, the new section would be acceptable as noted above.

Plans Review Chief

CEB: rrj

79-234-XA

Hotel and George M Weigana

Pire Prevention Bureau

Zoning Agenda Meeting of 06/06/78

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District Luck	Date of Posting APRIL 7, 1979
Posted for POTITION FOR O SPECIAL EX	CEPTION (3) VARIANCE
Petitioner: CITARLES P. JUZELENOS	
Location of property: NW/S GWYNN OAK	AUE, 125.65' NE OF MAPLE AUE

Location of Signs: NWS GUYNN CAK AVE 225+07-NE OF MAPLE AVE

2-5,6NS

FUNCTION

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Pevised Plans: Change in outline or description___Yes

Map # MUSE

Previous case:

ERIC DINFNNA Zoning Commissioner

Owner(s) Name: Charles P. & Violet Y. Jassieno

C. John Serie, Loguire

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 5, 1978

Mr. S. Eric DiNenna Zoring Commissioner Baltimore County Office Building Towson, Miryland 21204

Z.A.C. Meeting of: June 6, 1978

RE: Item No: 253 Property Owner: Charles P. & Violet Y. Juselenos NM/S Gwynn Oak Ave. 125.65' NE Maple Ave. Present Zoning: D.R. 5.5 & D.R. 16 Special Exception for a 'my care center (IDCA 77-28-X) and Variance to permit a side setback of 13' in 11 m Proposed Zoning: of the required 25'.

District: 2nd No. Acres: 0.44

Dear Mr. DiNenna:

BEPH N. MCGOWAN, PRESIDENT

ICUS M BOTBARIS

SAYARD WILLIAMS, JA, VICE-PETMOENT

No bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

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

ROBERT Y. DUBEL. SUPERINTENDEN

ALVIN LOATEK MRS. MILTUN H. SMITH. IR. RICHARD W. TRACEY, D.V.M.

County Office Building 111 W. Chesapeake Avc. Towson, Marylard 2120's this lith day of March

2016 Coyan Oak Avenue

Your Petition has been received and accepted for filing

S. ERIC DI NENNA Zoning Commissioner

Petitioner Jurelenos Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

co: David W. Dallas, Jr. Baltimore, Md. 21234

Chairman, Zoning Plans **Advisory Committee**

Paltimore, Maryland BAROTHO COUNTY OFFICE OF PLANNING DIND ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per uttached.

Reviewed by:

Mr. David Dallas, Engineer \$180 Harford Road Baltimore, Maryland 21230

EXCE	TITIEN FOR SPECIAL
	had DISTRICT
200001200	1: Petition for Special Ex-
ceptle	n for day care center and
Warrier	non for side ward netback
LOWING	DOM: Northwest side of
Chwyn	n Ouk Avenue, 125.65 feet
Morth	seart of Maple Avenue
DATE	& TIME: Monday, April 21,
1909	et 11:00 A.M.
PERMIT.	C HEARING: Room 10%
Count	or Office Building, III W.
Chem	peake Avenue, Towner,
Marri	

The Zoning/Deputy Zoning Com-missioner of Baltimore County, by authority of the Zoning Act and Esgulations of Baltimore County, will had public benefits Regulations of Baltimore County, win bob' public bearing: Petition for Special Exception for a day cure center and Variance to permit a side yard setback of In-fert instead of the required 25 feet. The Zoning Regulation to be excepted as follows: Section 1802.2B (V.B.2) - side yard All that parcel of land in the Second District of Baltimore County Beginning for the same on the northwest r'de of Gwynn Oak Ave-nue at a point distant 125.65' north-easterly from the northeast side of Maple Avenue, thence binding on Oak Avenue by a line curving to the left and having a radius of 2070 feet for a distance of 125.00 feet, thence leaving said avenue running the three following courses and dis-tances: North 60 degrees 80 minutes West 181.00 feet South 44 degrees Vest 100.16 feet South 49 degrees 21 militates East 182.7 fect to the place of beginning. Containing 0.44 acres of land more He'ng the property of Charles P Junelence, et ux, as shown on plat plan filed with the Zoning Depart-Hearing Date: Monday, April 21, 1979 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townen, Ed.

By order of
B. ERIC DINGNNA,
Zoning Commissioner

TOWSON, MD.,
THIS IS TO CERTIFY, that the anaexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., oncexioceeck
one time successive weeks before the 23rd
day ofApril, 19 72_, the free publication
appearing on the 5th day of April
19_77

Cost of Advertisement, \$_____

CERTIFICATE OF PUBLICATION

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
and Obtaves

ZONANG Parties for 2 recial Exception for day once center and
Variance for side yard setback.
LOGATION: Marthwest side of
Gaynes Oak Avenue, 125.65 first
Northwest of Martie Same. 1979 at 1:00 F.M.
PUBLIC HEAPING Room 108.
County Omus Building. 111 W.
Chesacrake Avenus, Towner.

Maryland
The Zoning-Deputy Zaning
Commissioner of Baltimore County, by authority of the Zoning Act
and Requisitions of Baltimore
County, will note a public hearing
Pention: for Special Exception
for a day care center and Variance
to permit a side yard settlect of 13
feet instead of the required 25 feet
The Zoning Regulation to be rucepted as fullows.
Section 1802 28. (V.B.2) - side
care eathers.

pard setbeck
All that percet of land in the Second District or Baltimore Coun-To BEGINNENC to the same on the morthwest side of Gerynn Clek Avenue at a point distant 175.65 northeasterly from the northwest side of Mapire Avenue, thence binding on the northwest side of seld Geynn Clek Avenue by a line curving to the left and having a result of 2070 and for a distance of 125.60 feet, thence leaving seld evenue running the three tolkwing roursen and distances.

North 60 degrees 40 minutes West 15 20 feet.

South 64 degrees West 100.16 feet.

East 182.7 feet to the place of be-SONTAINING 0.44 scree of land move or less.

Being the property of Charles P. Jupitenos, et us, as shown on plat plar, filed with the Zoning Department
Hearing Date Monday, April 23,
1979 at 11:00 A.M.
Public Hearing Room 106.
County Office Building, 111 W.
Assapsahe Avenue, Towaro, Md.
6Y ORDER OF
5. ERIC DI NENEIA
ZONING COMMISSIONER
OF BALTIMORE COUNTY

TOWSON, MD. 21204 April 5

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE-Charles P. Juzelenos, et ux was inserted in the following:

□ Towson Times Catonsville Times ☐ Arbutus Times □ Dundalk Times

□ Community Times ☐ Essex Times ☐ Suburban Times West ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 6th day of Arrii 19 79, that is to say, the same was inserted in the issues of April 5. 1979

STROMBERG PUBLICATIONS, INC.

19 79

BALTIMORE COUNTY, MARYLAND No. 78604 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS ASH RECEIPT -ATE March 27. 1979 ACCOUNT 01-662 AMOUNT \$50.00 RECEIVED David W. Dalles, Jr. Junelenos, set for hearing /23/79 at 11:00 P.M. 182 2 6ANN 28

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY MARYLAND OFFICE OF FUNCE - REVENUE DIVISION MISCELLANE S CASH PECEIPT No. 78633

DATE APRIL 17, 1979 ACCOUNT 01-562

AMOUNT_ \$52.00

MECEIVED Gail Schwarz

FOR Gest of Advertising and Posting Case No. 79-231-XA

VALIDATION OF SIGNATURE OF CASHIER



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 65 day of _197 J. Filing Fee \$ 50 . Received Check

> ___Cash __Other

Zoning Commissioner

Petitioner's Attorney

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

