

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ELVA K. SOUSA, 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.c(4) to permit parking spaces to be located within 8' from the existing or proposed right-of-way line in lieu of the required 8'

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

Should the existing parking be located to a point eight (8) feet from the street right of way line, there would be insufficient parking area for company vehicles between the fence and company building and insufficient area for movement of vehicles in and out of the garage.

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.

Contract purchaser ELVA K. SOUSA Legal Owner
Address 2803-D Coldstream Way Baltimore, Md. 21234
JOHN J. BISHOP, JR. Petitioner's Attorney
Address 305 W. Chesapeake Ave., Suite 514 Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 1980, 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 _____ 30th _____ day of _____ September _____ 1980 at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Chesapeake Ave., 100' : OF BALTIMORE COUNTY
W of Maryland Ave., 9th District
ELVA K. SOUSA, Petitioner : Case No. 81-65-A

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
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of September, 1980, a copy of the foregoing

Order was mailed to John J. Bishop, Jr., Esquire, 305 W. Chesapeake Avenue, Suite 514, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1980

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

John J. Bishop, Jr. Esquire
Suite 514
305 West Chesapeake Avenue
Towson, Maryland 21204

NICHOLAS B. COCCODARI
Chairman

RE: Item No. 246
Petitioner - Elva K. Sousa
Variance Petition

Dear Mr. Bishop:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject property is presently improved with the facility of your client's cab business, which includes a combination office/service building and parking area for these vehicles. In view of the fact that the existing parking area is closer than eight feet to the street right-of-way, this variance is required. As you are aware, this project has been the subject of a previous zoning violation hearing (Case #79-32-V) in which it was determined that this variance must be obtained.

As indicated in the comments from the Bureau of Engineering, Hillen Road is proposed to be improved in the future with a forty foot right-of-way. In view of this, I contacted you in order to have the plan revised to reflect this future situation and have the Variance forms changed accordingly. However, it was your decision, as evidenced by the letter included with this file, to proceed with the petition as submitted, and for this reason the petition was scheduled for a hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. COCCODARI, Chairman
Zoning Plans Advisory Committee

NBC:bac
Enclosures
cc: Gerhold, Cross & Etzel, 1412 Delaware Ave., Towson, Md. 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

August 20, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #246, Zoning Advisory Committee Meeting, June 24, 1980, are as follows:

Property Owner: Elva K. Sousa
Location: S/S Chesapeake Avenue 100' W. of Maryland Avenue
Acres: 0.12 acres
District: 9th

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,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
494-3956

STEPHENE COLLINS
DIRECTOR

August 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 246 - ZAC - June 24, 1980
Property Owner: Elva K. Sousa
Location: S/S Chesapeake Ave. 100' W. of Maryland Ave.
Existing Zoning: BM
Proposed Zoning: Variance to permit parking spaces to be located within three (3) feet of the property line in lieu of the required 8 feet.

Acres: 0.12
District: 9th

Dear Mr. Hammond:

This is a very small site and problems can be expected with its use.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOY, M.D., MPH
DEPUTY STATE & COUNTY HEALTH OFFICER

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

JOHN J. BISHOP, JR.
DIRECTOR

August 5, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #246 (1979-1980)
Property Owner: Elva K. Sousa
S/S Chesapeake Ave. 100' W. of Maryland Ave.
Acres: 0.12 Acres District: 9th

Dear Mr. Hammond:

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:

The comments which were supplied for this property November 9, 1972 (copy enclosed), in conjunction with the Zoning Advisory Committee review for Item 59 (1972-1973) remain valid with the following revision of the Highway Comments.

Highways:

Current study for the future extension of Towsontowne Boulevard indicates that the proposed alignment will impact this site. Further, Hillen Road, an existing public street, is proposed to be improved in the future in this vicinity as a 30-foot closed section roadway on a minimum 40-foot right-of-way with a standard type road termination at this location (northwest of the Jefferson Avenue-Towsontowne Boulevard intersection).

Highway rights-of-way widenings, including any necessary reversible easements for slopes will be required for the future road improvements in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design Section.

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

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley, J. Somers, J. Trenner

Attachment

N-W Key Sheet - 37 NE 4 Pgs. Sheet
NE 10 A Topo - 70 Tax Map

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(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

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 failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

February 10, 1981

John J. Bishop, Jr., Esquire
305 W. Chesapeake Avenue - Suite 514
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - S/S Chesapeake Avenue, 100' W of Maryland Avenue - Elva K. Sousa - Case No. E1-65-A

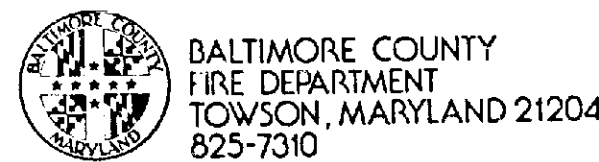
TIME: 9:45 A.M.

DATE: Tuesday, March 10, 1981

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY



PAUL H. REINCKE
CHIEF

August 6, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Elva K. Sousa

Location: S/S Chesapeake Avenue 100; West of Maryland Avenue

Item No: 246 Zoning Agenda: Meeting of June 24, 1980

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

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for parking
LOCATION: South side of Chesapeake Avenue, 100 feet West of Maryland Avenue
DATE & TIME: Tuesday, September 30, 1980 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit parking spaces to be located within three feet of the property line in lieu of the required 8 feet

The Zoning Regulation to be excepted as follows:

Section 409.2.c.(4) - No parking space shall be closer than 8 feet to a street property line

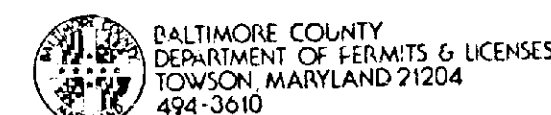
All that parcel of land in the Ninth District of Baltimore County

Being the property of Elva K. Sousa, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 30, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

Received 9/19/80 @ 9:45 AM



TED ZALESKIJR
DIRECTOR

July 11, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #16 Zoning Advisory Committee Meeting, June 24, 1980 are as follows:

Property Owner: Elva K. Sousa
Location: S/S Chesapeake Avenue 100' W of Maryland Avenue
Existing Zoning: R-1
Proposed Zoning: Variance to permit parking spaces to be located within three (3) feet of the property line in lieu of the required 8 feet.

Area: 0.12
District: 9th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged and other applicable Codes.
X B. A building/ part shall be required before beginning construction.
C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
F. Requested variance conflicts with the Baltimore County Building Code, Section/s
G. A change of occupancy shall be applied for, along with an alteration permit application, and the required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed comply with the height/area requirements of Table Y-5 and the required construction classification of Table 21L.
I. Comments

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

CEB:FTJ

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland -- 21204

Date: June 18, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: June 24, 1980

RE: Item No: 244, 245, 246, 247, 248, 249

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Nick Petrovich, Assistant
Department of Planning

WNF/bp

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for parking
LOCATION: South side of Chesapeake Avenue, 100 feet West of Maryland Avenue
DATE & TIME: Tuesday, March 10, 1981 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit parking spaces to be located within 0 feet from the existing or proposed right-of-way line in lieu of the required 8 feet

The Zoning Regulation to be excepted as follows:

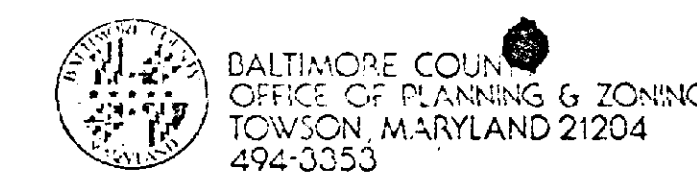
Section 409.2.c(4) - No parking space shall be closer than 8 feet to a street property line

All that parcel of land in the Ninth District of Baltimore County

Being the property of Elva K. Sousa, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, March 10, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 17, 1980

John J. Bishop, Jr., Esquire
305 W. Chesapeake Avenue
Suite 514
Towson, Maryland 21204

RE: Petition for Variance
S/S Chesapeake Ave., 100' W
of Maryland Avenue
Elva K. Sousa
Case No. 81-65-A

Dear Mr. Bishop:

This is to advise you that \$58.75 is due for advertising and posting of the above-property.

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

Very truly yours,
William E. Hammond
Zoning Commissioner

WEH:sj

September 3, 1980
John J. Bishop, Jr., Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - S/S Chesapeake Ave., 100' W of Maryland Avenue - Elva K. Sousa - Case No. 81-65-A

TIME: 9:45 A.M.

DATE: Tuesday, September 30, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF BALTIMORE COUNTY

Polkman 9/1-3/81

LAW OFFICES
JOHN J. BISHOP, JR.
SUITE 208
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
822-8301

February 12, 1981

Mr. William Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition For Variance - S/S Chesapeake Ave., 100' W of Maryland Avenue - Elva K. Sousa, Case No. 81-65-A
My File #2831

Dear Mr. Hammond:

I have received notice that the above has been scheduled for hearing on March 10, 1981 at 9:45 a.m. I am a member of the Maryland State Senate which convenes from January 14, 1981 to April 14, 1981 and request that this matter be rescheduled for some time after April 14th.

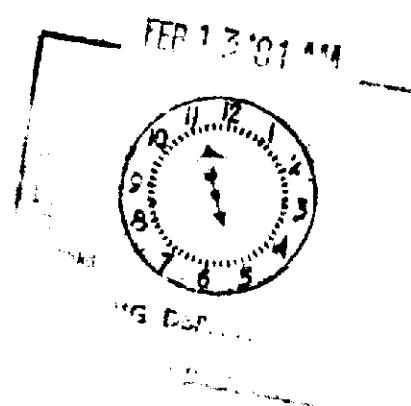
Thank you in advance for your anticipated cooperation.

Sincerely yours,

[Signature]
John J. Bishop, Jr.

JJB/sp

cc: Mrs. Elva K. Sousa



20-1785

LAW OFFICES
JOHN J. BISHOP, JR.
SUITE 214
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

August 13, 1980

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 246
Petitioner, Elva K. Sousa
Variance Petition
My File #2831

Dear Nick:

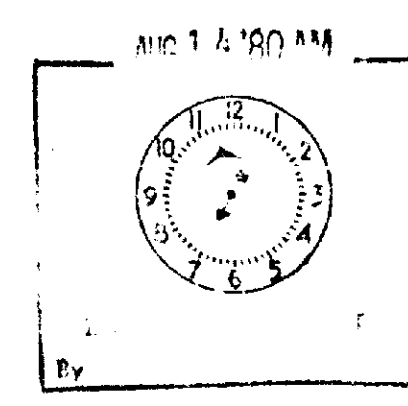
I have your letter of August 6, 1980. Although I can understand that there might be some problem, I do think the matter should be set in for a hearing. It is my understanding that the Petition should not be held up because of a proposed extension of Towson Towne Boulevard. Therefore, please set this matter in for a hearing as promptly as possible.

Sincerely yours,

[Signature]
John J. Bishop, Jr.

JJB/sp

cc: Mrs. Elva K. Sousa
Gerhold, Cross & Etzel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 29, 1984

Julius W. Lichter, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
S/S of Chesapeake Avenue, 100' W
of Maryland Avenue - 9th Election
District
Elva K. Sousa - Petitioner
No. 81-65-A (Item No. 246)

Dear Mr. Lichter:

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

Very truly yours,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Date: September 17, 1980

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-65-A Item 246

Petition for Variance for parking
South side of Chesapeake Avenue, 100 feet West of Maryland Avenue
Petitioner- Elva K. Sousa

Ninth District

HEARING: Tuesday, September 30, 1980 (9:45 A.M.)

This office offers no comment as to the request to install 3 Railroad tie, wheel stops within the 8 foot setback required by the regulations; however, the comments of the Bureau of Engineering regarding the future extension of Towson Towne Boulevard and improvements to Hillen Road should be noted.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEE:JGH:ab

AREA CODE 301
822-8301

LAW OFFICES
JOHN J. BISHOP, JR.
SUITE 214
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

May 15, 1980

Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Re: Sousa Property
202 E. Chesapeake Avenue
My File #2831

Gentlemen:

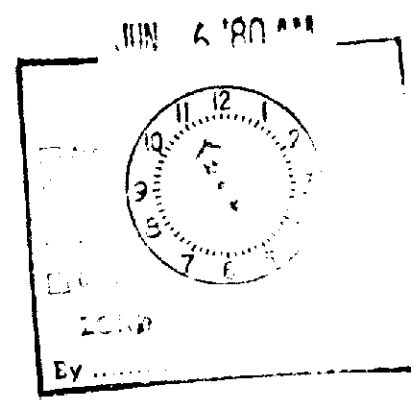
You will find enclosed original and two copies of Petition For Zoning Variance, seven zoning descriptions, ten plats and check in the amount of \$25.00 for filing costs.

Thank you.

Sincerely yours,

[Signature]
John J. Bishop, Jr.

JJB/sh



84-604

*3/1-1/84
To AS
plus a full file
& set of maps
G*

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS

305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 321-0600

MEIR A. STEINBERG, P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

March 26, 1984

EDWARD L. COLEMAN
COUNSEL

Arnold Jablon, Esquire
Zoning Commissioner for
Baltimore County
Courts Building
Towson, Maryland 21204

Re: Petition for Variance - S/S Chesapeake Avenue
100' W of Maryland Avenue - Elva Sousa
Case No. 81-65-A

Dear Mr. Jablon:

I am advised that the above property has been purchased by Baltimore County and, therefore, the Petition for Variance should be withdrawn and the file closed.

Very truly yours,

[Signature]
Julius W. Lichter

JWL:isp

IN RE: PETITION ZONING VARIANCE
S/S of Chesapeake Avenue, 100' W
of Maryland Avenue - 9th Election
District
Elva K. Sousa,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 81-65-A

ORDER

Pursuant to the letter from counsel for the Petitioner in the above captioned matter, dated 26 March 1984,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of March, 1984, that the Petition for Variance filed by the Petitioner in the above referenced case be and is hereby DISMISSED with prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER FILED

DATE: March 27, 1984
BY: Mary Compagno (Clk)

Revised 10-20-80
NBC
8/23/80

LAW OFFICES
JOHN J. BISHOP, JR.
 SUITE 514
 305 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204

September 22, 1980

Mr. Nicholas B. Commodari
 Zoning Plans Advisory Committee
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Re: Item No. 246
 Petitioner, Elva K. Sousa
 Variance Petition
 Case No. 81-65-A
 My File #2831

Dear Nick:

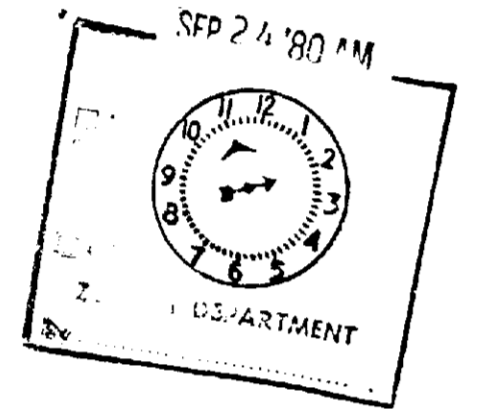
The above has been set in for hearing on Tuesday, September 30, 1980 at 9:45 a.m. I have a case set in the Circuit Court for Baltimore County at 9:30 a.m. on the same day and request that the Sousa hearing be scheduled for a later time or another date.

Thank you in advance for your anticipated cooperation.

Sincerely yours,
John J. Bishop, Jr.
 John J. Bishop, Jr.

JJB/sp

cc: Mrs. Elva K. Sousa
 Gerhold, Cross & Etzel



CARL L. GERHOLD
 PHILIP H. CROSS
 JOHN F. ETZEL
 WILLIAM G. SALICH
 GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
 Registered Professional Land Surveyors
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204
 823-4470

EMILITUS
 PAUL G. BOLLENDORF
 FRED H. BOLLENDORF

January 10, 1978

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on or near the southwest side of Hillen Road (sometimes known as Chesapeake Avenue), distant 100 feet more or less more or less northwesterly along the southwest side of Hillen Road from the intersection of the southwest side of Hillen Road with the center of Maryland Avenue, said point of beginning also being at the end of the first line of a parcel of land which by a deed dated September 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3260 folio 297 was conveyed by Lillian W. Hook to Alexander Williams and running reversely on said first line and binding for a part within the right of way of the Hillen Road North 45 degrees 30 minutes West 91.16 feet and thence running for the four following courses and distances viz: South 50 degrees 05 minutes West 70.75 feet, South 8 degrees 48 minutes West 35 feet, South 81 degrees 12 minutes East 120.72 feet and North 8 degrees 48 minutes East 15 feet to the place of beginning.



William B. Urrill Jr.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 2, 1981

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

000
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

John J. Bishop, Jr., Esquire
 305 West Chesapeake Avenue
 Suite 514
 Towson, Maryland 21204

RE: Item No. 246
 Elva K. Sousa
 Variance Petition

Dear Mr. Bishop:

In accordance with our recent telephone conversation, I am withholding the scheduling of the above referenced petition until the site plans are revised to indicate the proposed 40 foot right-of-way of Hillen Road. Even though the Bureau of Engineering is uncertain of the exact location of this right-of-way, it was the suggestion of Mr. James E. Dyer, Zoning Supervisor, that 5 feet be shown on your property and all setbacks taken therefrom. After discussing this with you, it was my understanding that revised site plans and/or petition forms would be submitted.

Until I have further instructions, I will withhold the scheduling of this petition.

Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC/st

cc: Gerhold, Cross & Etzel
 412 Delaware Avenue
 Towson, Maryland 21204

Mr. James B. Byrnes, III
 Chief, Zoning Enforcement Section

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1981

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

000
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

John J. Bishop, Jr., Esquire
 305 W. Chesapeake Avenue
 Suite 514
 Towson, Maryland 21204

RE: Item No. 246
 Petitioner - Elva K. Sousa
 Variance Petition

Dear Mr. Bishop:

Comments from this Committee were forwarded to you on September 18, 1980. Since revised site plans and petition forms were submitted, I spoke to the Committee members, and they indicated their comments will remain as originally submitted.

I would like to point out that the petition was advertised to request parking spaces to be located with 0' of the proposed or existing right-of-way. Since that time, this office has determined that setbacks should be taken from the existing right-of-way only. This matter should be discussed at the hearing. If you would like additional information or explanation, please feel free to contact me at 494-3391.

Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Gerhold, Cross & Etzel
 412 Delaware Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1980

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

000
 Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

John J. Bishop, Jr., Esquire
 305 West Chesapeake Avenue
 Suite 514
 Towson, Maryland 21204

RE: Item No. 246
 Petitioner - Elva K. Sousa
 Variance Petition

Dear Mr. Bishop:

In view of the enclosed comments from the Bureau of Engineers, concerning the proposed extension of Townsontowne Boulevard and the widening of Hillen Road, I will withhold the scheduling of this hearing until revised plans and petition forms are submitted.

If you have any further questions regarding this matter, please contact me at 494-3391.

Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Gerhold, Cross & Etzel
 412 Delaware Ave.
 Towson, Md. 21204

3813 Collection No. Baltimore, Md. 21204 September 25, 1980

To Whom It May Concern:

Since I am responsible for additional advertising plans due to change in date on hearing.

Elva K. Sousa

9/18/80

9/19/80

for 500 copies

Agreement used

to file with

a future time

AG

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9 Date of Posting: 9/14/80

Posted for: Petitioner - Elva K. Sousa

Petitioner: Elva K. Sousa

Location of property: 915 Chesapeake Ave., 100' R.O. Maryland Ave.

Location of Signs: front of property (Facing Chesapeake Ave.)

Remarks: attached by various dogs!

Posted by: William E. Hammond Date of return: 9/19/80

Number of Signs: 1

81-65-A

John J. Bishop, Jr., Esquire
 305 W. Chesapeake Ave., Suite 514
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 13th day of August, 1980.

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Elva K. Sousa
 Petitioner's Attorney John J. Bishop, Jr. Reviewed by Nicholas B. Commodari
 Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

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

DATE: 8/23/80 ACCOUNT: 01-662

AMOUNT: \$58.75

RECEIVED FROM: ELVA K. SOUSA

FOR: Adv. & Posting for Case No. 81-65-A

VALIDATION OR SIGNATURE OF CARRIER: 507E

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

DATE: September 3, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: ELVA K. SOUSA

FOR: Filing Fee for Case No. 81-65-A

VALIDATION OR SIGNATURE OF CARRIER: 507E

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 9 day of June, 1980.

Filing Fee \$ 25 Received: Check
 Cash
 Other

A 246

William E. Hammond
 William E. Hammond, Zoning Commissioner

Petitioner: Sousa Submitted by: BISHOP
 Petitioner's Attorney: BISHOP Reviewed by: NBC

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

Palmer
OK - 2/24/80
9/24/80
at condition
Pat. 8/23/80
2000/21/80
add hearing location
10/5/80
9/24/80

NBC
823-6301

LAW OFFICES
JOHN J. BISHOP, JR.
SUITE 514
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

September 22, 1980

AREA CODE 301
823-6301

CARL L. GRIFFOLD
PHILIP F. CROSS
JOHN F. ETZEL
WILLIAM S. LURCH
GORDON T. LANGTON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

January 10, 1978

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on or near the southwest side of Hillen Road (sometimes known as Chesapeake Avenue), distant 100 feet more or less measured northwesterly along the southwest side of Hillen Road from the intersection of the southwest side of Hillen Road with the center of Maryland Avenue, said point of beginning also being at the end of the first line of a parcel of land which by a deed dated September 30, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3260 folio 297 was conveyed by Lillian W. Hook to Alexander Williams and running reversely on said first line and binding for a part within the right of way of the Hillen Road North 45 degrees 30 minutes west 91.16 feet and thence running for the four following courses and distances viz: South 50 degrees 05 minutes West 70.75 feet, South 8 degrees 48 minutes West 15 feet, South 81 degrees 12 minutes East 120.72 feet and North 8 degrees 48 minutes East 15 feet to the place of beginning.

Mr. Nicholas B. Commodari
Zoning Plans Advisory Committee
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Item No. 246
Petitioner, Elva K. Sousa
Variance Petition
Case No. 81-65-A
My File #2831

Dear Nick:

The above has been set in for hearing on Tuesday, September 30, 1980 at 9:45 a.m. I have a case set in the Circuit Court for Baltimore County at 9:30 a.m. on the same day and request that the Sousa hearing be scheduled for a later time or another date.

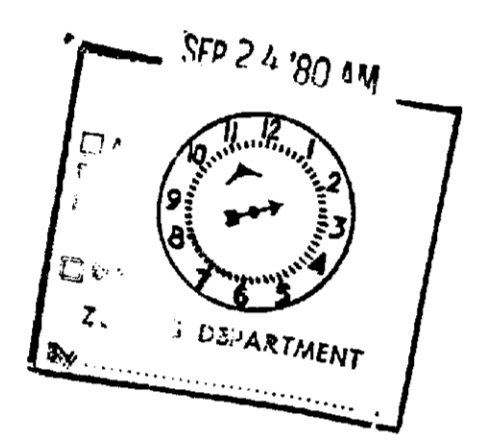
Thank you in advance for your anticipated cooperation.

Sincerely yours,

John J. Bishop, Jr.
John J. Bishop, Jr.

JJB/sp

cc: Mrs. Elva K. Sousa
Gerhold, Cross & Etzel



OFFICE COPY

William S. Ulrich Jr.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 2, 1981

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

ofo
Nicholas B. Commodari
Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

John J. Bishop, Jr., Esquire
305 West Chesapeake Avenue
Suite 514
Towson, Maryland 21204

RE: Item No. 246
Elva K. Sousa
Variance Petition

Dear Mr. Bishop:

In accordance with our recent telephone conversation, I am withholding the scheduling of the above referenced petition until the site plans are revised to indicate the proposed 40 foot right-of-way of Hillen Road. Even though the Bureau of Engineering is uncertain of the exact location of this right-of-way, it was the suggestion of Mr. James E. Dyer, Zoning Supervisor, that 5 feet be shown on your property and all setbacks taken therefrom. After discussing this with you, it was my understanding that revised site plans and/or petition forms would be submitted.

Until I have further instructions, I will withhold the scheduling of this petition.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Mr. James B. Byrnes, III
Chief, Zoning Enforcement Section

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 27, 1981

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

ofo
Nicholas B. Commodari
Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

John J. Bishop, Jr., Esquire
305 W. Chesapeake Avenue
Suite 514
Towson, Maryland 21204

RE: Item No. 246
Petitioner - Elva K. Sousa
Variance Petition

Dear Mr. Bishop:

Comments from this Committee were forwarded to you on September 18, 1980. Since revised site plans and petition forms were submitted, I spoke to the Committee members, and they indicated their comments will remain as originally submitted.

I would like to point out that the petition was advertised to request parking spaces to be located with 0' of the proposed or existing right-of-way. Since that time, this office has determined that setbacks should be taken from the existing right-of-way only. This matter should be discussed at the hearing. If you would like additional information or explanation, please feel free to contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/bsc

Enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 6, 1980

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

ofo
Nicholas B. Commodari
Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

John J. Bishop, Jr., Esquire
305 West Chesapeake Avenue
Suite 514
Towson, Maryland 21204

RE: Item No. 246
Petitioner - Elva K. Sousa
Variance Petition

Dear Mr. Bishop:

In view of the enclosed comments from the Bureau of Engineers, concerning the proposed extension of Towson Towne Boulevard and the widening of Hillen Road, I will withhold the scheduling of this hearing until revised plans and petition forms are submitted.

If you have any further questions regarding this matter, please contact me at 494-3391.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Ave.
Towson, Md. 21204

*2813 Colleton Ave
Baltimore, Md 21237
September 25, 1980*

To whom it may concern:
I will be responsible
for additional advertising
 fees due to change
in date on hearing.

Elva K. Sousa

9/14/80
9/20/80
Approved
for 40' right of way
setbacks and
to get with
a variance fee
of \$25.00
9/16/80
W. E. Hammond

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 9/14/80
Posted for: Petitioner for Variance
Petitioner: Elva K. Sousa
Location of property: 315 Chesapeake Ave., 100' R.O.W. Maryland Ave.
Location of Signs: front of property (Facing Chesapeake Ave.)
Remarks: attached by various dog
Posted by: W. E. Hammond Date of return: 9/17/80
Number of Signs: 1

81-65-A

John J. Bishop, Jr., Esquire
305 W. Chesapeake Ave., Suite 514
Towson, Maryland 21204

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 13th day of August, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Elva K. Sousa
Petitioner's Attorney John J. Bishop, Jr. Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

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

No. 091771

DATE: 9/28/80 ACCOUNT: 01-662

RECEIVED FROM: Elva K. Sousa AMOUNT: \$58.75

FOR: Adv. & Posting for Case No. 81-65-A

DATE: 9/28/80 AMOUNT: 58.75

VALIDATION OR SIGNATURE OF CARRIER

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

No. 091720

DATE: September 3, 1980 ACCOUNT: 01-662

RECEIVED FROM: Elva K. Sousa AMOUNT: \$25.00

FOR: Filing Fee for Case No. 81-65-A

DATE: 9/3/80 AMOUNT: 25.00

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 9 day of June, 1980.

Filing Fee \$ 25 Received: Check
 Cash
 Other

A 246

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner: Sousa Submitted by: BISHOP
Petitioner's Attorney: BISHOP Reviewed by: NBC

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

PETITION FOR VARIANCE

9th District
Zoning: Petition for Variance for parking
Location: South side of Chesapeake Avenue, 100 feet West of Maryland Avenue
Date & Time: Tuesday, September 30, 1980 at 8:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit parking spaces to be located within three feet of the property line in lieu of the required 8 feet.
The Zoning Regulation to be accepted as follows:
Section 409.2.C.14) - No parking space shall be closer than 8 feet to a street property line.
All that parcel of land in the Ninth District of Baltimore County, to-wit:
Beginning for the same on or near the southwest side of Hillen Road (sometimes known as Chesapeake Avenue, distant 100 feet more or less measured northwesterly along the southwest side of Hillen Road from the intersection of the southwest side of Hillen Road with the center of Maryland Avenue, said point of beginning also being at the end of the first line of a parcel of land which by a deed dated September 30, 1967, and recorded among the Land Records of Baltimore County in Liber O.L.R. No. 2760 folio 977 was conveyed by Lillian W. Hook to Alexander Williams and running westerly on said first line and binding for a part within the right of way of the Hillen Road 45° 30 minutes West 91.15 feet and thence running for the four following courses and distances viz: South 89° 08 minutes West 70.75 feet, South 87° 18 minutes East 130.75 feet and North 8° 48 minutes East 15 feet to the place of beginning.
Being the property of Elva K. Sousa, as shown on plat filed with the Zoning Department.
Hearing Date: TUESDAY, SEPTEMBER 30, 1980 AT 8:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF WILLIAM E. HAMMOND Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., Sept 11, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 19 80
_____ Publisher.

CERTIFICATE OF PUBLICATION
TOWSON, MD., September 11, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ of one time _____ before the _____ day of _____, September 19, 80, the _____ publication appearing on the _____ day of _____, September, 19, 80
THE JEFFERSONIAN
L. Frank Smith, Manager
Cost of Advertisement, \$ _____

