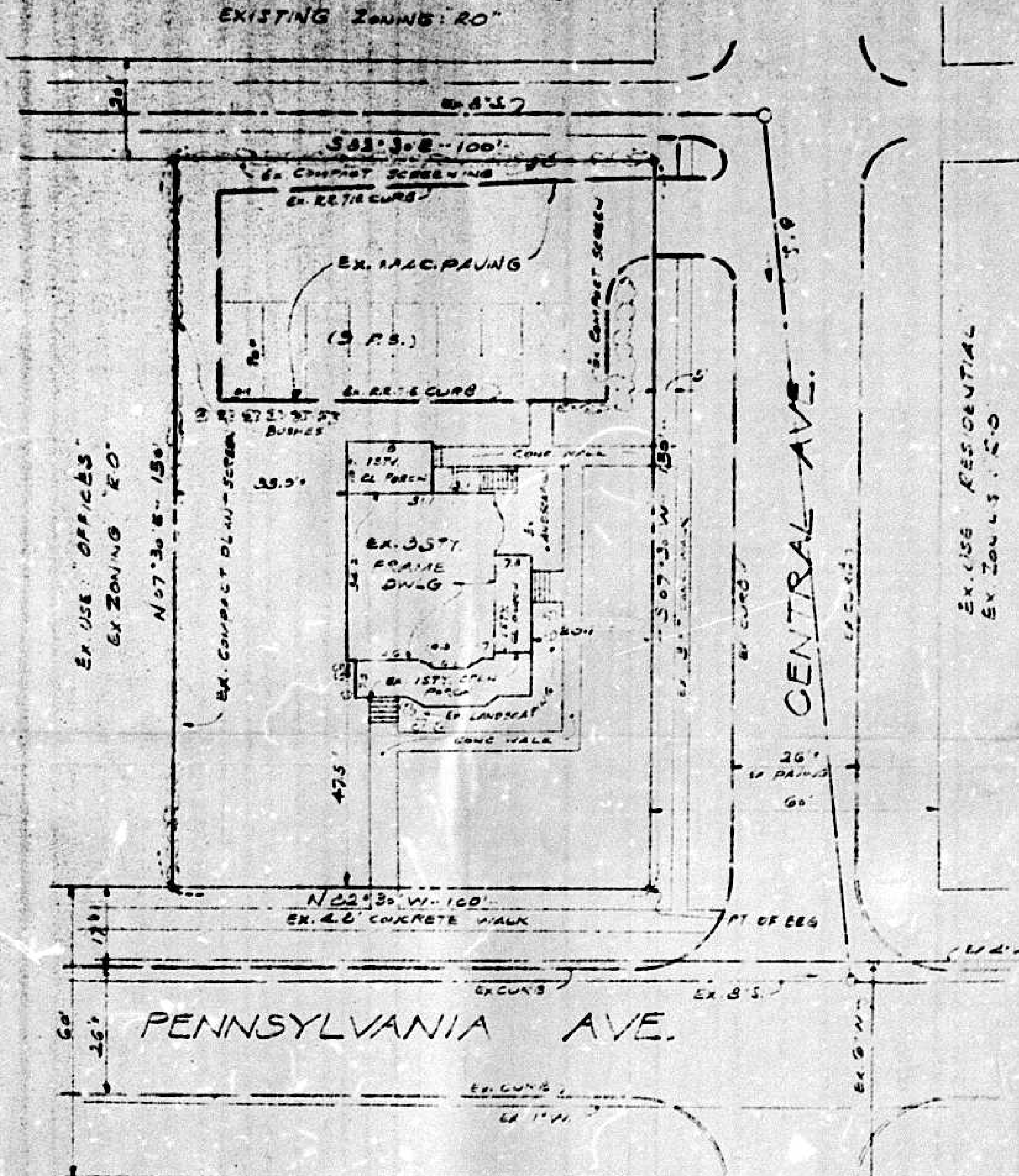


EXISTING USE: RESIDENTIAL  
EXISTING ZONING: R-O



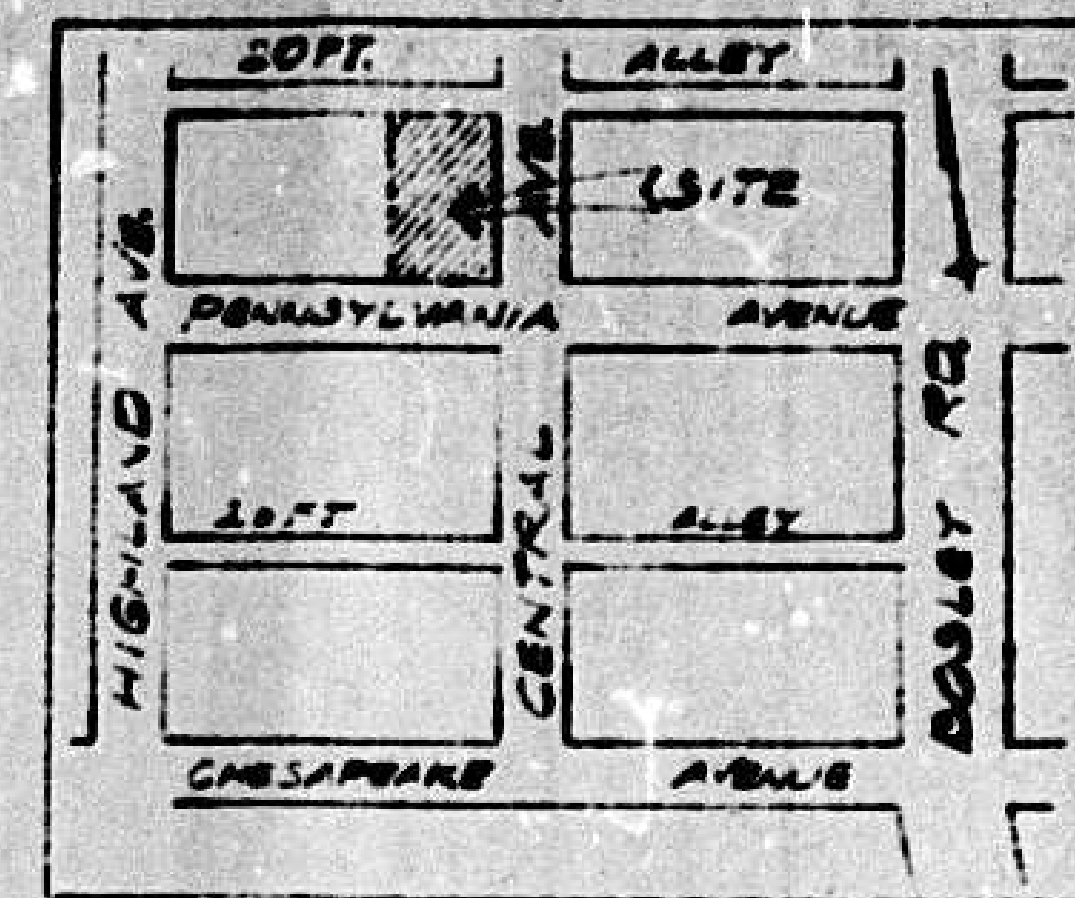
EX. USE: OFFICES  
EX. ZONING: R-O

PENNSYLVANIA AVE.

EX. USE: RESIDENTIAL  
EX. ZONING: R-O

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *[Signature]*  
DATE: 10-26-82  
ZONING COMMISSIONER  
DATE: 10/25/82

83-41  
C-120B-82



VICINITY SKETCH  
SCALE: 1" = 50'

### GENERAL NOTES

1. GROSS AREA OF PARCEL: 15,000 SQ. FT.
2. EXISTING ZONING OF PARCEL: R-O BY GRANDFATHERED DR-16 WITH SPECIAL EXCEPTION, CASE # 79-1334
3. EXISTING USE OF PARCEL: OFFICE BUILDING
4. PROPOSED ZONING OF PARCEL: R-O  
(GRANDFATHERED DR-16 W/ SPECIAL EXCEPTION)
5. PROPOSED USE OF PROPERTY: OFFICE BUILDING
6. REQUIRED PARKING:

1<sup>ST</sup> FL: 1465' x 1/3" = 4.7  
2<sup>ND</sup> FL: 1064' x 1/3" = 2.1  
3<sup>RD</sup> FL: 1064' x 1/3" = 2.1

TOTAL REQUIRED: 9.9 = 9.9 S.F.

7. PARKING SHOWN: 9 S.F.
8. PETITIONER REQUESTING SPECIAL HEARING TO AMEND SITE PLAN FOR SPECIAL EXCEPTION TO PERMIT OFFICES IN THE BASEMENT IN LIEU OF THE 3<sup>RD</sup> FLOOR

9. REQUIRED PARKING IF OFFICES ARE PERMITTED IN BASEMENT INSTEAD OF 3<sup>RD</sup> FLOOR:

1<sup>ST</sup> FL. (BASEMENT): 1064' x 1/3" = 3.3  
2<sup>ND</sup> FL. (1<sup>ST</sup> FL): 1465' x 1/3" = 2.3  
3<sup>RD</sup> FL. (2<sup>ND</sup> FL): 1064' x 1/3" = 2.1

TOTAL REQUIRED: 8.4 S.F.

PLAT TO ACCOMPANY  
PETITION

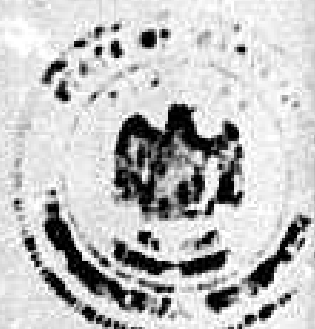
FOR SPECIAL HEARING

400 W. PENNSYLVANIA AVENUE  
GENERAL OFFICES IN DR-16 ZONE

OF ELECTION DISTRICT  
SCALE: 1" = 25'

BALTIMORE CO., MD.  
MAY 22, 1982

Paul L. Engineering, Inc.  
301 W. Pennsylvania Ave.  
Baltimore, Md.



# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve amendment to Case 79-133-X to change site plan to allow basement to be used for offices and to show third floor to be used for heating unit only.

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

I, or we, agree to pay expenses of the 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):  
 (Type or Print Name) William F. Gebhardt  
 Signature *William F. Gebhardt*  
 Address 6813 Golden Ring Road  
 City and State Baltimore, Maryland 21237  
 Attorney for Petitioner: James M. Smith (attorney and one of the owners)  
 Signature *James M. Smith*  
 Address 9th Floor, World Trade Center  
 City and State Baltimore, Maryland 21202  
 Attorney's Telephone No. 752-5830

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1982, 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 19th day of August, 1982, at 10:30 o'clock A.M.

*James M. Smith*  
 Zoning Commissioner of Baltimore County.

E.C.O. No. 1

(over)

MICROFILMED

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
 NW/S of Pennsylvania & Central  
 Aves., 9th District : OF BALTIMORE COUNTY  
 WILLIAM F. GEBHARDT, et al., : Case No. 83-41-SPH  
 Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore

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

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

I HEREBY CERTIFY that on this 23rd day of July, 1982, a copy of the foregoing Order was mailed to James M. Smith, Esquire, 9th Floor, World Trade Center, Baltimore, Maryland 21202, Attorney for Petitioners.

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

MICROFILMED

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1982

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

James M. Smith, Esquire  
 9th Floor, World Trade Center  
 Baltimore, Maryland 21202

RE: Item No. 254 - Case No. 83-41-SPH  
 Petitioner - William F. Gebhardt, et al  
 Special Hearing Petition

Dear Mr. Smith:

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.

In view of your clients' proposal to amend the previous special exception (Case No. 79-133-X) that granted the existing office use by converting the basement to office use, this hearing is required.

I personally spoke to Mr. Gebhardt, concerning the comments of the Department of Permits and Licenses and he indicated that they present no particular problem.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:bae  
 Enclosures  
 cc: Paul Lee Engineering Inc.  
 304 W. Pennsylvania Ave  
 Towson, Md. 21204

William F. Gebhardt  
 6813 Golden Ring Rd  
 Baltimore, Md. 21237

MICROFILMED



BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR June 22, 1982

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

Re: Item 254 (1981-1982)  
 Property Owner: William F. Gebhardt, et al  
 NW corner Pennsylvania Avenue and Central Avenue  
 Acres: 15,000 sq. ft. 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 in conjunction with the Zoning Advisory Committee review of this property in connection with Item 69 (1978-1979) 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 254 (1981-1982).

Very truly yours,

*Robert A. Morison*  
 ROBERT A. MORISON, P.E., Chief  
 Bureau of Public Services

RE: EAM:FWB:rs

cc: Jack Wimbley

N-W Key Sheet  
 36 NE 2 Pos. Sheet  
 NE 10 A Topo  
 70 Tax Map

Attachment

MICROFILMED

December 4, 1978

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

Re: Item 69 (1978-1979)  
 Property Owner: Estate of Myrtle D. House  
 NW corner Pennsylvania Ave. & Central Ave.  
 Existing Zoning: D.R. 15  
 Proposed Zoning: Special Exception for offices  
 (IDCA NO. 79-51X)  
 Acres: 0.344 District: 9th

Dear Mr. Dittmann:

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:

This property is the subject of Project IDCA 79-51X.

### Highways:

Pennsylvania Avenue and Central Avenue, existing County streets, are proposed to be improved in the future as 44 and 40-foot closed section roadways on 72 and 60-foot rights-of-way, respectively.

The status of the 20-foot alley right-of-way is unknown to this office. This alley should be improved in the future as a 20-foot commercial type alley on a 24-foot right-of-way.

Highway rights-of-way widening, including a fill area for eight feet at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The drainage location shall be subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Soil and Contaminants:

Development of this property through striping, 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 striping of top soil.

MICROFILMED

Item 69 (1978-1979)  
 Property Owner: Estate of Myrtle D. House  
 Page 2  
 December 4, 1978

### 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 nuisance or damage 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 Sewer:

There is a public 4-inch water main in Pennsylvania Avenue and 8-inch public sanitary sewer within the alley and Central Avenue.

Very truly yours,  
 (SIGNED) EDWARD A. McDONOUGH  
 EDWARD A. McDONOUGH, P.E.  
 Chief, Bureau of Engineering

RE: EAM:FWB:rs

cc: J. Trummel  
 J. Somers

N-W Key Sheet  
 36 NE 2 Pos. Sheet  
 NE 10 A Topo  
 70 Tax Map

MICROFILMED



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

NORMAN E. GERDER  
 DIRECTOR

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #254, Zoning Advisory Committee Meeting, June 15, 1982, are as follows:

Property Owner: William F. Gebhardt, et al  
 Location: NW corner Pennsylvania Avenue and Central Avenue  
 Acres: 15,000 sq. ft.  
 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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

*John L. Wimbley*  
 John L. Wimbley  
 Planner III  
 Current Planning & Development

JLW:rh



July 20, 1982

James M. Smith, Esquire  
9th Floor World Trade Center  
Baltimore, Maryland 21202

**NOTICE OF HEARING**

Re: Petition for Special Hearing  
NW/S of Pennsylvania & Central Avenues  
William F. Gebhardt, et al - Petitioners  
Case #83-41-SPH Item #254

TIME: 10:30 A.M.

DATE: Thursday, August 19, 1982

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

TOWSON, MARYLAND

*[Signature]*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond  
Zoning Commissioner

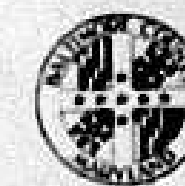
Date: August 9, 1982

TO: Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Zoning Petition No. 83-41-SPH  
SUBJECT: Petitioner: William F. Gebhardt, et al

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:dme



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 5, 1982

James M. Smith, Esquire  
9th Floor World Trade Center  
Baltimore, Maryland 21202

Re: Petition for Special Hearing  
NW/S of Pennsylvania & Central Avenues  
William F. Gebhardt, et al - Petitioners  
Case #83-41-SPH Item #254

Dear Mr. Smith:

This is to advise you that \$56.56 is due for advertising and posting of the above property.

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

Very truly yours,

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:aj

cc: Mr. William F. Gebhardt  
6813 Golden Ring Road  
Baltimore, Maryland 21237

**PETITION FOR SPECIAL HEARING**

9th Election District

ZONING: Petition for Special Hearing  
LOCATION: Northwest side of Pennsylvania & Central Avenues  
DATE & TIME: Thursday, August 19, 1982 at 10:30 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to Case No. 79-133-X to change site plan to allow basement to be used for offices and to show third floor to be used for heating unit only

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

Being the property of William F. Gebhardt, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 19, 1982 at 10:30 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

Paul Lee P.E.

Paul Lee Engineering Inc.  
304 W. Pennsylvania Ave.  
Towson, Maryland 21204  
824-5941

**DESCRIPTION**

400 WEST PENNSYLVANIA AVENUE

NINTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

This Description is for a Special Hearing.

Beginning for the same at a point, said point being the intersection of the north side of Pennsylvania Avenue and the west side of Central Avenue, thence binding on the north side of Pennsylvania Avenue (1) N 82 degrees 30 minutes V - 100 feet, thence leaving said north side of Pennsylvania Avenue (2) N 07 degrees 30 minutes E - 150 feet, thence (3) S 82 degrees 30 minutes E - 100 feet to the west side of Central Avenue, thence binding on the west side of Central Avenue (4) S 07 degrees 30 minutes W - 150 feet to the place of beginning.

Containing 15,000 square feet of land more or less and known as 400 West Pennsylvania Avenue, Baltimore County, Maryland.



Engineers - Surveyors - Site Planners

Department of  
Economic &  
Community  
Development

Division of Codes Administration  
Annapolis, Maryland 21401 • 301-269-2711  
2525 Riva Rd.

Mr. William Meyers  
Meyers and D'Aleo Inc.  
108 Water Street  
Baltimore, Maryland 21202

Re: Renovations to 400 Pennsylvania Avenue  
Towson, Maryland, Baltimore County

Dear Bill:

It was a pleasure meeting with you at the site on April 18, and as I mentioned to you, I have discussed your request for a waiver with Mr. Charles Burnham of Baltimore County. He was in agreement with me in granting an exemption.

A waiver from the requirements of the Maryland Building Code for the Handicapped for the subject project is hereby granted.

Sincerely,

*[Signature]*  
Mario H. Osaman  
Chief, Design and Review

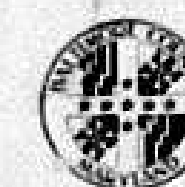
PHO:eb

cc: C. Burnham

**PETITIONER'S  
EXHIBIT 2**

Alteration Appl. No. 23108 - 152-79  
Change of Company 23088 - 1588-79  
Parking lot 23086

An Equal Opportunity Employer



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 24, 1982

James M. Smith, Esquire  
9th Floor  
World Trade Center  
Baltimore, Maryland 21202

RE: Petition for Special Hearing  
NW/S of Pennsylvania & Central Avenues  
9th Election District  
William F. Gebhardt, et al - Petitioners  
NO. 83-41-SPH (Item No. 254)

Dear Mr. Smith:

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

Very truly yours,

*[Signature]*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

**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 19th day of August, 1982

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner: William F. Gebhardt, et al

Petitioner's Attorney: James M. Smith, Esq.

Reviewed by: *[Signature]*  
Chairman, Zoning Plans  
Advisory Committee

**PETITION MAPPING PROGRESS SHEET**

| FUNCTION                                        | Wall Map |    | Original |    | Duplicate |    | Tracing |    | 200 Scale |    |
|-------------------------------------------------|----------|----|----------|----|-----------|----|---------|----|-----------|----|
|                                                 | date     | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |          |    |          |    |           |    |         |    |           |    |
| Denied                                          |          |    |          |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |          |    |          |    |           |    |         |    |           |    |

Reviewed by: *[Signature]*

Revised Plans:  
Change in outline or description Yes  
No

Previous case: 79-133-X

Map #

