

83-102-A PETITION FOR ZONING VARIANCE 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 Variance from Section 413.1 b and 413.1 e(3) to permit the erection of two signs of 42 sq. ft. in lieu of the required 30 sq. ft. and 25 sq. ft. requirements respectively.

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

Traffic speed along Dulaney Valley Road, the set back requirements of any sign as a result of the future widening of Dulaney Valley Road, as well as the contours of Dulaney Valley Road, require that a larger sign be erected to increase the visibility of the entrance to Villa Maria and the Cardinal Shehan Center for the Aging.

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.

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:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
Villa Maria, Incorporated
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Address for Petitioner:
Thomas N. Biddison, Jr.
Robert R. Kern, Jr.
Address
City and State
Telephone No.

Address for Petitioner:
1100 One Charles Center
Baltimore, Maryland 21201
City and State
Telephone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of August 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 21st day of October 1982 at 9:30 o'clock A.M.

9:30 + Tuesday
10-21-82

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
NW/5 of Dulaney Valley Rd.,
235' N of the center line
of Surrey Rd. - 8th Election
District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 8th day of December, 1982, that the Order passed in this matter, dated November 9, 1982, is hereby AMENDED, Nunc Pro Tunc, in Paragraph 2, Line 6, to read as follows:

"...Petitioner's Exhibit 3, revised, however, to include a 2-foot ornamental iron rail connector between the five inner wall sections, is hereby CRANTED..."

John M. H. Jung
Deputy Zoning Commissioner
of
Baltimore County

RE: PETITION FOR VARIANCE
NW/5 Dulaney Valley Rd., 235'
N of the centerline of Surrey Rd.,
8th District
OF BALTIMORE COUNTY

VILLA MARIA, INCORPORATED, : Case No. 83-102-A
Petitioner

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
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 the 24th day of September, 1982, a copy of the foregoing Order was mailed to Thomas N. Biddison, Jr., Esquire and Robert R. Kern, Jr., Esquire, Gallagher, Evelius & Jones, 1100 One Charles Center, Baltimore, Maryland 21201, Attorneys for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning

FROM: William E. Hammond
Zoning Commissioner
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-102-A
Villa Maria, Incorporated

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

Norman E. Gerber for J. Hession
Norman E. Gerber
Office of Planning and Zoning

NEG:JGH:sic

cc: Arlene Janney
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

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

October 6, 1982

Thomas N. Biddison, Jr., Esquire
Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Case #83-102-A (Item No. 28)
Petitioner-Villa Maria, Inc.
Variance Petition

Dear Gentlemen:

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.

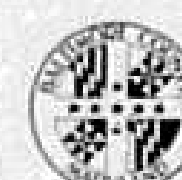
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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

Enclosures

cc: E.P. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

September 1, 1982

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

Re: Item #28 (1982-1983)
Property Owner: Villa Maria, Incorporated
N/WS Dulaney Valley Rd. 235' N/E from centerline of Surrey Rd.
Acres: 0.11 District: 8th

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:

Dulaney Valley Road (Md. 146) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The indicated Loch Raven Road is a private road. Baltimore County highway and utility improvements are not directly involved.

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

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 28 (1982-1983).

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley



Maryland Department of Transportation
State Highway Administration

Lowell K. Bricker
Secretary
M. S. Caltrider
Administrator

August 27, 1982

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Dear Mr. Hammond:

On review of the site plan of July 30, 1982 and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access permits

CL:GW:vrs

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350.
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5622 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of November, 1982, that the herein Petition for Variance(s) to permit the erection of two signs of 42 square/each in lieu of the required 30 square feet and 25 square feet, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1 and in conformance and appearance with Petitioner's Exhibits 3 and 4, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

John M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

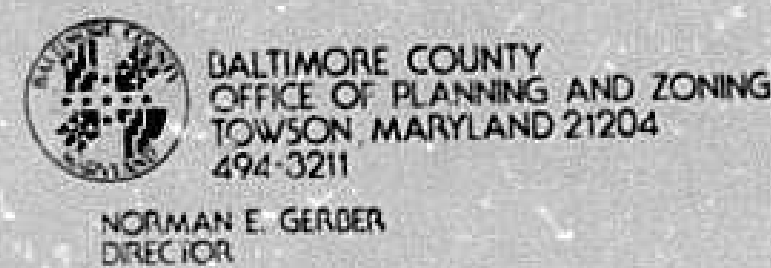
TO: Mr. William Hammond, Zoning Commissioner, Date: September 8, 1982
c/o Nick Comodari

FROM: Charles E. Burches, C.E.B.
Plans Review Chief

SUBJECT: Zoning Advisory Committee Meeting
of August 17, 1982.

Item #26 Standard comments
Item #27 See comments
Item #28 Standard comments

CEB:es



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 #28, Zoning Advisory Committee Meeting, August 17, 1982
are as follows:

Property Owner: Villa Maria, Incorporated
Location: NW/S Dulany Valley Road 235' N/E from centerline of Surrey Road
Acres: 0.11
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wisley
John L. Wisley
Current Planning & Development

JLW:rh

October 1, 1982

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 11, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 17, 1982

RE: Item No: 26, 27, 28
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
Mr. Nick Petrovich, Assistant
Department of Planning

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: September 10, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #3 - Marriott Corporation
- Item #24 - Andrew & Maria Styka
- Item #25 - Samuel J. Salvo
- Item #27 - Virginia L. Baker, et al
- Item #28 - Villa Maria, Incorp.
- Item #29 - Wade J. & Joan B. Webster
- Item #30 - Stanley Larry Posner
- Item #31 - Glenn C. & Karen L. Snyder
- Item #32 - Clay Stanbaugh
- Item #33 - The White Marsh Joint Venture
- Item #34 - Preston G. & Ann D. Shelton
- Item #36 - Gary D. & Leslie P. Plotnick
- Item #43 - Jay I. & Ellen Morstein

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

IJF/rth

In re:

Villa Maria, Incorporated,
Petitioner

No. 83-102-A (Item 28)

ORDER

IT IS HEREBY ORDERED this ____ day of _____
in accordance with the attached letter from counsel for the Petitioner
that the plan attached hereto be substituted for the plans appearing
in the proceedings as Exhibit #1. The Order of _____
is in all other respects restated, Petitioner to construct the
sign in accordance with the revised plan.

Zoning Commissioner



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
Chief

October 8, 1982

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Villa Maria, Incorporated

Location: NW/S Dulany Valley Road 235' N/E from centerline of Surrey Road

Item No.: 28

Zoning Agenda: Meeting of August 17, 1982

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 operation.
- () 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.

REVISED: *Carl Jones* Voted and Approved: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/rr

Wakefield Improvement Association
c/o Mr. Tilman Rosenblatt
515 Wingate Road
Towson, Maryland 21203

Thomas N. Biddison, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Cardinal Shehan Center Sign

Dear Mr. Biddison:

I have spoken this date with your secretary, Nancy Huntley, and conveyed our opinion of the stone sign wall, which you have sent to us for our review.

I have taken a sample reading of members of the Association and, most particularly, those who reside at the corners of Surrey Road and Dulany Valley Road and find that they have no objection. Other members also have conveyed to me the same opinion. Therefore, speaking for the Association, we have no problem with the projected sign to be built on Dulany Valley Road.

Very truly yours,

Tilman E. Rosenblatt
Tilman E. Rosenblatt,
President

TEL/las

cc: Mr. Tom Fahy

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 8, 1982

Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
NW/S of Dulaney Valley Rd., 235'
N of the center line of Surrey
Rd.-8th Election District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)

Dear Mr. Kern:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:eah

Attachment

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

File

Thomas H. Addison, Jr., Esquire
Robert F. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

cc: E.F. Raphael & Assoc.
201 Courtland 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 17th day
of August, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Villa Maria, Inc.

Petitioner's Attorney Thomas H. Addison, Jr.
Robert F. Kern, Jr.

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 6th day of August, 1982.

Filing Fee \$ None Received: ☐ Check
☐ Cash ☒ Church
☐ Other EXEMPT

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Villa Maria Submitted by Gina Raphael
Petitioner's Attorney Robert Kern Reviewed by Diane L. H.

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 9, 1982

Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
NW/S of Dulaney Valley Rd., 235'
N of the center line of Surrey
Rd. - 8th Election District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)

Dear Mr. Kern:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 10/3/82
Posted for: Variances for Villa Maria, Inc.
Petitioner: Villa Maria, Inc.
Location of property: NW 1/4, Dulaney Valley Rd., 235'
N of the center line of Surrey Rd.
Location of Signs: along Dulaney Valley Rd. at
entrance
Remarks: See 83-102-A
Posted by: William E. Hammond Date of return: 10/3/82
Number of Signs: 1

8-2-1982
Early Hearing!
WEL-NBC
FRANCIS K. GALLAGHER
1982-1983
JOHN C. EVELIUS
C. EDWARD JONES
RICHARD D. BERNDT
MARK A. JOSEPH
THOMAS H. ADDISON, JR.
JOSEPH P. MCGURDY, JR.
ROBERT R. KERN, JR.
CAROLE S. GOULD
SAUL E. GILSTEIN
THOMAS B. LEWIS

LAW OFFICES
GALLAGHER, EVELIUS & JONES
1100 ONE CHARLES CENTER
BALTIMORE, MD. 21201
TELEPHONE (301) 757-7708

August 30, 1982

Mr. William Hammond
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Villa Maria, Inc. 83-102-A
Petition for Zoning
Variance Relative to
Sign Size

Dear Mr. Hammond:

We have recently submitted a petition on
behalf of Villa Maria requesting a variance in the
two signs to be erected along Dulaney Valley
Road. Since the erection of such signs will require
the installation of a foundation and since the weather
indicates an early winter, I ask that this be set
in for a hearing as soon as possible in order that
if approved, work could begin before the ground becomes
too hard.

I understand there are certain time restraints
within which we must operate; however, anything you
could do to expedite this would be greatly appreciated.

Very truly yours,
Robert R. Kern, Jr.
Robert R. Kern, Jr.

RRK,JR:ls
150-337

cc: Mr. Thomas Fahey
Mr. E. F. Raphael

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on or before
21st day of October, 1982, the first publication
appearing on the 20th day of September,
1982.

THE JEFFERSONIAN.

E. Frank Sirovick
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE
No. 83-102-A
ZONING: Petition for Variance
LOCATION: Northwest side Dulaney Valley Road, 235' N. of the center line of Surrey Road
D. C. & TIME: Thursday, October 21, 1982 at 8:30 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 Variance to permit the erection of 2 signs of 48 sq. ft. each in lieu of the required 36 sq. ft. and 36 sq. ft.
The Zoning Regulation to be excepted as follows:
Section 411.1b and 411.1c--maximum permitted square footage of signs
All that parcel of land in the Eighth Election District of Baltimore County, beginning at a point on the northwest side of Dulaney Valley Road, 235' N. of the center line of Surrey Road, and the center line of Surrey Road, extending northwesterly, on the northwest side of Dulaney Valley Road, 235' N. of the center line of Surrey Road, to the place of beginning.
Containing 0.11 Acres.
Being the property of Villa Maria, Incorporated, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, October 21, 1982 at 8:30 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
Repe. 10



WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 8, 1982

Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
NW/S of Dulaney Valley Rd., 235'
N of the center line of Surrey
Rd.-8th Election District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)

Dear Mr. Kern:

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

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:eoh

Attachment

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

File

Thomas E. Addison, Jr., Esquire
Robert F. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

cc: R.F. Raphael & Assoc.
201 Courtland 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 17th day
of August, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Villa Maria, Inc.

Petitioner's Attorney Thomas E. Addison, Jr.
Robert F. Kern, Jr.

Reviewed by Nicholas S. Commodari
Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 6th day of August, 1982.

Filing Fee \$ None Received: ☐ Check
☒ Cash Church
☐ Other Exempt

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Villa Maria Submitted by Gene Raphael
Petitioner's Attorney Robert Kern Reviewed by Diane Ithier

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 9, 1982

Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1100 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
NW/S of Dulaney Valley Rd., 235'
W of the center line of Surrey
Rd. - 8th Election District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)

Dear Mr. Kern:

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Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 10/3/82
Posted for Petition for Variances
Petitioner Villa Maria, Inc.
Location of property NW 1/4 Dulaney Valley Rd., 235'
N of the center line of Surrey Rd.
Location of Signs along Dulaney Valley Rd at
entrance
Remarks _____
Posted by Gene Raphael Signature _____ Date of return 10/3/82
Number of Signs 1

82-1873
Daily Hearing!
MEH-NSC
FRANCIS A. GALLAGHER
1988-1978
JOHN C. EVELIUS
C. EDWARD JONES
RICHARD D. BERNST
MARK A. JOSEPH
THOMAS N. BIDDISON, JR.
JOSEPH F. MCGURDY, JR.
ROBERT R. KERN, JR.
CAROLE S. GOULD
SAUL E. SILSTEIN
THOMAS B. LEWIS

LAW OFFICES
GALLAGHER, EVELIUS & JONES
1100 ONE CHARLES CENTER
BALTIMORE, MD. 21201
TELEPHONE (301) 787-7702

August 30, 1982

Mr. William Hammond
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Villa Maria, Inc. 11. 28
Petition for Zoning
Variance Relative to
Sign Size

Dear Mr. Hammond:

We have recently submitted a petition on behalf of Villa Maria requesting a variance in the two signs to be erected along Dulaney Valley Road. Since the erection of such signs will require the installation of a foundation and since the weather indicates an early winter, I ask that this be set in for a hearing as soon as possible in order that if approved, work could begin before the ground becomes too hard.

I understand there are certain time restraints within which we must operate; however, anything you could do to expedite this would be greatly appreciated.

Very truly yours,
Robert Kern
Robert R. Kern, Jr.

RRK,JR:ls
150-337

cc: Mr. Thomas Fahey
Mr. E. F. Raphael

PETITION FOR VARIANCE
NO. 83-102-A
ZONING: Petition for Variance
LOCATION: Northwest side Dulaney Valley Road, 235' North of the centerline of Surrey Road
D. T. & T. M. C. Thursday, October 21, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit the erection of 2 signs of 48 sq. ft. each in lieu of the required 36 sq. ft. and 36 sq. ft.
The Zoning Commission will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Thursday, October 21, 1982 at 9:30 A.M.
All that parcel of land in the Eighth District of Baltimore County, containing 0.11 acre, more or less, situated on the northwest side of Dulaney Valley Road, 235' North of the centerline of Surrey Road, and the centerline of Surrey Road, extending northwesterly, running thence northwesterly, on the north-west side of Dulaney Valley Road, 235' North of the centerline of Surrey Road, to the place of beginning, containing 0.11 acre, more or less, being the property of Villa Maria, Incorporated, as shown on plat filed with the Zoning Department, Hearing Date: Thursday, October 21, 1982 at 9:30 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Reps. 30

CERTIFICATE OF PUBLICATION

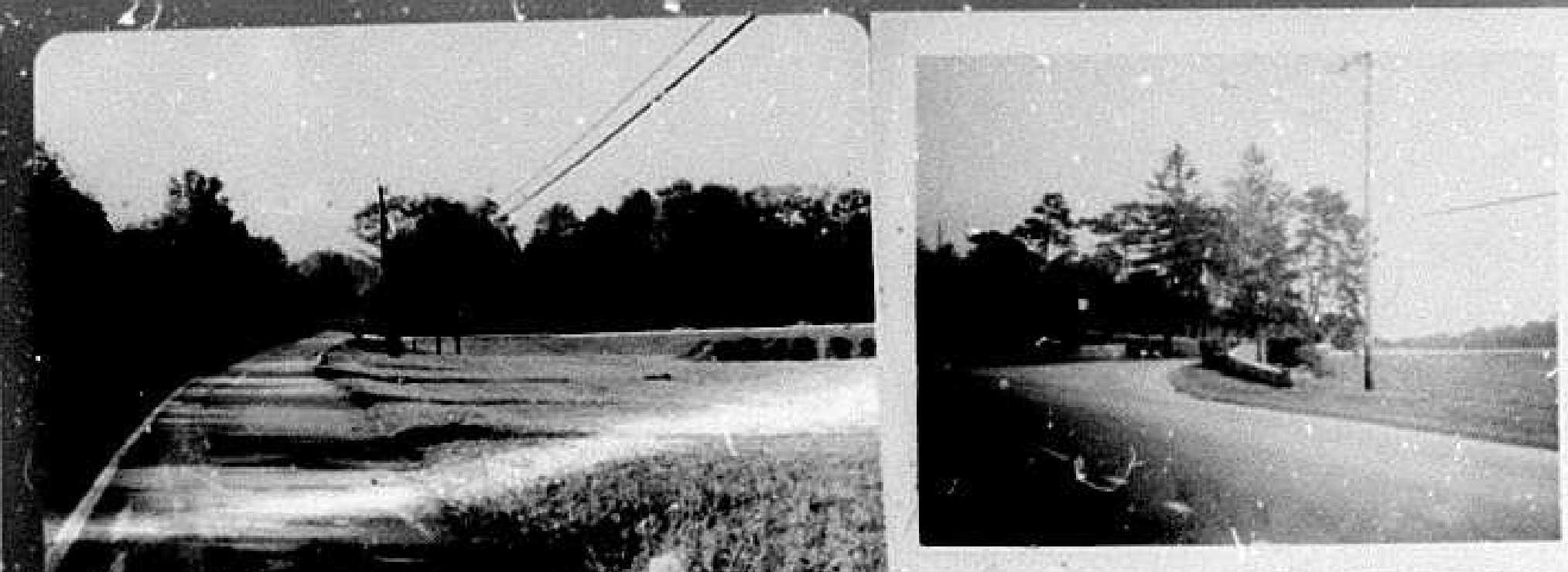
TOWSON, MD., September 30, 1982.

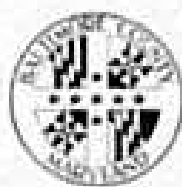
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., before the 21st day of October, 1982, the 2nd publication appearing on the 30th day of September, 1982.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$ _____





BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 9, 1982

Robert R. Kern, Jr., Esquire
Gallagher, Evelius & Jones
1101 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Variances
NW/4 of Dulaney Valley Rd., 235'
N of the center line of Surrey
Rd. - 8th Election District
Villa Maria, Incorporated -
Petitioner
NO. 83-102-A (Item No. 28)

Dear Mr. Kern:

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

Very truly yours,

Jean M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 10/3/82
Posted for: Petition for Variance
Petitioner: Villa Maria, Inc.
Location of property: NW 1/4 Dulaney Valley Rd., 235'
N of the center line of Surrey Rd.
Location of Signs: along Dulaney Valley Rd at
entrance
Remarks: See 2nd floor
Posted by: William E. Hammond Date of return: 10/9/82
Number of Signs: 1

83-102-A
Daily Hearing!
WCH-NBC

FRANCIS K. GALLAGHER
1928-1972
JOHN C. EVELIUS
C. EDWARD JONES
RICHARD O. BENNETT
MARK A. JOSEPH
THOMAS N. BIDDISON, JR.
JOSEPH P. WIGGINTON, JR.
ROBERT R. KERN, JR.
CAROL S. GOULD
SAUL E. GILSTEIN
THOMAS B. LEWIS

LAW OFFICES
GALLAGHER, EVELIUS & JONES
1100 ONE CHARLES CENTER
BALTIMORE, MD. 21201
TELEPHONE (301) 737-3708

August 30, 1982

Mr. William Hammond
Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Villa Maria, Inc. Item No. 28
Petition for Zoning
Variance Relative to
Sign Size

Dear Mr. Hammond:

We have recently submitted a petition on behalf of Villa Maria requesting a variance in the two signs to be erected along Dulaney Valley Road. Since the erection of such signs will require the installation of a foundation and since the weather indicates an early winter, I ask that this be set in for a hearing as soon as possible in order that if approved, work could begin before the ground becomes too hard.

I understand there are certain time restraints within which we must operate; however, anything you could do to expedite this would be greatly appreciated.

Very truly yours,

Robert R. Kern, Jr.
Robert R. Kern, Jr.

RRK, JR:ls
150-337

cc: Mr. Thomas Fahey
Mr. E. F. Raphael

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30, 1982

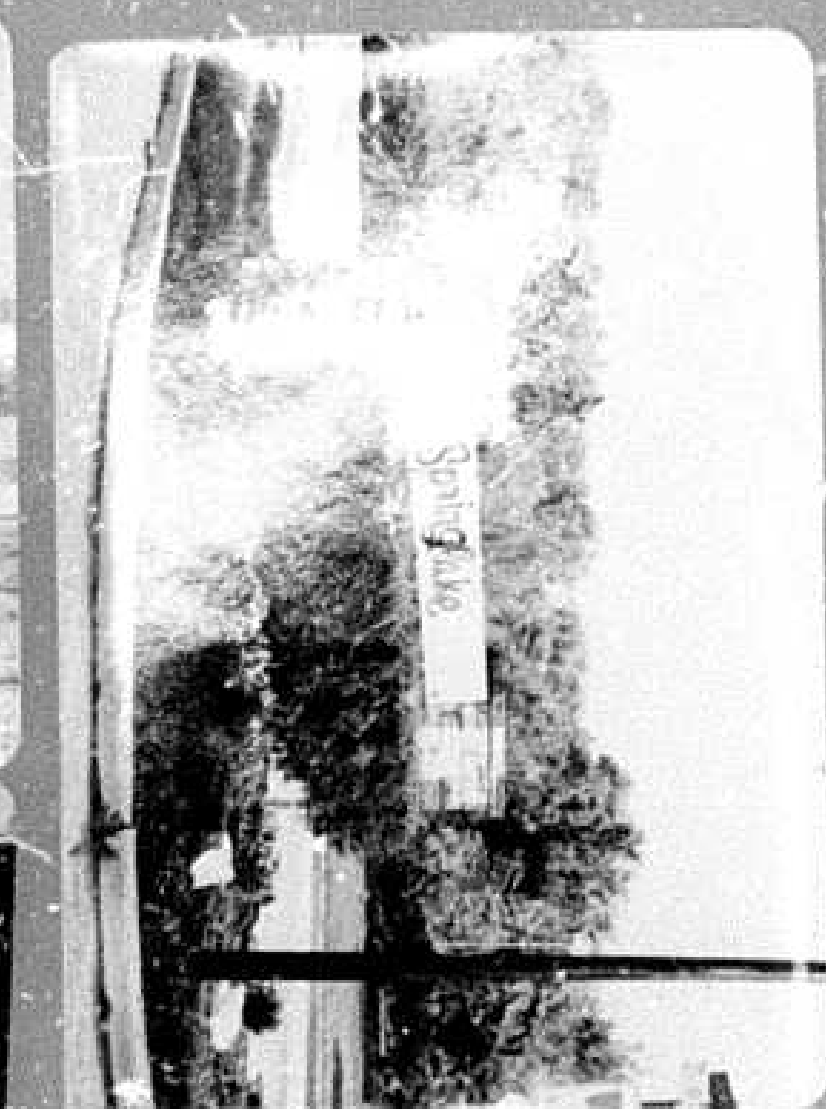
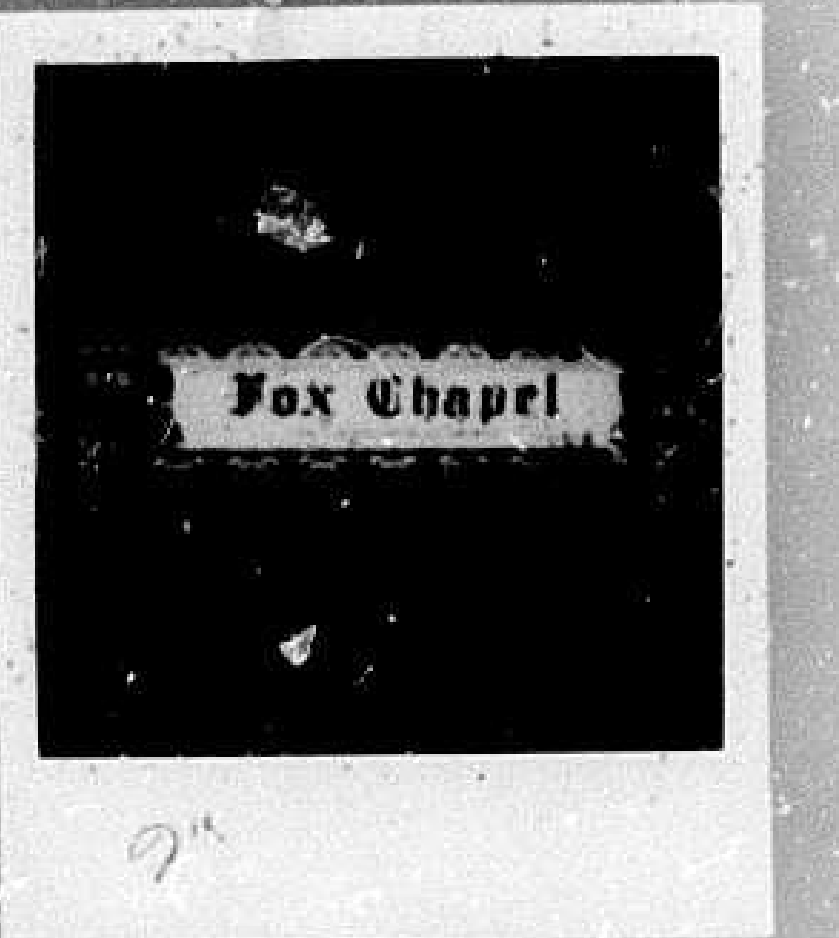
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., between one time between before the 21st day of October, 1982, the first publication appearing on the 30th day of September, 1982.

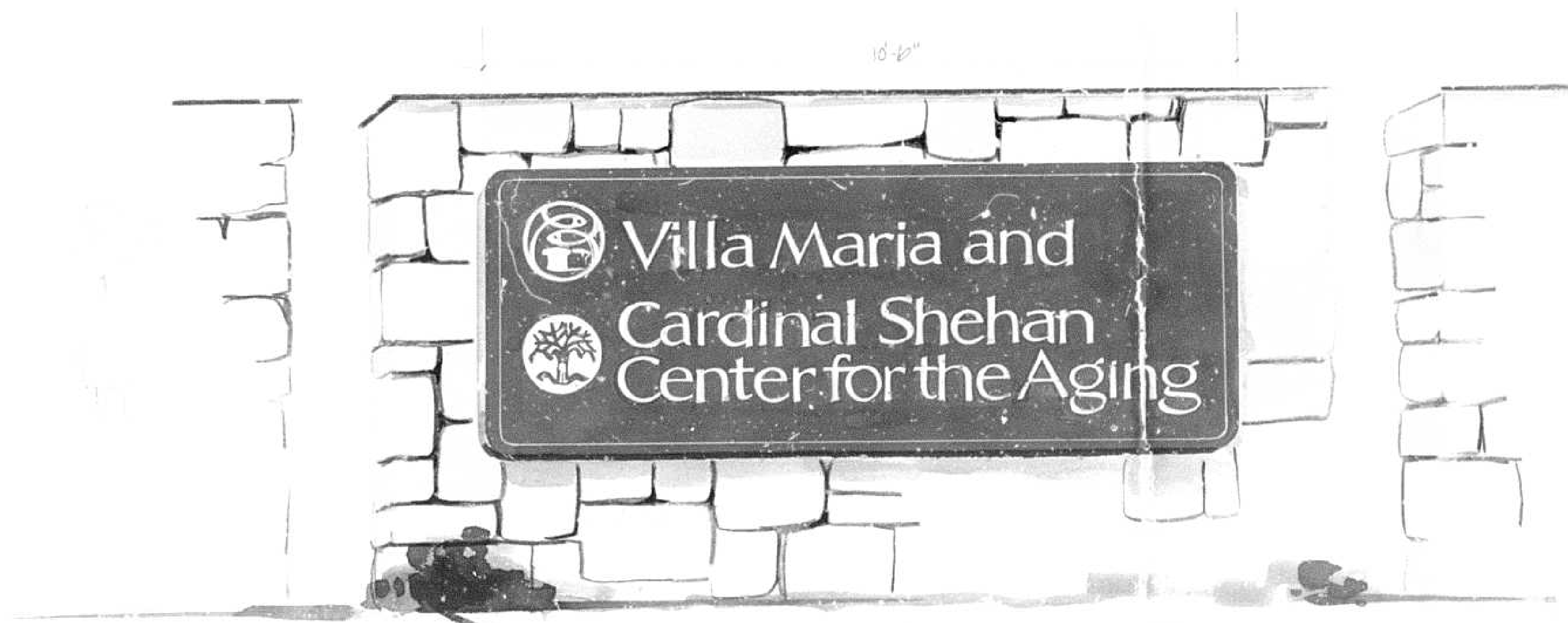
THE JEFFERSONIAN.

L. Frank Strickland
Manager.

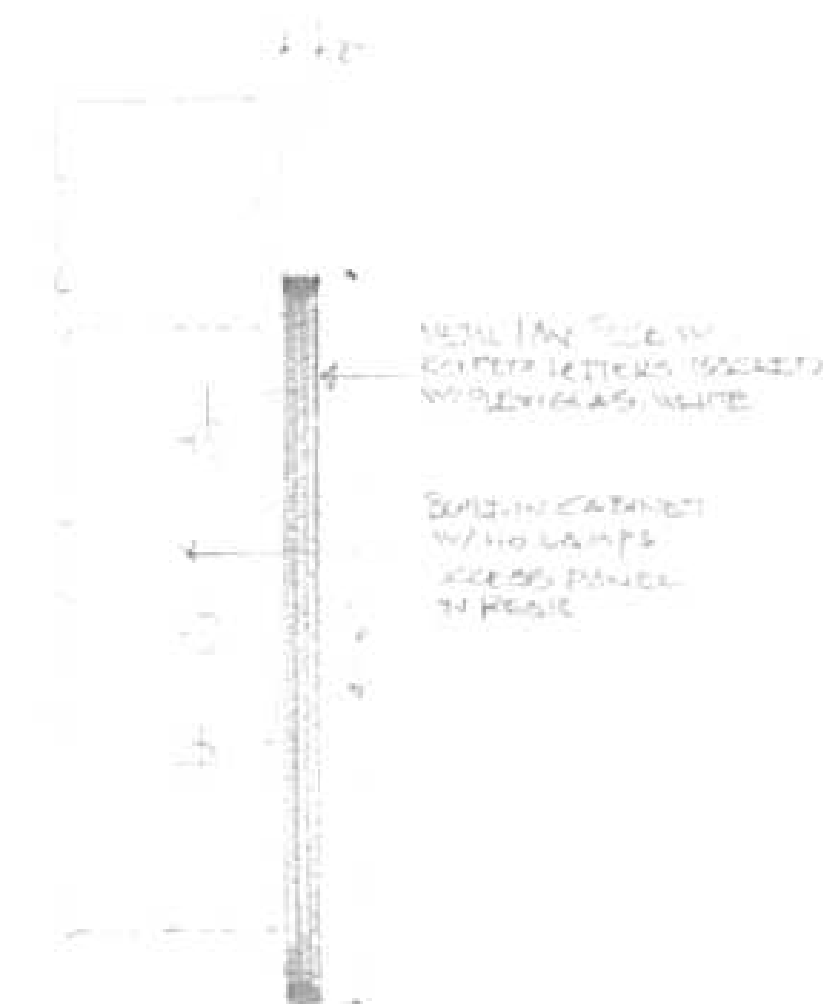
Cost of Advertisement, \$

PETITION FOR VARIANCE
8th Election District
ZONING: Petition for Variance
LOCATION: Northwest side Dulaney Valley Road, 235' N of the centerline of Surrey Road
NO. 83-102-A
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 the erection of 2 signs of 48 sq. ft. each in lieu of the required 30 sq. ft. and 30 sq. ft.
The Zoning Regulation to be excepted as follows:
Section 415.1b and 415.1b(1)-(maximum permitted square footage of signs)
All that parcel of land in the Eighth District of Baltimore County beginning at a point on the northwest side of Dulaney Valley Road, 60' wide, said point being located northeasterly 225' ± from the intersection formed by the centerline of Dulaney Valley Road and the centerline of Surrey Road and extending northeasterly, running thence northeasterly, on the northwest side of Dulaney Valley Road, 80.00' thence leaving Dulaney Valley Road, and running for the 3 following courses and distances: 1. N 11° 30' 00" W 60.00', 2. N 22° 00' W 60.00', 3. S 42° 30' 00" E 48.00' to the place of beginning.
Containing 0.11 Acres ±.
Being the property of Villa Maria, Incorporated, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, October 21, 1982 at 9:30 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
Sept. 30

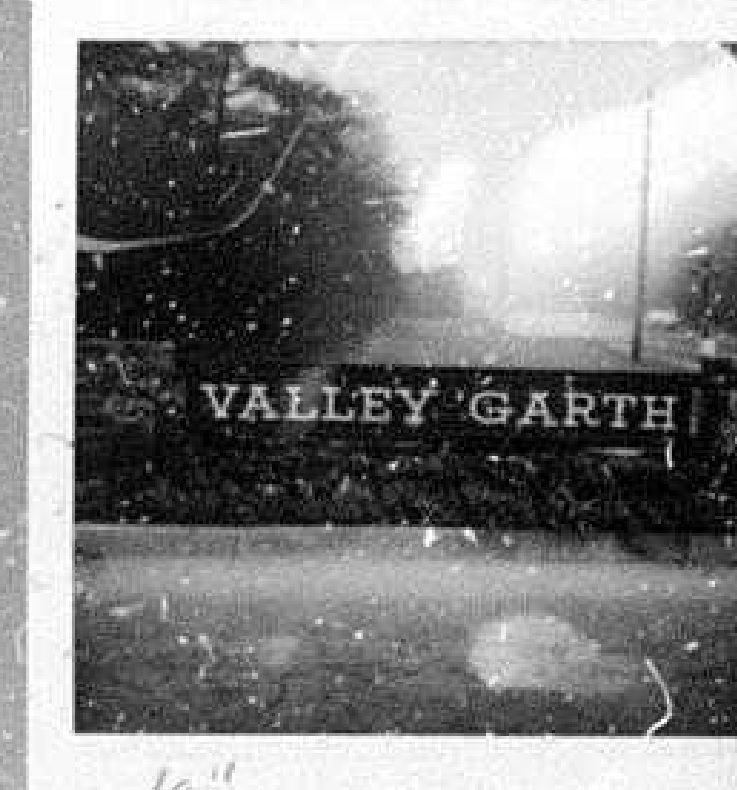




MAIN ENTRANCE ELEVATION

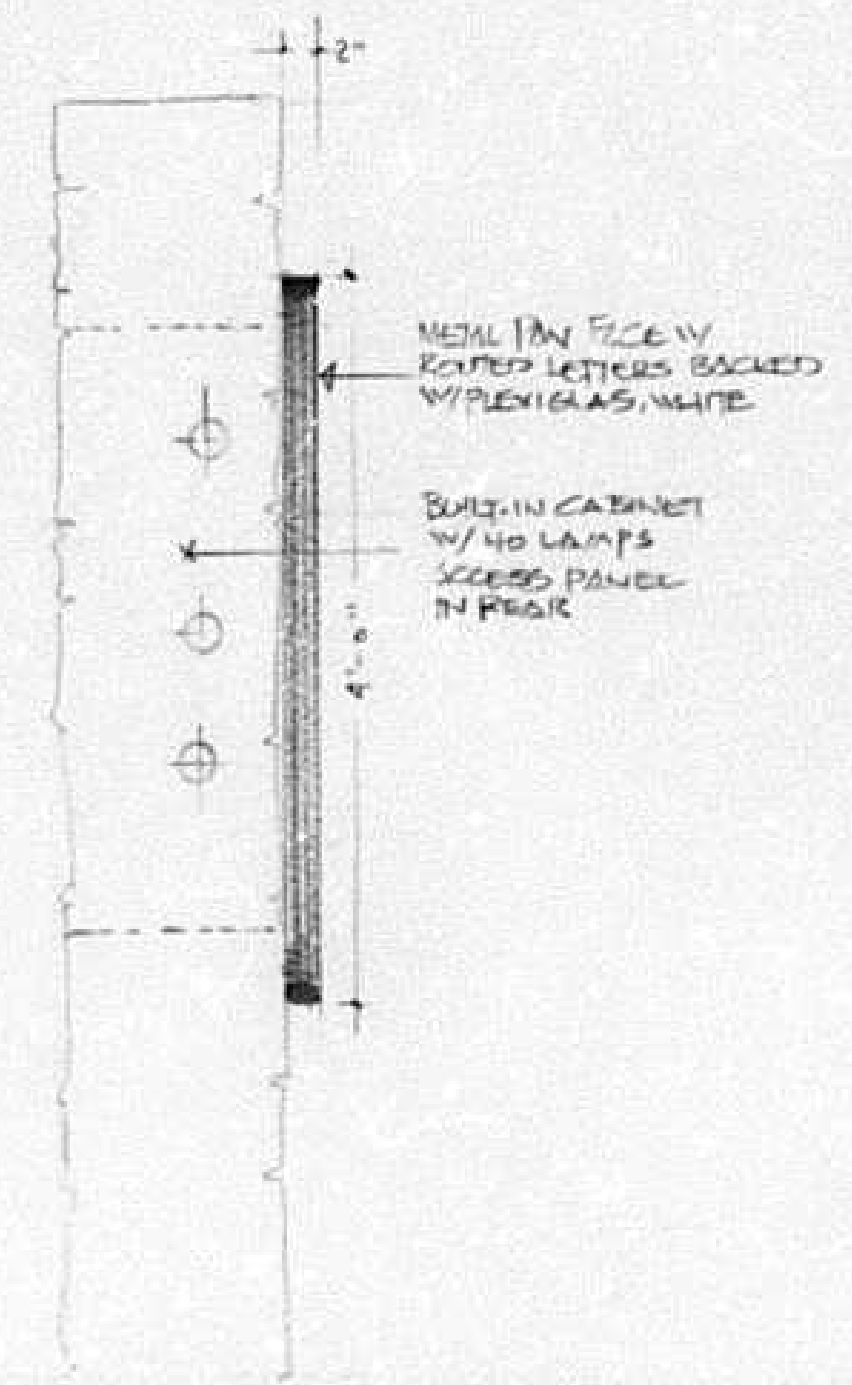


SECTION





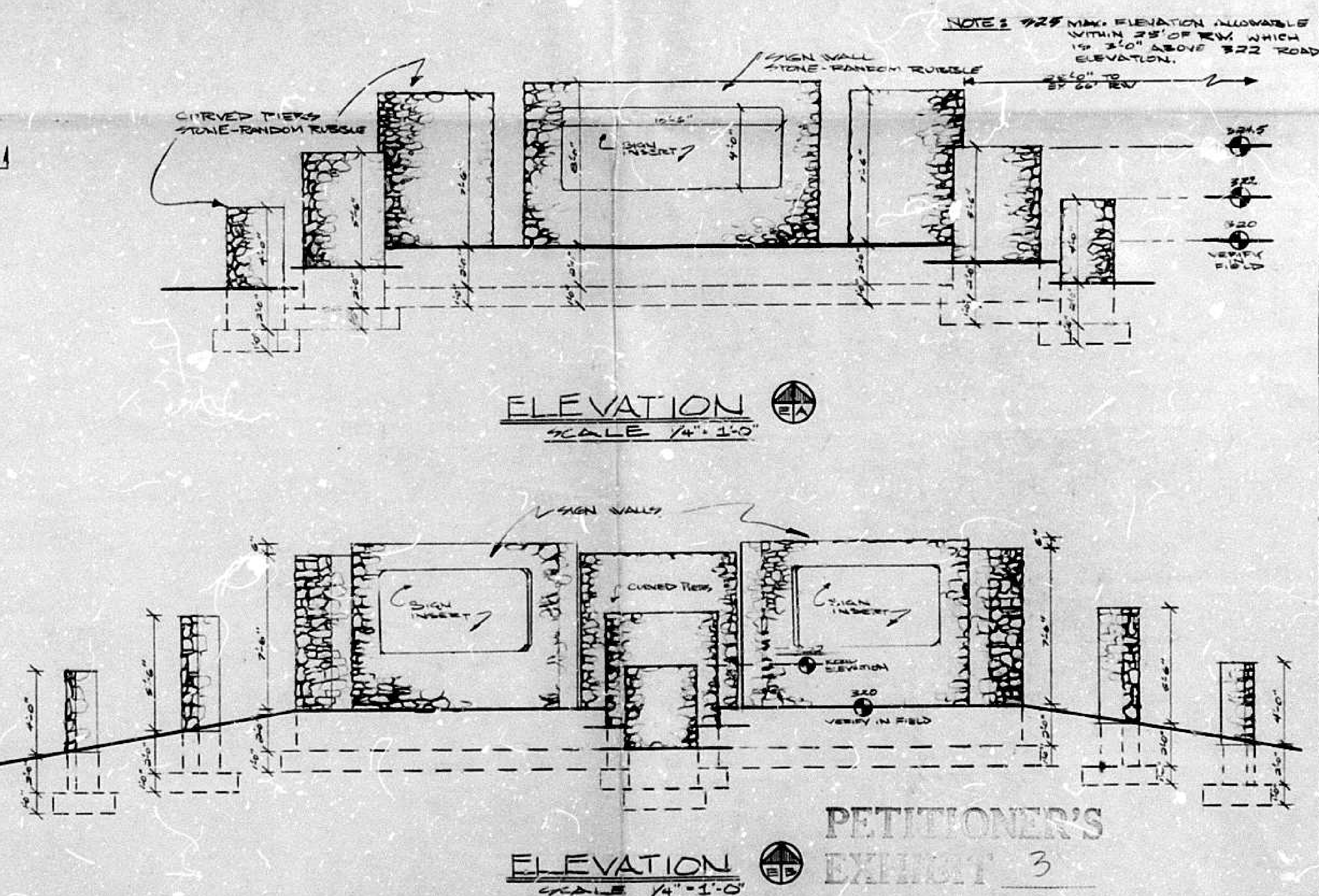
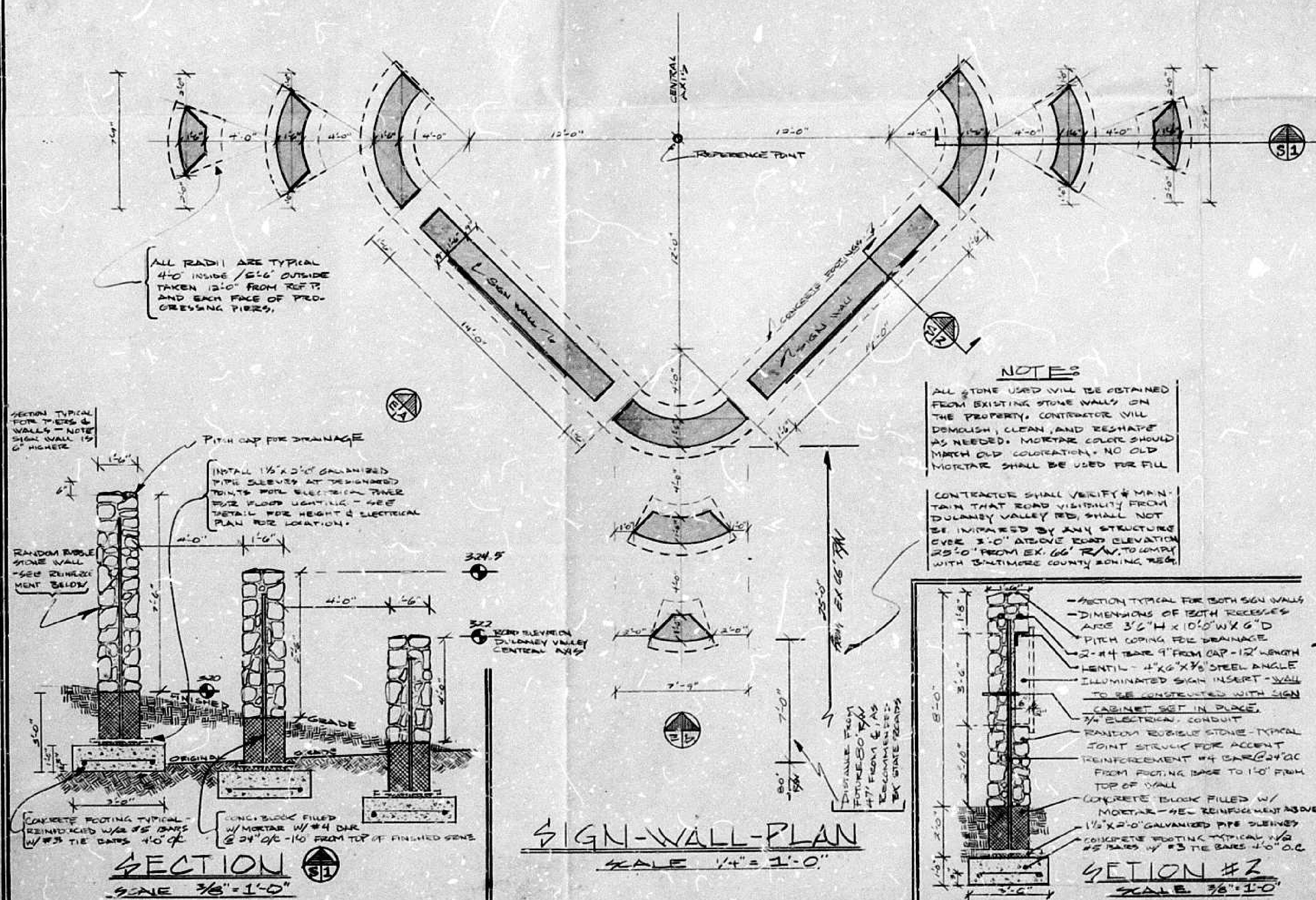
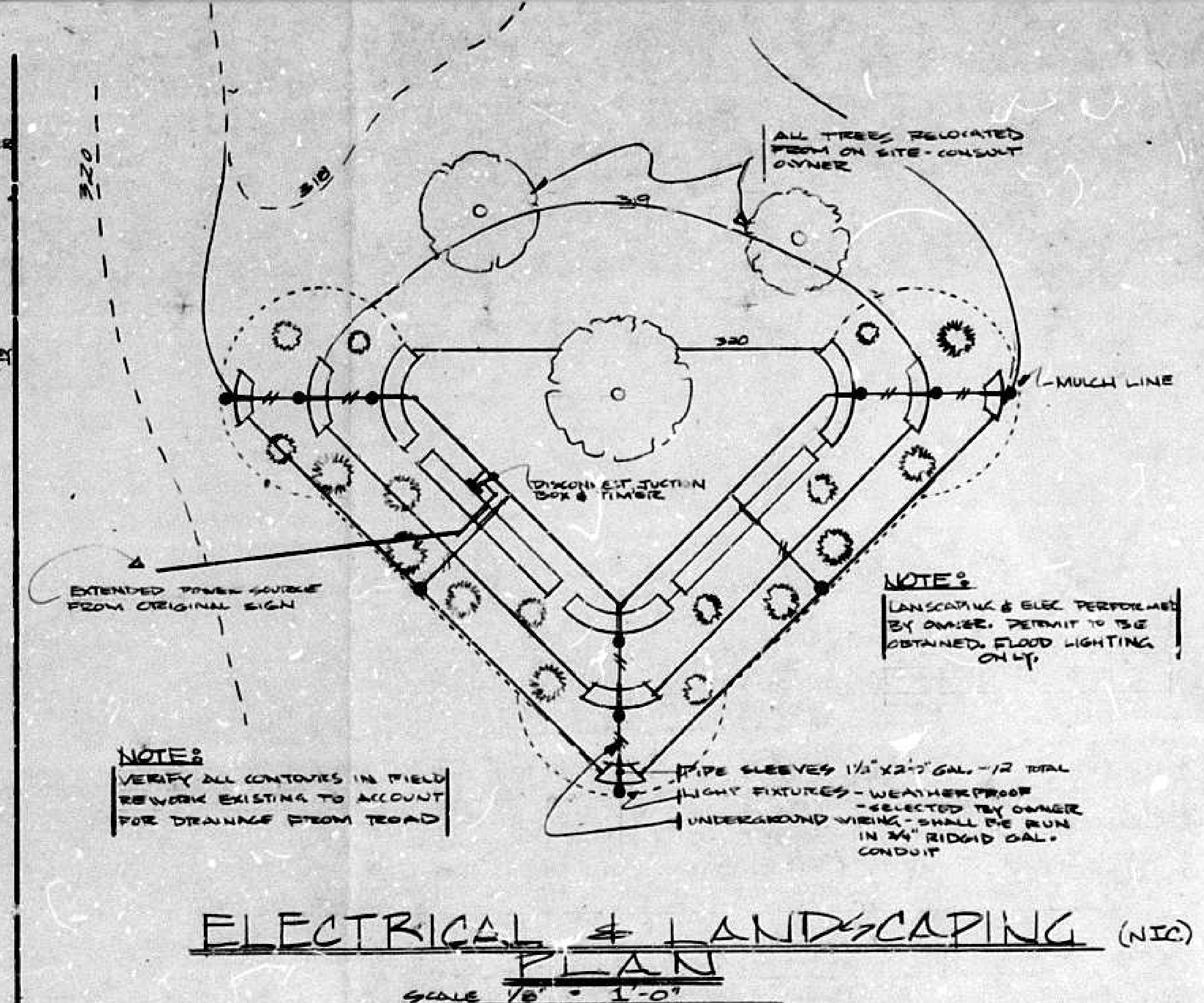
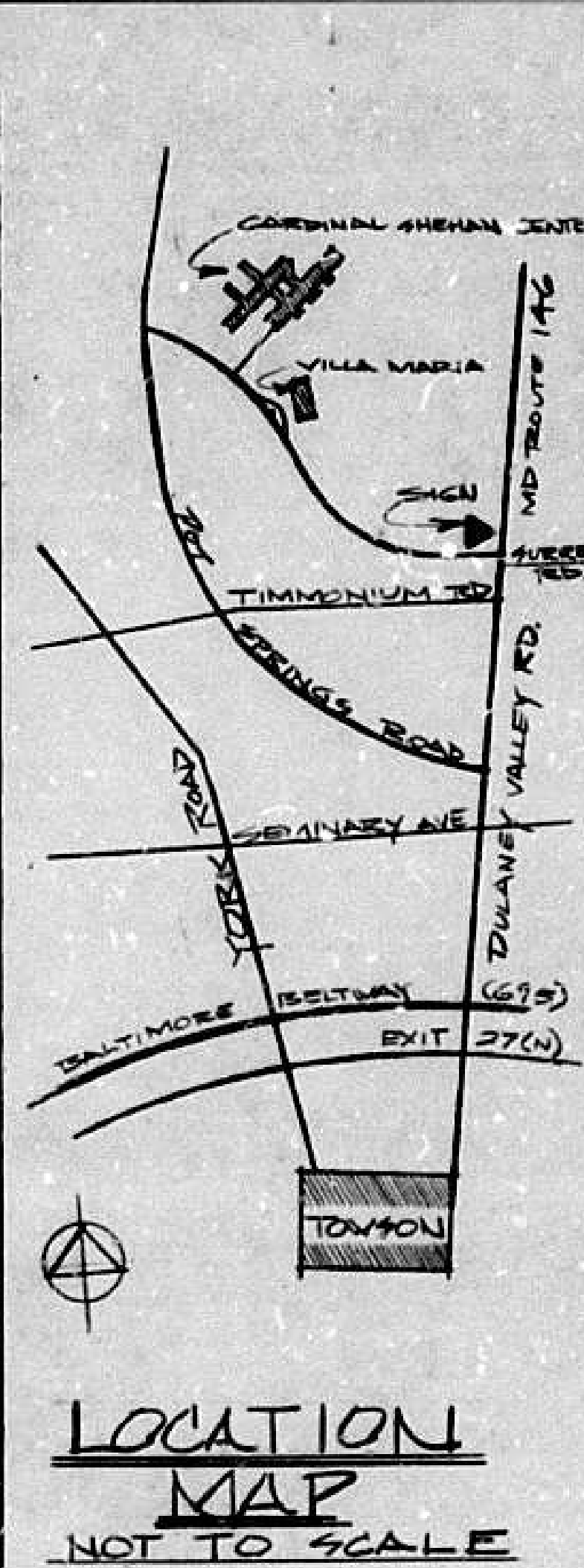
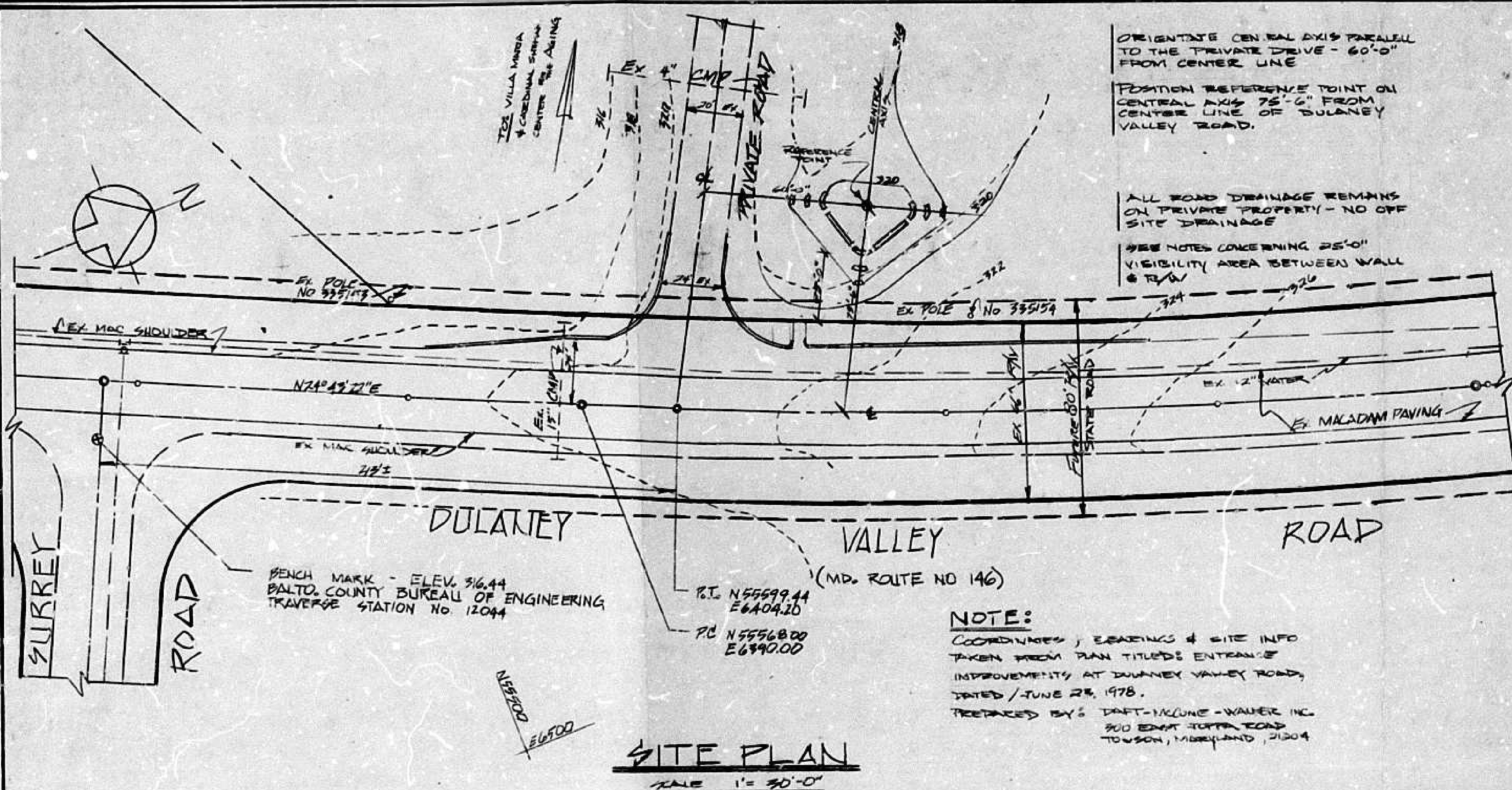
MAIN ENTRANCE ELEVATION



SECTION

PETITIONER'S
EXHIBIT 4

BELSINGER	
BALTIMORE / WASHINGTON	
V. 1.2.00 / NO. 2.6455	
SIZE: 11x17	THIS DRAWING HAS BEEN PREPARED BY THE ARCHITECT FOR THE PETITIONER AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT OUR WRITTEN CONSENT.
SCALE: 1/4" = 1'-0"	
DATE: 5/5/91	



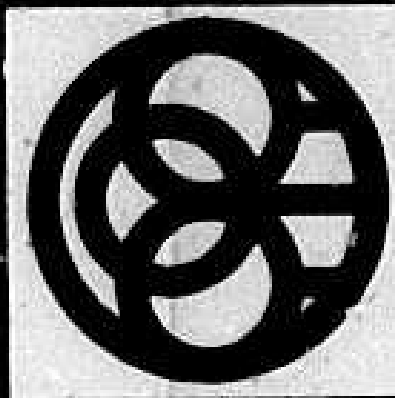
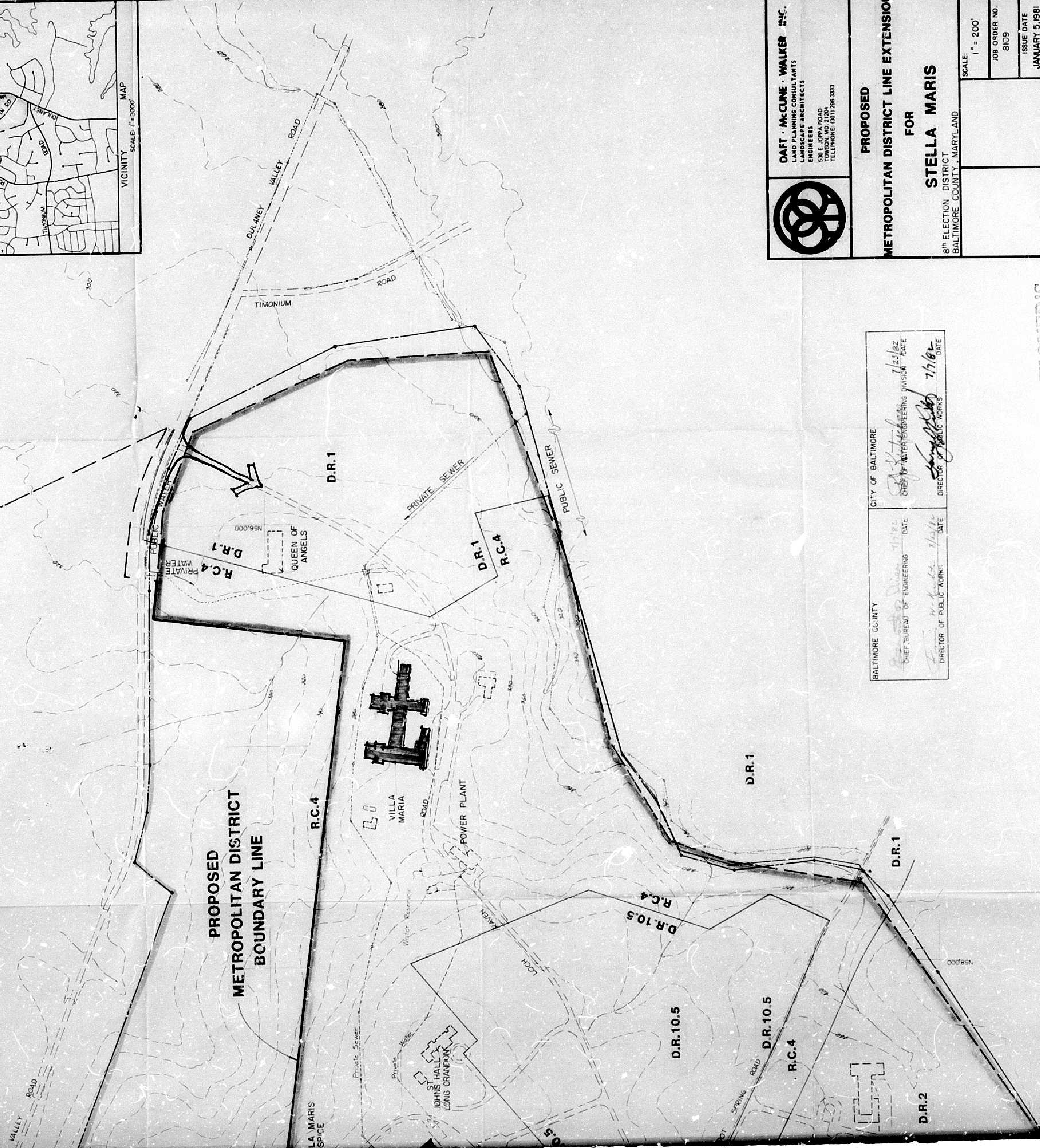
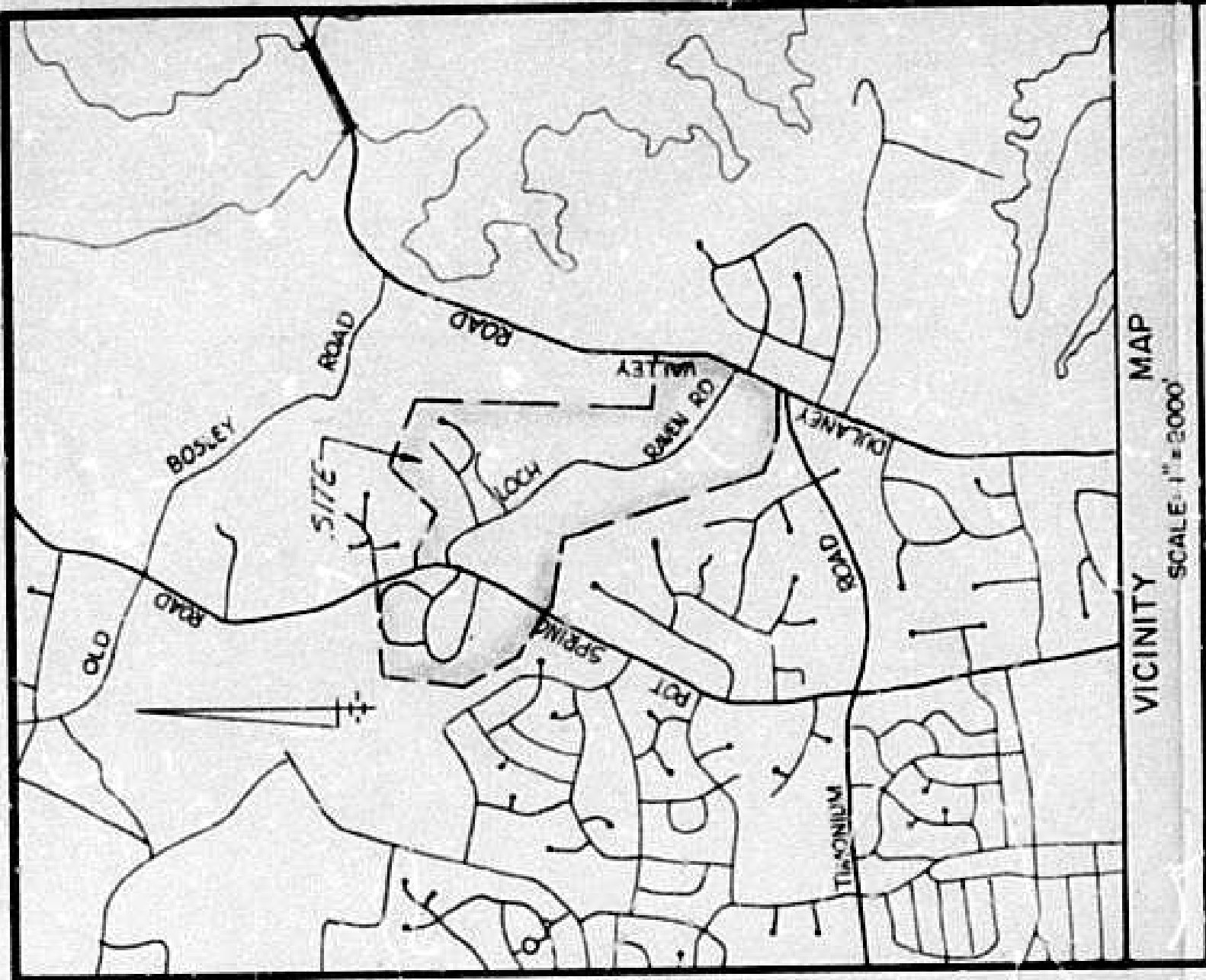
MAIN ENTRANCE SIGN / WALL
Cardinal Shehan Center for the Aging & Villa Maria
Dulane Valley Road Towson, Maryland

Date: 12/81
Revised: 12/81

GEORGE HOLBACK - architectural consultant

Drawing: 1 of 1
R-S-1A-81





DAFT - McCune - Walker Inc.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD 21204
TELEPHONE: (301) 296-3333

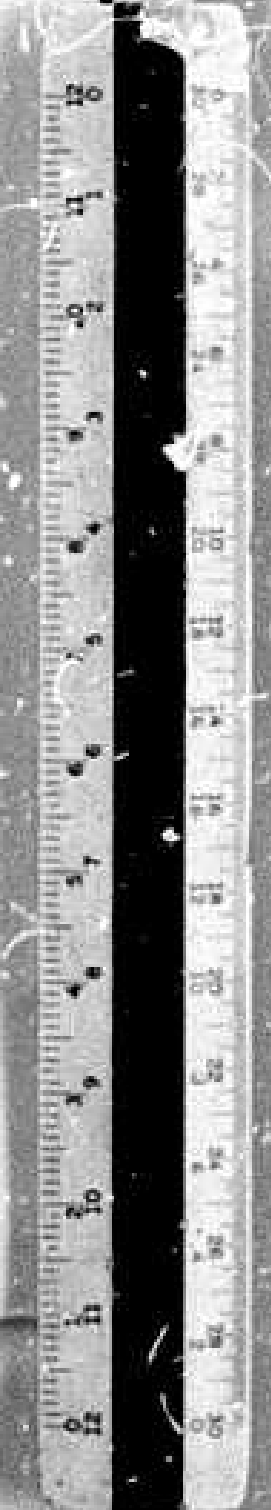
**PROPOSED
METROPOLITAN DISTRICT LINE EXTENSION
FOR
STELLA MARIS**
8th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

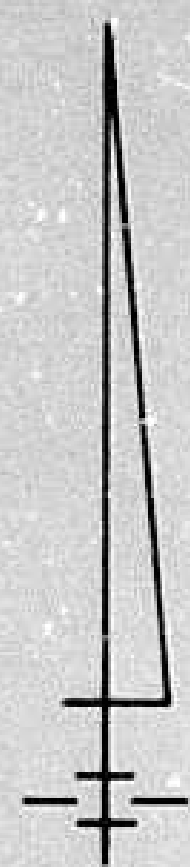
SCALE: 1" = 200'
JOB ORDER NO. 8109
ISSUE DATE JANUARY 5, 1981

DATE	REVISIONS
1-15-82	INCLUDE EXISTING BUILDING WITHIN M.D.C. EXTENSION

BALTIMORE COUNTY
CITY OF BALTIMORE
CHIEF BUREAU OF ENGINEERING
DATE 7/23/82
CHIEF OF WATER ENGINEERING DIVISION
DATE 7/23/82
DIRECTOR OF PUBLIC WORKS
DATE 7/23/82

EXHIBIT 2



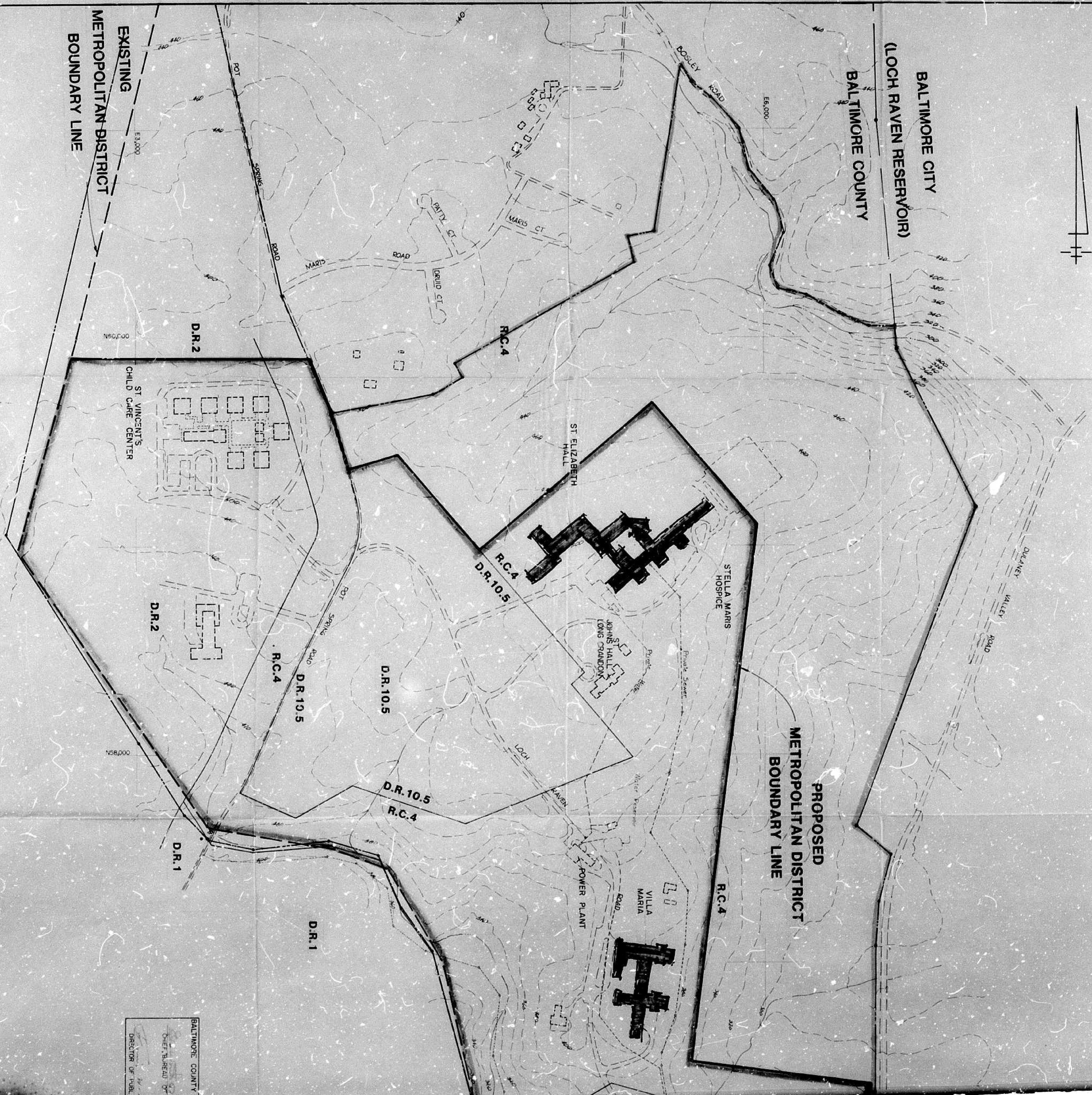


BALTIMORE CITY
(LOCH RAVEN RESERVOIR)

BALTIMORE COUNTY

PROPOSED
METROPOLITAN DISTRICT
BOUNDARY LINE

EXISTING
METROPOLITAN DISTRICT
BOUNDARY LINE



BALTIMORE COUNTY
CHIEF BUREAU OF ENG.
DIRECTOR OF PUBLIC

