

PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION

13th Election District

ZONING: Petition for Special Hearing and Special Exception

LOCATION: Northwest side of Westland Boulevard., 192 ft. Southwest of centerline of Gloria Avenue

DATE & TIME: Thursday, June 23, 1983 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 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 a determination that a real estate broker is a professional person as defined in Zoning Regulations Section 1B01.1C.9B and Special Exception for professional office of real estate broker

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

Being the property of Thomas A. Keller, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 23, 1983 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

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 21, 1983

Louis J. Weinham, Esquire
920 Frederick Road
Catonsville, Maryland 21228

Re: Petitions for Special Hearing and Special Exception
NW/8 Westland Blvd., 192' SW of c/l of Gloria Avenue
Thomas A. Keller, et ux - Petitioners
Case No. 83-287-SPHX

Dear Mr. Weinham:

This is to advise you that \$53.50 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,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 117857

DATE 6/23/83 ACCOUNT 00-615-000

AMOUNT \$53.50

RECEIVED FROM Louis J. Weinham, Esq.

FOR Advertising & Posting - 83-287-SPHX

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

June 9 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION HEARING 6-23-83

was inserted in the following:

1 Catonsville Times
1 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of June 19 83 that is to say, the same was inserted in the issues of

June 9, 1983

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION
Re: Petition for Special Hearing and Special Exception
NW/8 Westland Blvd., 192' SW of c/l of Gloria Avenue
Thomas A. Keller, et ux - Petitioners
Case No. 83-287-SPHX

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Hearing Date: Thursday, June 23, 1983 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 2, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~xxxxxx~~ once a week for one time ~~xxxxxx~~ before the 23rd day of June, 1983, the first publication appearing on the 2nd day of June, 1983.

THE JEFFERSONIAN
[Signature]
Manager.

Cost of Advertisement, \$ 21.00

May 25, 1983

Louis J. Weinham, Esquire
920 Frederick Road
Catonsville, Maryland 21228

NOTICE OF HEARING

Re: Petition for Special Hearing and Special Exception
NW/8 of Westland Blvd., 192' SW of the c/l of Gloria Avenue
Thomas A. Keller, et ux - Petitioners
Case No. 83-287-SPHX

TIME: 9:45 A.M.

DATE: Thursday, June 23, 1983

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

TOWSON, MARYLAND

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

No. 115076

DATE 4/2/83 ACCOUNT 01-615-000

AMOUNT \$ 200.00

RECEIVED FROM Louis J. Weinham

FOR Filing Petition Item #217

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-287-SPHX

District 13th

Date of Posting June 2, 1983

Posted for: Special Hearing - Special Exception

Petitioner: Thomas A. Keller, et ux

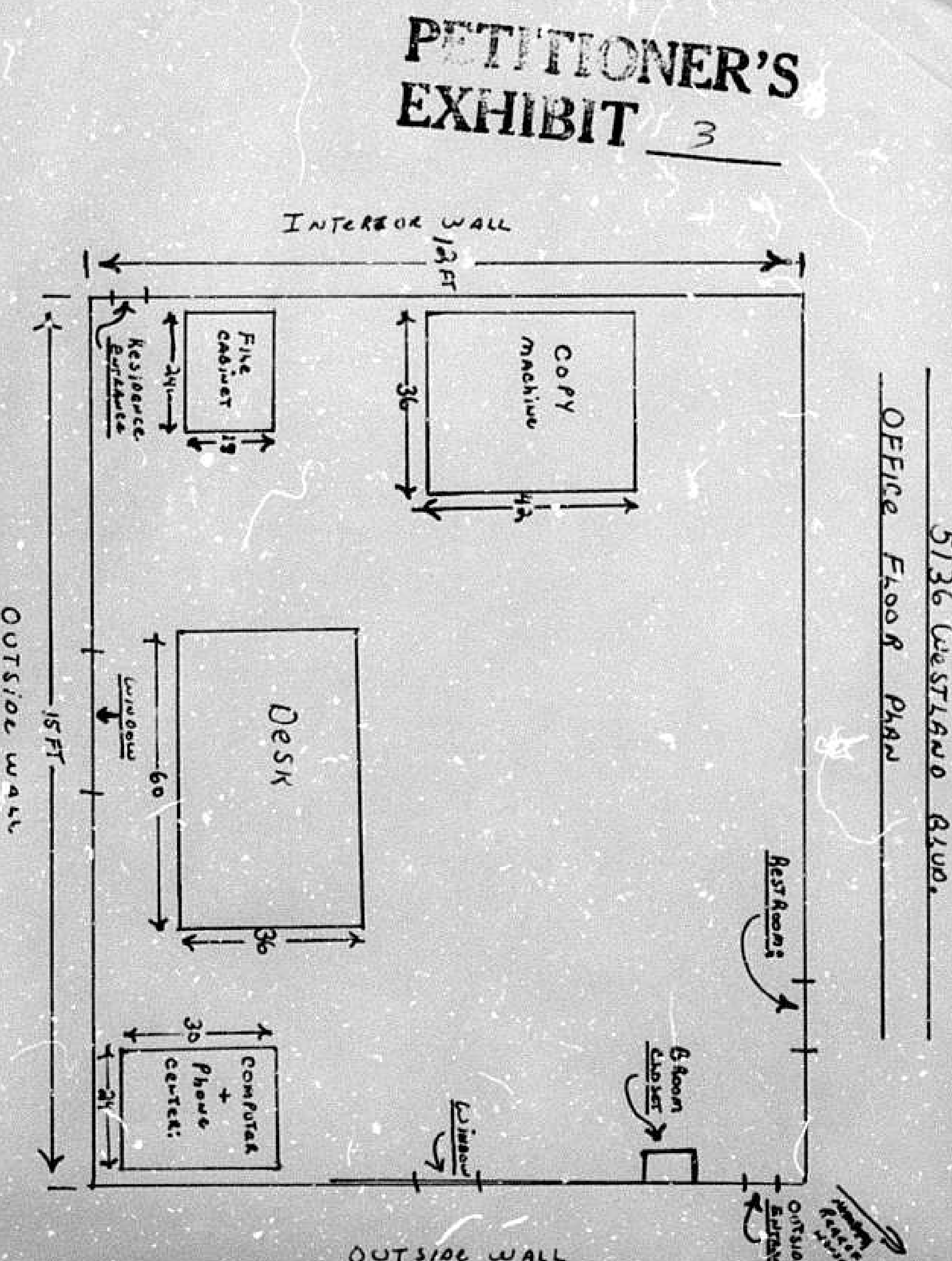
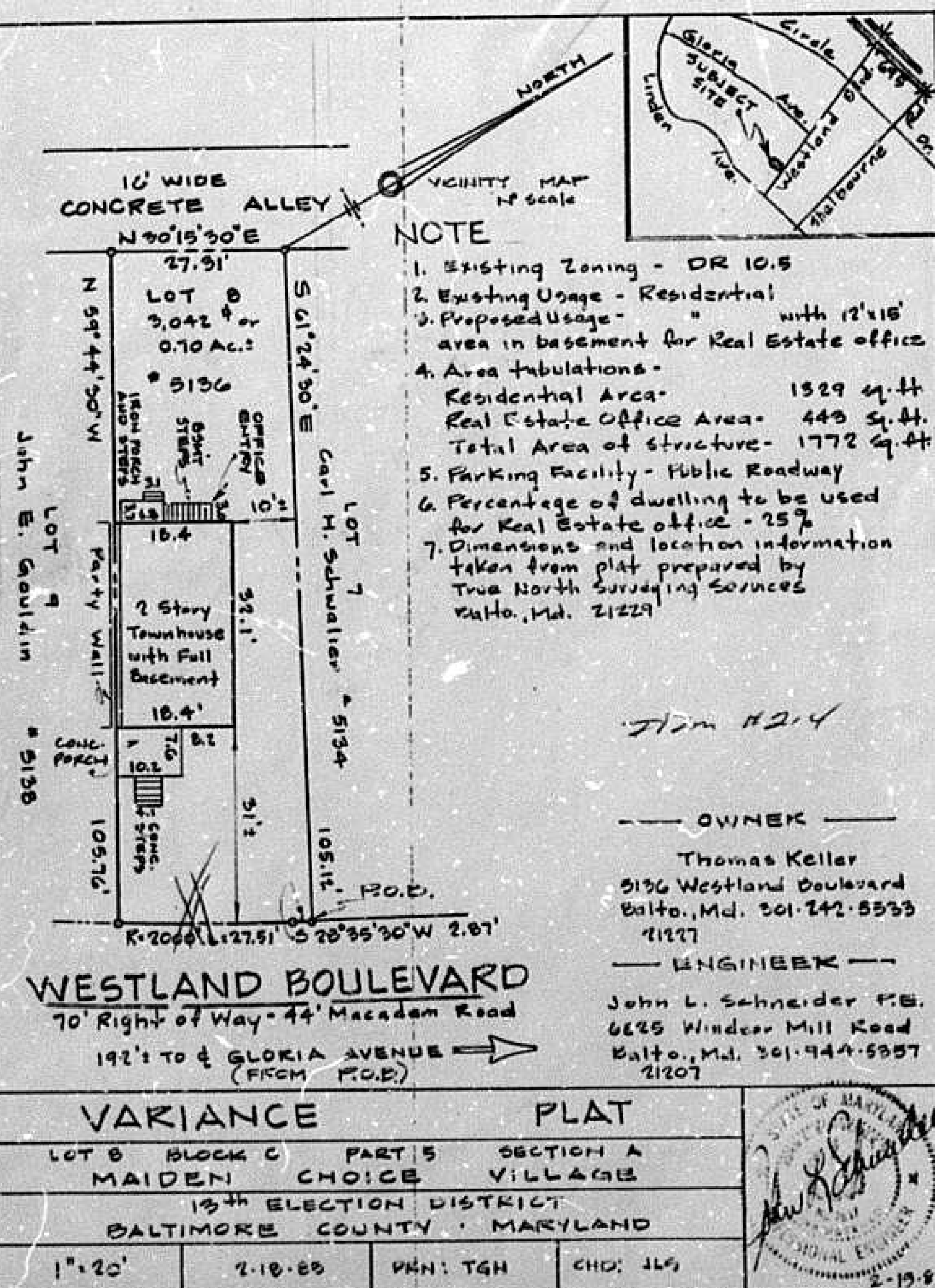
Location of property: NW/8 of Westland Blvd., 192' SW of Gloria Avenue

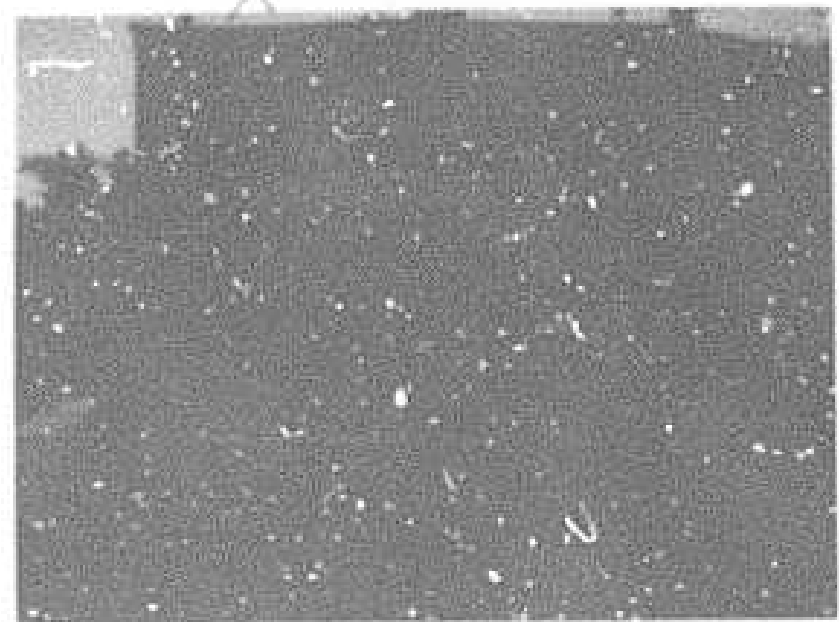
Location of Signs: Northwest side of Westland Boulevard, front of 5136

Remarks:

Posted by: *[Signature]* Date of return: June 10, 1983

Number of Signs: 2





2d net



2c net



2c pet



2d pet

V.D. ZALESKI JR.
DIRECTOR

May 17, 1983

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

Dear Mr. Hammond:

Comments on Item # 214 Zoning Advisory Committee Meeting April 26, 1983
are as follows:

Property Owner: Thomas A. Keller, et ux
Location: NW/8 Westland Blvd. 192' S/W from centerline of Gloria Ave.
Existing Zoning: D.R. 10.5
Proposed Zoning: Special Hearing to approve a determination that a real estate broker is a professional person & Special Exception for professional office of real estate broker.
Lot: 28.38/27.31 x 105.75/105.12
District: 13th

The items checked below are applicable:

- ✓ All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- 3. A building and other miscellaneous permits shall be required before beginning construction.
- 4. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- ✓ 5. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 2. 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 lines. A firewall is required if construction is on the lot line, 5-6 Table 401, line 2, Section 1407 and Table 1402.
- 7. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- ✓ 6. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 8. 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ✓ Comments: Conform with Section 1405.6.3 as part of the requirements for mixed uses. See Table 303.2 for other possible applicable sections.

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

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

CDB:rrj

FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 25, 1983

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

Z.A.C. Meeting of: April 26, 1983

PE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dea: Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NMP/bp

Law Office of
LOUIS J. WEINKAMAREA CODE 301
TELEPHONE 744-3422

November 17, 1983

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

THOMAS A. KELLER, et ux
Re: Case 83-287-Special Hearing and Special Exception
Item No. 214

Dear Sir:

The above matter was partially heard on June 23, 1983. At the conclusion of that stage of the hearing, the matter was deferred for a period of approximately six months at which time the case was to be reset and either dismissed or additional testimony taken to resolve the issues raised at that hearing.

I am herewith requesting that the above matter be rescheduled to continue the hearing.

Very truly yours,

Louis J. Weinkam
LOUIS J. WEINKAM

LJW:law

cc: Kenneth H. Masters, Esquire
John C. Coolahan, Esquire

83-237-SPHX
9:45 AM June 23, 1983

Protestants

DALE FISCHBACH
5556 DUCLOS AVE1. WILLIAM BURKMAN
5130 WESTLAND BLVD2. Vincent J. Lario
1196 Linden Ave
Baltimore 212273. Daniel F. Smith
5153 Westland Blvd.
Baltimore, Md. 212274. JOHN A. MARSIGLIA
5146 WESTLAND BLVD.
BALTO, MD. 212275. Alexander W. McCallister
5140 Westland Blvd
Baltimore, MD 212276. VALERIE A. McCANN R.N.
5140 WESTLAND BLVD.
Baltimore, Md. 212277. John Harrington
1162 Linden Ave
Baltimore, Md. 212278. Louis Lelouch
1198 Linden Ave
Baltimore, Md. 212279. Mrs. James L. Luch
5145 Westland Blvd
Baltimore, Md. 21227

Page 1 of 2 pages

Protestants

83-237-SPHX
9:45 AM June 23, 198311. Helen J. Luch
1155 Linden Ave
Baltimore, Md. 2122712. Edward J. Jenkins
1155 Linden Ave
Baltimore, Md. 2122713. Mary Estelle
5147 Westland Blvd.
Baltimore, Md. 2122714. James Luch
5145 Westland Blvd.
Baltimore, Md. 2122715. Burton Schme
5149 Westland Blvd.
Baltimore, Md. 2122716. Mary Ann
606 Vincent Rd.
West Town, Md. 21204
Pres/Zoning Comm.
West Town Neighborhood
Assoc17. K.C. Turner
618 N. Chesapeake Ave
Towson, Md. 21204
Pres. ABCs - the Alliance?
Baltimore Co. Community Council,
Towson, Md. 21204

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