

84-279-SPH **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 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

and find as a fact, that there is, in fact, a valid non conforming use to wit:
a business/in a residential zone at 120 Forest Drive, Baltimore County, Maryland 21228. designing and creating uniforms or whether said use should be considered a home occupation.
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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
John Grason Turnbull, II
(Type or Print Name)
Signature
706 Washington Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No. 828-0700

Legal Owner(s):
Estate of Helen A. Singer by Jeffrey L. Singer,
(Type or Print Name) Personal Representative
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February 1984, 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 Commission, of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April 1984, at 11:30 o'clock A.M.

Bill Jones
Zoning Commissioner of Baltimore County

B.C.O.-No. 1

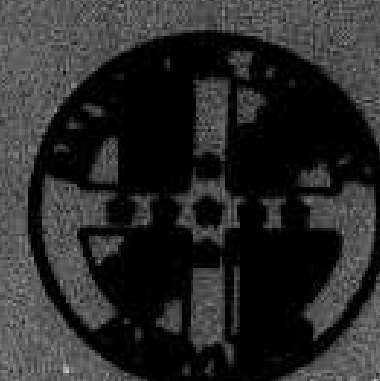
(over)

84-279-SPH

84-279-SPH
X 220

Estate of Helen A. Singer, 84-279-SPH
W/S Forest Dr., 265.46' N of Gary Ave.
(120 Forest Drive)
188

BALTIMORE COUNTY **ZONING PLANS** **ADVISORY COMMITTEE**



PETITION AND SITE PLAN **EVALUATION COMMENTS**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 5, 1984
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Estate of Helen A. Singer, 84-279-SPH

There are no comprehensive zoning factors requiring comments on this petition.

Norman E. Gerber per Howell
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

John Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204
Boender Associates
Court House Square
Baltimore City, Maryland 21201

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 day of February, 1984.

Arnold Jablon
Arnold Jablon
Zoning Commissioner
Petitioner: Estate of Helen A. Singer Received by: *Nicholas B. Commodari*
Petitioner's Attorney: John Grason Turnbull Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1984

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

cc: 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 Grason Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

RE: Case No. 84-279-SPH (Item No. 220)
Petitioner - Estate of Helen A. Singer
Special Hearing Petition

Dear Mr. Turnbull:

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.

As you are aware, this petition originated as a result of a complaint (C-84-293) filed with this office, concerning the existing use of the subject property.

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

ENCsach

Enclosures

cc: Boender Associates
Court House Square
Baltimore City, Maryland 21201



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 4, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #220 (1983-1984)
Property Owner: Estate of Helen A. Singer
W/S Forest Drive 265.46' N. Gary Avenue
Acres: 90/92 X 353.68/304.15
District: 1st

Dear Mr. Jablon:

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:

Baltimore County highway and utility improvements exist and are not directly involved.

Forest Drive, an existing public road, is proposed to be further improved as a 30-foot closed section roadway on a 50-foot right-of-way.

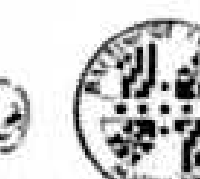
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 220 (1983-1984).

Very truly yours,

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

RAM:EDM:PMR:ss

H-GE Key Sheet
12 SW 24 Pos. Sheet
SW 3 F Topo
101 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 215, 216, 217, 218, 219, and 220. ZAC- Meeting of February 21, 1984.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 215, 216, 217, 218, 219, and 220.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. 11

NEF/tem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 26, 1984
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazard at this time regarding these items.

Meeting - February 14, 1984

Item #203 - Leroy T. Baile, Jr., et al
Item #205 - Margaret R. Butler
Item #206 - Edward Woe, et ux
Item #207 - Anne Myrcela
Item #208 - Joseph P. Ambrose, Sr.
Item #209 - Abell Communications
Item #210 - Security Mini Storage
Item #211 - Charles E. Gebbard, et ux
Item #213 - Charles Walters

Meeting - February 21, 1984

Item #215 - Anthony J. Miken, et ux
Item #219 - Dale T. Vols
Item #220 - Estate of Helen A. Singer

Meeting - March 6, 1984

Item #227 - James J. Ward, III

Meeting - March 20, 1984

Item #230 - James Forbes, et ux
Item #232 - David J. Elvins, et ux

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

424
84-279-SPH
LTP/stc

Office of PATUXENT

10750 Little Patuxent Pkwy
Columbia, MD 21044

April 5 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL HEARING

as inserted in the following:

- Arbutus Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 7 day of April 19 84, that is to say,
the same was inserted in the issues of

April 5, 1984

PATUXENT PUBLISHING CORP.

By *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arlene January Date: April 2, 1984
FROM: Jim Thompson
Case No. 84-279-SPH
SUBJECT: W/s Forest Drive, 265.46' N of Gary Avenue

Please note that at the present time an active case exists concerning
the above referenced property within the Enforcement Section, Case No.
C-84-293.

When the above referenced case is scheduled for a hearing, please
notify the following:

Mrs. Lloyd Eliot
1201 Gary Drive
Baltimore, MD 21228

Mrs. Robert Gardenghi
102 Forest Drive
Baltimore, MD 21228

Mr. James Singer
3210 Greenmeade Road
Baltimore, MD 21207

Mrs. Joan Bender
117 Oak Drive
Baltimore, MD 21228

JHT:ech

cc: File

March 2, 1984

John Gresson Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Special Hearing
W/s Forest Drive, 265.46' N of Gary
Avenue (120 Forest Drive)
Estate of Helen A. Singer - Petitioner
Case No. 84-279-SPH

TIME: 11:00 A.M.
DATE: Tuesday, April 24, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: James Singer
3210 Greenmeade Road
Baltimore, Maryland 21207

Mrs. Lloyd Eliot
1201 Gary Drive
Baltimore, Maryland 21228

Mrs. Robert Gardenghi
102 Forest Drive
Baltimore, Maryland 21228

Mrs. Joan Bender

[Signature]
Zoning Commissioner
of Baltimore County

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

DATE: 2/10/84 ACCOUNT: R-01-615-000
AMOUNT: \$100.00
RECEIVED: *[Signature]*
FOR: *[Signature]*
124 105*****100000b 21221

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

84-279-SPH

District: 1st Date of Posting: 4-2-84
Posted for: Special Hearing
Petitioner: Estate of Helen A. Singer
Location of property: W/s Forest Dr. 265.46' N of Gary Ave.
Location of Sign: W/s of Forest Drive on front of lot
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 4-12-84
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 5, 1984

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~once a week~~
of one time ~~successive weeks~~ before the 24th
day of April, 1984, the 8th publication
appearing on the 5th day of April
1984.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$ 22.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

April 17, 1984

John Gresson Turnbull, II, Esquire
706 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
W/s Forest Dr., 265.46' N of Gary Avenue
(120 Forest Drive)
Estate of Helen A. Singer - Petitioner
Case No. 84-279-SPH

Dear Mr. Turnbull:

This is to advise you that \$45.00 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 130261

DATE: 4/10/84 ACCOUNT: R-01-615-000

AMOUNT: \$45.00

RECEIVED: Jeffrey Singer
FROM: Advertising & Posting Case 84-279-SPH
(Estate of Helen A. Singer)

(Chl) 255*****45000b 21204

VALIDATION OR SIGNATURE OF CASHIER

boender associates

consulting engineers
land surveyors
land planners

Lot 20, Block F
Summit Park
Platbook 5, Folio 71

ZONING DESCRIPTION

Beginning on the west side of Forest Drive 44 feet wide, at
the distance of 265.46' feet north of the north side of Gary Avenue,
Being Lot 20, Block F, in the subdivision of Summit Park, Book No. 5,
Folio 71. Also known as 120 Forest Drive in the 1st Election District.

PETITION FOR SPECIAL HEARING

1st Election District

ZONING: Petition for Special Hearing
LOCATION: West side Forest Drive, 265.46 ft. North of Gary
Avenue (120 Forest Drive)
DATE & TIME: Tuesday, April 24, 1984 at 11:00 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
and find as a fact, that there is in fact a valid conforming use to
wit: a business designing and creating uniforms in a residential
zone or whether said use should be considered a home occupation

Being the property of Estate of Helen A. Singer, as shown on plat plan filed with
the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE
W/S of Forest Dr., 265.46' N of : DEPUTY ZONING COMMISSIONER
Gary Ave. (120 Forest Dr.) :
1st Election District : Of
Estate of Helen A. Singer by :
Jeffrey L. Singer - Petitioner : BALTIMORE COUNTY
No. 84-279-SPH (Item No. 220) :

The herein petition was filed to establish the nonconforming use of the property known as 120 Forest Drive for designing and creating uniforms or whether said use should be considered a home occupation.

Testimony presented by and on behalf of the petitioner disclosed that the family purchased the property in 1938 and since 1940 the basement has been used continuously for the manufacture of nurses uniforms. The first and second floors of the building have never been utilized in the business. The equipment has included but not been limited to industrial sewing machines, button hole machine, snap machine, cutting machines and tables. The petitioner testified that his father (first on a part-time basis and later full-time), numerous family members, and up to three other employees worked at the site. In addition, taking orders, measuring, and some of the sewing have been done off site. Further, phone orders have been taken but rarely have customers come to the premises. Deliveries to the location have been by truck or UPS; at this time, there is usually a daily UPS delivery. Finished uniforms are delivered by UPS or private car. No retail sales are conducted and there has never been a business sign.

Protestants, represented by counsel, expressed concern over potential growth, parking, traffic, deliveries, and number of employees. No testimony was presented to contradict the petitioner's description of the nature and extent of the business operation.

MICROFILMED

In the opinion of the Deputy Zoning Commissioner, a business for the design and manufacture of nurses uniforms, as described above and limited below, existed legally at the site prior to the zoning regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of June, 1984, that a nonconforming use for designing and creating uniforms has existed and has been conducted on the property known as 120 Forest Drive since 1940 and, as such, should be and the same is GRANTED the right to continue from and after the date of this Order, subject, however, to the following:

1. The business shall be limited to the basement area.
2. No customers shall visit the site, no retail sales shall be conducted, and no signs shall be displayed.
3. No more than 3 persons, other than family members, shall work in the business.
4. Deliveries, via commercial vehicles, shall not exceed one per day.
5. Damage by fire or other casualty of the business area and improvements to the extent of 75% of its replacement cost at the time of such loss shall terminate the nonconforming use herein granted.
6. Abandonment or discontinuance for a period of one year or more shall terminate the nonconforming use herein granted.
7. The 25% expansion allowed to nonconforming uses via Section 104 of the Baltimore County Zoning Regulations shall be presumed to have been utilized and there shall be no further expansion beyond that shown on the site plan prepared by Boender Associates, dated January 1984, and filed herein.

MICROFILMED

At the onset of the hearing, the petitioner withdrew the request that the use be considered a home occupation; therefore, IT IS ORDERED that said petition is hereby DISMISSED.

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

ORDER RECEIVED FOR FILING

DATE June 15, 1984
BY May Compagno

MICROFILMED

Protestants

4/24/84

Joan Becker	117 Oak Drive	21228
Martha Ollinger	111 Forest Drive	21228
Ray D. Baker	100 Oak Drive	21228
Frederick Elliott	1201 Gary Drive	21228
William F. Boender	117 Oak Drive	21228
Ray S. Andinghi	182 Forest Drive	21228
Elysees Brown	1119 Gary Drive	21228
Ray S. Paege	100 Oak Drive	21228
Gene Brown	181 Forest Dr.	21228
Madys K. Dellulland	121 Forest Dr.	21228
Regina B. Seignart	305 So. Rolling Rd.	21228
Frank A. Burns	106 Fairfield Dr.	21228
Joseph J. Kuching	102 Fairfield Dr.	21228

MICROFILMED

School of Nursing
St. Joseph Hospital
7620 York Road
Baltimore, Maryland 21204
April 17, 1984

TO WHOM IT MAY CONCERN

The Kustom Klothes Company began making graduate uniforms for St. Joseph Hospital School of Nursing in approximately 1942.

The School of Nursing has always been very satisfied with the quality of workmanship and materials supplied by the company. The services offered by Mr. John Singer and later by Mr. Jeffrey Singer have always been highly satisfactory.

Mr. Singer began making student uniforms in the late 1960's and has again maintained the same high quality of service.

Genevieve M. Jordan, A.N.
Director, School of Nursing

PETITIONER'S
EXHIBIT 3

MICROFILMED



