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 designing and creating uniforms or whether said use should be

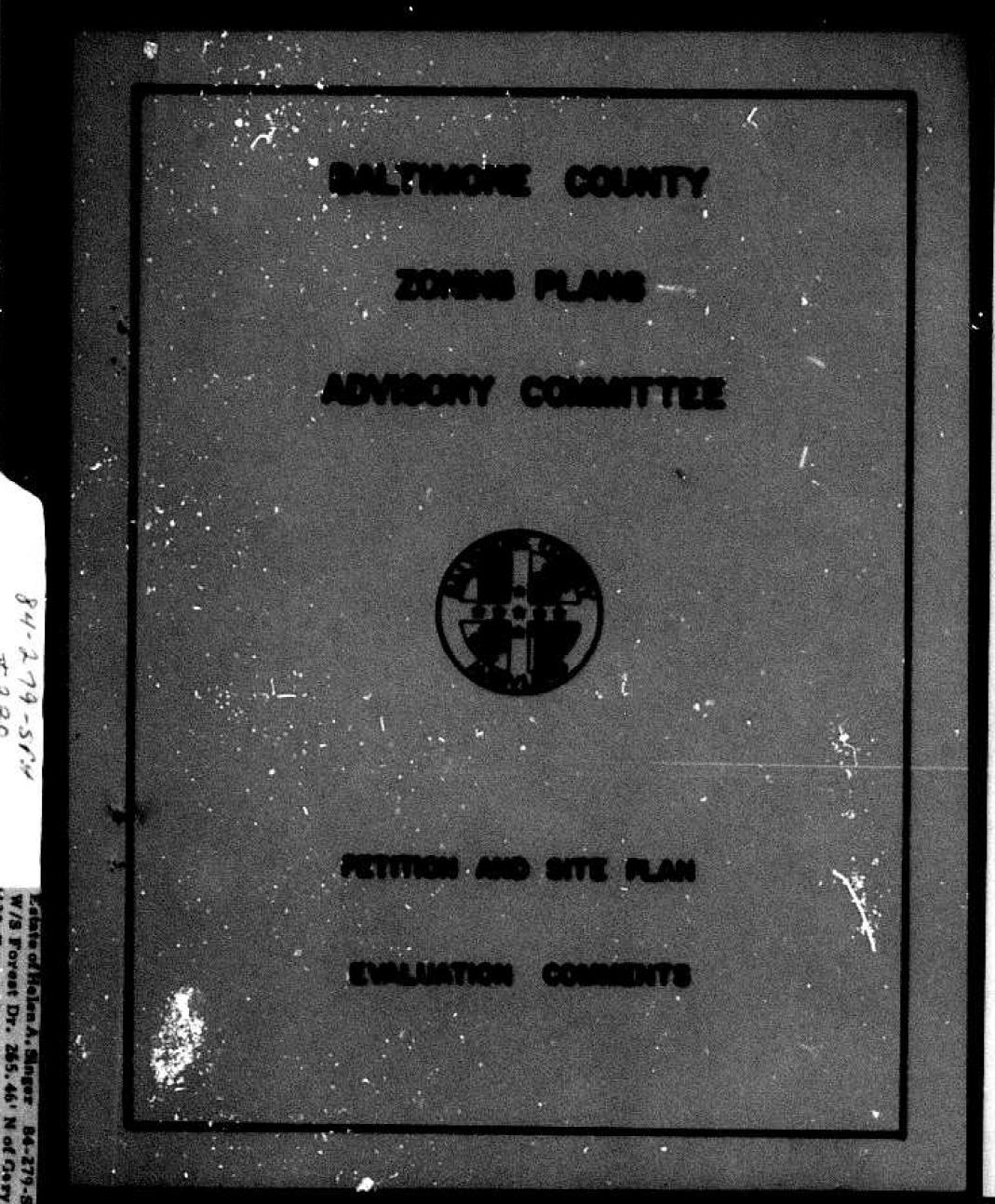
Considered a home occupation.

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 fil-ing of this Petition, and further agree to and are to be bound by the zoning regulations and restric-tions 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)	(Type or Print Name) Personal Representative
Signature	Signative of Same
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
John Grason Turnbull, II	47 <u>- 47</u>
(Type or Pring None)	Address Phone 100
Signature Signature	City and State
706 Washington Avenue	502 3036 2355 50 150 10
Address	Name, address and phone number of l'gal owner, con- tract purchaser or representative '9 be contacted
Towson. Maryland 21204 City and State	Name
Attorney's Telephone No.: 828-0700	Address Phone No.
ORDERED By The Zoning Commissioner of	Saltimore 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 through-	
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning	
Commissione, of Baltimore County in Room 100	5. County Office Building in Towson, Baltimore
County, on the24th day of	April 19 84 at 11.30 o'clock
A.M.	
	Zoning Commissioner of Baithnore County.
E.C.O.—No. 1 (ove	ar)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CURRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date __April_5_ 1984

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

Estate of Helen A. Singer SUBJECT____84-279-5PH____

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

> > Norman E. Gerber, Direct Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your perition has been received and accepted for filing this

Petitioner's

Date March 26, 1984

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

oril 9, 1984

COUNTY OFFICE BLDG. 111 W. Chesapoake Ave. Towson, Maryland 21204 John Grason Turnbull, II, Esquire 706 Washington Avenue

Bureau of Engineering

Department of Traffic Engineering

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial Development

Zoning Administration

State Roads Commissio

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

Dear Mr. Turnbull:

Towson, Maryland 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted wit's 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 rice 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 (0-84-293) 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.

Michelos B Commodanfor NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

MBC:mch

Enclosures

co: Boender Associates Court House Square Ellicott City, Haryland 21043



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY I 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 Kelen A. Singer W/S Porest 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

Coneral:

Baltimore County highway and utility improvements exist and are not directly

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 ir. connection with this Item 220 (1983-1984).

Bureau of Public Services

RAM: EAM: FWR: 58

H-SE Key Sheet 12 SW 24 Pos. Sheet SW 3 P 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 Toning:

District:

Acres:

Deer Mr. Jablen:

different a season in a large season of a

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

Michael S. Flanigan Traffic Engineering Assoc. 11

MSF/cem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Roning Commissioner TO Office of Plenning and Poning

FROM Isn J. Forrest

SURJECT. Zoning Variance Items

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

Meeting - February 14, 1984

Item #203 - Leroy Y. Haile, Jr., et al. Item #205 - Margaret R. Suiek Itez #206 - Biward Wos, et uz

Item #207 - Anne Myysola Item #208 - Joseph F. Ambrose, Sr. Item #209 - Abell Communications

Item #210 - Security Mini Storage Item #211 - Charles R. Cebbard, et ux Item #213 - Charles Walters

Meeting - February 21, 198.

Item #215 - Anthony J. Mcken, et wa Item #219 - Dale T. Volz / Item #220 - Estate of Relen A. Singer

Meeting - March 6, 1984

Item #227 - James J. Ward, III

Meeting - March 20, 1984

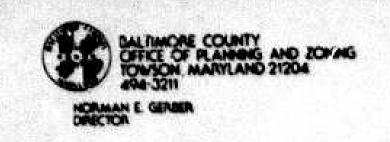
Item #230 - James Forbes, et ux Item #232 - David J. Blevins, et ux

> Ism J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

March 2, 1984

Zoning Agenda: 2/21/84

Pice Provention Buseau



Zoning Commissioner County Office Building

3/19/84

Re: Zoning Advisory Keeting of 2-21-84 Property Owner: Estate OF HELEN A SINGER Location: w/s PUREST DR. 2.65.44 N. OF

There are no site planning factors requiring comment.

A County Review Group Reating is required.

A County Review Group secting was held and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior to issuance of a building parmit. The access is not satisfactory.

The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as watlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development)Development of this site may constitute a potential conflict with the Beltimore County Mester Flan.
)The amended Development Plan was approved by the Planning Board)Lendscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become erre limited. The Basic Services Areas are re-evaluated annually by the County Council.)Additional comments:

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Toweon, Maryland - 21204

Date: February 21, 1984

Mr. Arnold Jablon Zoning Commissioner Baltimore County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: February 21, 1984

RE: Item No: 215, 216, 217, 218, 219, (220.) Property Owner: Location: Present Zoning: Proposed Zoning:

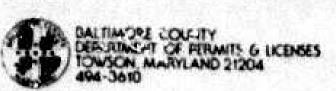
District:

Dear Mr. Jablon:

The above items have no bearing on student population.

No. Acres:

MMP/1h



Mr. Arnold Jablon, Zoning Commissioner Office of Flanning and Zoning County Of los Building Towson, Maryland 212

The items checked below are applicable:

Comments on Item # 220 Zoning Advisory Committee Meeting are as follows:

Property Owner: Estate of Helen A. Singer
Location: W/S Porest Drive 265.46' N. Gary Avenue
Existing Boning: D.R. 3.5
Proposed Zoning: Special hearing to approve and find as a fact, that there

is in fact, a valid non-conforming use to wit; a buisness/ in a residential zone designing and creating uniforms

or whether said use should be considered a home occupation. Mistrict: 1st. 90/92 x 353.68/304.15

All structures shall conform to the Baltimore County Building Code 1961/Council Bill 4-82 State of Maryland Code for the Bandicapped and Aged; and other appli-

A building/ 4 other permit 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. Non-reproduced seals and signatures —s required on Plans and Technical Data.

D. Cornercial: Three sets of construction travings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group 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, see Table 101, line 2, Section 1007 and Table 1002, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with as alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Brawings may require a professional seal. Manufacture; J. Use group P., a dwelling is classified as Use Group R-4. Mixed uses would be required; See Section 312.0.

E. before this office car 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 501.

These comments reflect only on the information provided by the drawings sub-mitted to the office of Planning and Zoning and are not intended to be con-strued as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Unde & Sumban

March 5, 1984

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

John Grand Constante To The Sicholas 8. Commodati Caracin Dala . - 1-11

MEMBERS Bureau of Engineering Department of State Roads Commission Fire Prevention Health Department Project Planning Building Demartment board of Education

loning Administration

Industrial

Development.

Kais Clean 114-1004. 5004 (220) Personer - Fettil og

Enclosed please find additional comments submitted after my original comments of Leuc 7 77

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Very truly yours.

NICHOLAS 5. COMMOUARI Chairman Zoning Plans Advisory Committee

derice -1, -415

Enclosure

NBC: bsc

22. Documen Suracita Carest Wasen agreence Edward City 1. 7.1043

ARNOLD JABLON ZONING COMMISSIONER

June 15. 1984

John Grason Turabull, III, Esquire 706 Washington Avenue Towson, Maryland 21204

> RE: Petition for Special Hearing W/S of Forest Dr., 265.45' N of Gary Ave. (120 Porest Dr.) ist Election District Estate of Helen A. Singer -Petitioner No. 84-279-3PH (Item No. 220)

Dear Mr. Turebull.

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

Very truly yours. Deputy Zoning Commissioner

JMHJ mc

Attachmenta

cc: John Murphy, Saquire 6th Floor, Tower Building 222 East Baltimore Street Baltimore, Maryland 21202

People's Coursel



RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMISSIONER W/E Forest Dr., 265.6' N of Gary Ave. (120 Forest Dr.), : ist District

OF BALTIMORE COUNTY Case No. 84-279-5PH

Petitioner

ESTATE OF HELEN A. SINGER.

.

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Crder.

People's Counsel for Reltimore County

Peter Ray Tummerman Seter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 5th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to John Grason Turnbull, ? 11, Esquire, 706 Washington Ave., Towson, MD 21204, Attorney for Petitioner.

Phyllim/Cole friedman

Mr. William Barmand

Coung Tomissioner

Office of Plenning and Zoning

Item No.: 220

Baltimore County Office Building

Attention: Nick Commodari, Chairman

located at intervals or

() 6. Site plans are approved, as drama.

The state of the seconds

Department of Public Mosks.

Zoning Plans Advisory Committee

Location: W/S Porest Drive 265.46' N. Gary Avenue

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCERTS the maximum allowed by the Pire Department.

() 4. The site shall be made to croply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation.

tecociation Standard No. 101 "Life Safety Code", 1976 Bittion prior

(g) 5. The buildings and structures existing or prop sed on the site shall comply with all applicable requirements of the National Fire Protection

Pursuant to your request, the referenced property has been surveyed by this bureau and the cumments below marked with an "N" are applicable and required

() 1. Fire hydrants for the referenced property are .equired and shall be

accordance with Baltimore County Standards as published by the

ME: Property Owner: Estate of Helen A. Singer

MS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR SPECIAL HEARING

as inserted in the following: x Catonsville Times Arbutus Times

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

APril 5, 1984



BALTIMORE COUNTY, MARYLAND

YO Arlene January Date April 2, 1984

INTER-OFFICE CORRESPONDENCE

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.

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

cc: File

John Graces Turnbull, II, Ecquire 706 Waskington Avenue Townen, Maryland 21204

> NOTICE OF HEARING Re: Petition for Special Measing W/S Forest Dates, 365. 36' N of Gary Avenue (180 Forest Drive) Estate of Holes A. Singer - Potitioner Case No. 34-279-SPH

TIME: _11:00 A. M.

DATE: Treedey, April 24, 1994

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

3210 Greenmonde Read Baltimere, Maryland 21207

> Mrs. Lloyd Eliot 1201 Gary Drive Baltimore, Maryland 21228

Mrs. Robert Gardenghi 102 Forest Drive Baltimore, Maryland 21228

Coning Compassioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCI - REVENUE DIVISION

Mrs. Joan Bender

No. 126831

MISCELLANEOUS CASH RECEIPT

@ 185***** tononin mines

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

Location of projecty M/S Fruit is 26 26 46 N of Jary and

Location of Store N/5 of Fourt around son front of 130

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, 121 W. Chempeake 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 Foring 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 conconforming use to wit: a business designing and creating uniforms in a residential zone or whether said use should be considered a home occupation

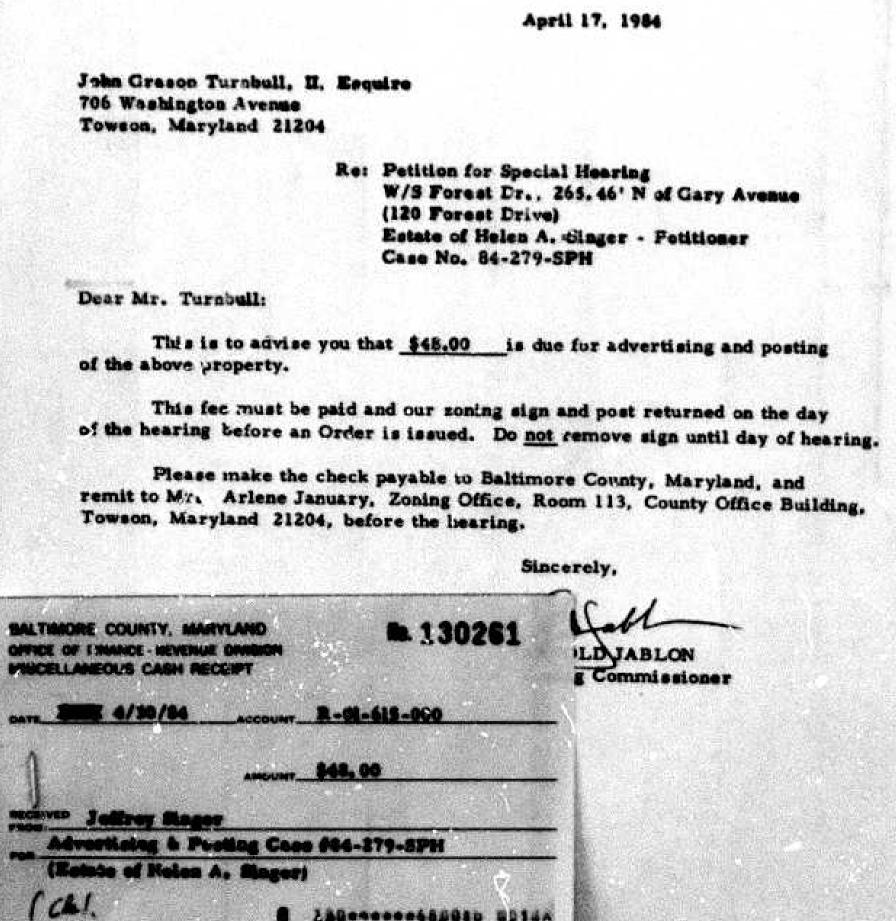
Being the property of Estate of Helen A. Singer, as shown on plat plan filed with the Coning Department.

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, nowever, 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 CONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION TIGG 'S TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed

0



ALIGN GERGESSSSSSS

VILIDATION OR SIGNATURE OF CASHIES

COURT HOUSE SQUARE

ELLICOST CITY, MD 21043

301-465 7777

PETITION FOR SPECIAL HEARING W/S of Forest Dr., 265.46' N of Gary Ave. (120 Forest Dr.) 1st Election District

No. 84-279-SPH (Item No. 220)

BEFORE THE DEFUTY ZONING COMMISSIONER

BALTIMORE COUNTY

Estate of Helen A. Singer by Jeffrey L. Singer - Petitioner

111 111 111 111 111 111 111 111

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 coatinuously 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 Ataken but rarely have customers come to the premises. Deliveries to the location have been by truck or UPS; at this time, there is Yuzumily a daily UPS delivery. Finished uniforms are delivered by UPS or private car. No retail sales are conducted and there has Anever been a business sign.

Protestants, represented by counsel, expressed concern over po-Mential growth, parking, traffic, seliveries, and number of employees. No testimony was presented to co. . Adict the petitioner's description of the nature and extent of the _siness operation.

School of Nursing St. Joseph Muspitul 7620 Hork Road Maltimore, 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 satis-fied with the quality of workmanship and raterials 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.

EMHIBIT 3 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 _______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
- 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.
- 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.
- 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.

FOR

RECEIVED

R

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 potition is hereby DISMISSED.

> Deputy Zoning Commissioner of Baltimore County

212 20 21228 02/228 102 Forest Dane 21238 Tilly - Hardinghe 21128 legalité Mroun 100 Oak There 2/228 21228 2.225 21228

4/24/84

Protestento

MICROFILMED

