PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R.O. (Residential Office)one to an B.L. (Business local) zone, for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Not applicable

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Not applicable

SEE MEMORANDUM IN SUPPORT ATTACHED HERETO

RECEIVED COUNTY BOARD OF APPEALS 1985 FEB 28 P 2 39

Property is to be posted and advertised as prescribed by The Baltimore County Code.

I, or we, agree to pay expenses of above Re-classification, Special Exception and/or Variance, 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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Newton A. William, Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered
(Type or Print Name)
Nolan, Plumhoff & Williams, Chartered
Signature
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800

Legal Owner(s):

JOSEF OF VIENNA, INC.
(Type or Print Name)
By: Joseph L. Gehring President
Signature
Joseph Gehring
(Type or Print Name)
Signature

MAP, LOT, ELECTION DISTRICT, DATE, FINAL, BY

318 Virginia Avenue
Address Phone No.
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Stephen J. Nolan
Name
204 W. Penn. Ave., Towson, MD 21204
Address Phone No.
823-7800

BABC—Form 1

C-86-112
#9

Josef of Vienna, Inc.
N/S Joppa Rd., 315' W/centerline of Harford Rd.
9th Dist.
R-86-112

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 31, 1985

Newton A. Williams, Esq.
Stephen J. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

Re: Case No. R-85-112
Josef of Vienna, Inc.

Gentlemen:

Enclosed herewith is a copy of the Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen, Secretary

Encl.
cc: Joseph Gehring, President,
Josef of Vienna, Inc.
Phyllis C. Friedman
James Earl Kraft
Arnold Jablon
Jean Jung
James Dyer
Norman Gerber
James Hoswell

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R-O TO B.L. ZONE N/S Joppa Rd., 315' W from Centerline of Harford Rd., Ninth District
: BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

JOSEF OF VIENNA, INC., Petitioner
: Case No. R-86-112

: : : : : : :

ORDER

Based upon the testimony of Mr. Frederick Klaus and Mr. James G. Hoswell, as well as the Joint Exhibits 1 through 5, and the stipulation of the parties, it is this 31st day of October, 1985, by the County Board of Appeals,

ORDERED, that the subject petition for B.L. zoning be and is hereby granted in part in accordance with the 200 scale map exhibit, Joint Exhibit No. 2, which reflects that the front portion of the property adjacent to the service station to the east be reclassified from R-O to B.L.

It is further ORDERED that the balance of the property remain in its R-O classification, without prejudice to the right of the Petitioner to seek a change or changes on the 1988 Comprehensive Zoning Maps or thereafter by such other means available by law.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

LeRoy B. Spurrier

Patricia Phipps

MEMORANDUM IN SUPPORT

OF REQUESTED RESTORATION OF B.L. ZONING

ON THE GEHRING PROPERTY

The Gehring property, particularly the frontage, should be zoned BL for the following reasons, and it was error for the Council to downshift the frontage from BL to RO for the following reasons:

1. For many years the frontage of the property was zoned BL, and this narrow strip with B.L. on both sides should be restored at the very least to B.L.
2. The adjoining property to the southeast is zoned BL-CNS, and is occupied by a high volume gas 'n go station.
3. The adjoining property to the northwest is zoned BL to the depth of the subject property, and it is slated for commercial development.
4. The subject property is located directly on widened Joppa Road, and with a narrow wedge shape with commercial on both sides should be zoned commercial as well.
5. The subject property adjoins the commercial heart of Carney zoned BL-CNS, and it should have been zoned B.L. itself.
6. The large RO zone fronting on the northwest side of Harford Road, northeast of Joppa Road, as well as the RO properties on the north side of Joppa Road further west provide ample RO zoning in this area of Carney and there was no need to so downshift the subject property.
7. The property is narrow and deep and due to its configuration and surroundings should have been maintained in a B.L. zone.
8. Further, it was error for the Council not to place the entire property in B.L., and the property should be zoned BL to the full depth.
9. There is a park and ride lot planned directly behind the subject property, and this is another reason for full depth BL zoning.

---

10. And for such other and further reasons as a careful review of the matter discloses as the request progresses through the process.

Respectfully submitted,

Newton A. Williams
NEWTON A WILLIAMS

Stephen J. Nolan
STEPHEN J. NOLAN

Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800

PETITION FOR RECLASSIFICATION

LOCATION: North side of Joppa Road, 315 feet West from the centerline of Harford Road

PUBLIC HEARING: Tuesday, October 8, 1985 at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: R.O.
Proposed Zoning: B.L.

All that parcel of land in the 9th District of Baltimore County

BEGINNING for the same on the north side of Joppa Road at a point distant 300 feet from the centerline of Harford road measured westerly from the intersection of said centerline of Harford road with the extension of said north side of Joppa Road, thence leaving said side of Joppa Road and running North 28-33-18 east 445 feet to the south side of Woodleigh Road, thence with said south side of Woodleigh Road North 65-28-37 west 75.10 feet, thence leaving said Woodleigh Road and running South 28-28-56 west 439.62 feet to the north side of Joppa Road, thence with said north side of said Joppa Road by a line curving to the right and having a radius of 918.04 feet the distance of 74.79 feet to the place of beginning.

CONTAINING 0.76 acres of land more or less.

Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

MICHAEL B. DALLAS
Registered Surveyor
7008 HARFORD ROAD
BALTIMORE, MD. 21234
254-4555

Property of Josef of Vienna, Inc.
RO to BL

BEGINNING for the same on the north side of Joppa Road at a point distant 300 feet from the centerline of Harford road measured westerly from the intersection of said centerline of Harford road with the extension of said north side of Joppa Road, thence leaving said side of Joppa Road and running North 28-33-18 east 445 feet to the south side of Woodleigh Road, thence with said south side of Woodleigh Road North 65-28-37 west 75.10 feet, thence leaving said Woodleigh Road and running South 28-28-56 west 439.62 feet to the north side of Joppa Road, thence with said north side of said Joppa Road by a line curving to the right and having a radius of 918.04 feet the distance of 74.79 feet to the place of beginning.

CONTAINING 0.76 acres of land more or less.

February 1985

Item #6 Cycle 1
Revised description
1/14/86

STATE OF MARYLAND
MICHAEL B. DALLAS
No. 10103
REGISTERED
PROPERTY LINE SURVEYOR

OFFICE COPY

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R.O. TO B.L. ZONE N/S Joppa Rd. 315' W from Centerline of Harford Rd., Ninth District
: BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

JOSEF OF VIENNA, INC., Petitioner
: Case No. R-86-112

: : : : : : :

ENTRY OF APPEARANCE

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

RECEIVED COUNTY BOARD OF APPEALS 1985 AUG -7 A 9 59

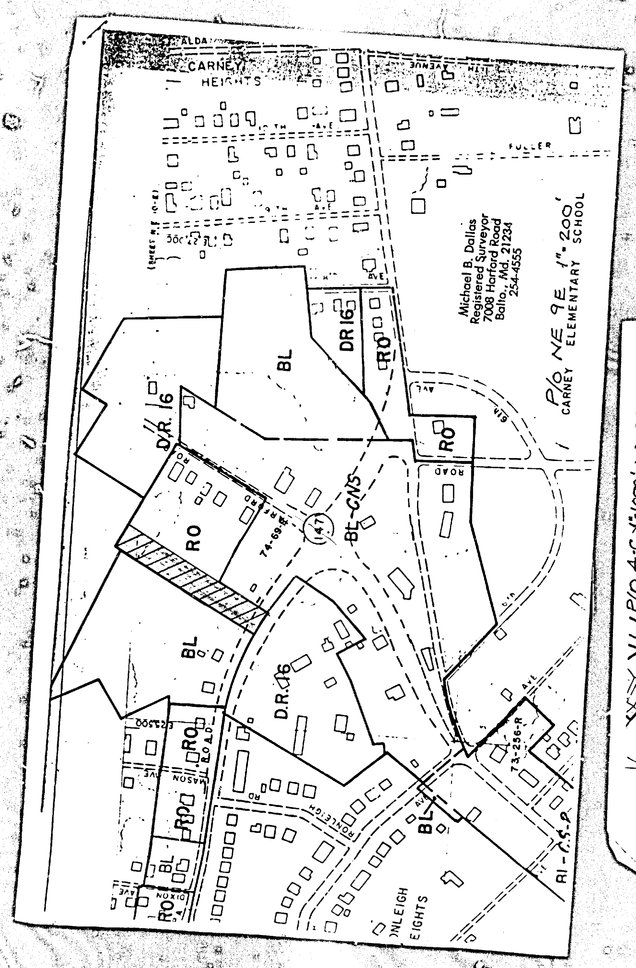
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 7th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Stephen J. Nolan, Esquire, and Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

APR 14 1986


CARNEY HEIGHTS
FULLER
BL
DR 16
RO
D.R. 16
BL-CNS
(147)
74.69
P/O NE 9E 1" = 200'
CARNEY ELEMENTARY SCHOOL
Michael B. Dallas
Registered Surveyor
7008 Harford Road
Balto., Md. 21234
254-4555
D.R. 16
BL
RO
BL
RO
BL
RO

PETITION FOR ZONING RE-CLASSIFICATION
SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County:

Not applicable

SEE MEMORANDUM IN SUPPORT ATTACHED HERETO

RECEIVED COUNTY BOARD OF APPEALS 1985 FEB 28 P 2 39

Property is to be posted and advertised as prescribed by The Baltimore County Code.

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Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
Newton A. William, Stephen J. Nolan and Nolan, Plumhoff & Williams, Chartered
(Type or Print Name)
Nolan, Plumhoff & Williams, Chartered
Signature
204 W. Pennsylvania Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 823-7800

Legal Owner(s):

JOSEF OF VIENNA, INC.
(Type or Print Name)
By: Joseph L. Gehring President
Signature
Joseph Gehring
(Type or Print Name)
Signature

MAP, LOT, ELECTION DISTRICT, DATE, FINAL, BY

318 Virginia Avenue
Address Phone No.
Towson, Maryland 21204
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Stephen J. Nolan
Name
204 W. Penn. Ave., Towson, MD 21204
Address Phone No.
823-7800

BABC—Form 1

C-86-112
#9

Josef of Vienna, Inc.
N/S Joppa Rd., 315' W/centerline of Harford Rd.
9th Dist.
R-86-112

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

October 31, 1985

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Stephen J. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

Re: Case No. R-85-112
Josef of Vienna, Inc.

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June Holmen, Secretary

Encl.
cc: Joseph Gehring, President,
Josef of Vienna, Inc.
Phyllis C. Friedman
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IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R-O TO B.L. ZONE N/S Joppa Rd., 315' W from Centerline of Harford Rd., Ninth District
: BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

JOSEF OF VIENNA, INC., Petitioner
: Case No. R-86-112

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It is further ORDERED that the balance of the property remain in its R-O classification, without prejudice to the right of the Petitioner to seek a change or changes on the 1988 Comprehensive Zoning Maps or thereafter by such other means available by law.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William R. Evans, Acting Chairman

LeRoy B. Spurrier

Patricia Phipps

MEMORANDUM IN SUPPORT

OF REQUESTED RESTORATION OF B.L. ZONING

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Respectfully submitted,

Newton A. Williams
NEWTON A WILLIAMS

Stephen J. Nolan
STEPHEN J. NOLAN

Nolan, Plumhoff & Williams
NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 W. Pennsylvania Avenue
Towson, Maryland 21204
(301) 823-7800

PETITION FOR RECLASSIFICATION

LOCATION: North side of Joppa Road, 315 feet West from the centerline of Harford Road

PUBLIC HEARING: Tuesday, October 8, 1985 at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

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Proposed Zoning: B.L.

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Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

MICHAEL B. DALLAS
Registered Surveyor
7008 HARFORD ROAD
BALTIMORE, MD. 21234
254-4555

Property of Josef of Vienna, Inc.
RO to BL

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February 1985

Item #6 Cycle 1
Revised description
1/14/86

STATE OF MARYLAND
MICHAEL B. DALLAS
No. 10103
REGISTERED
PROPERTY LINE SURVEYOR

OFFICE COPY

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R.O. TO B.L. ZONE N/S Joppa Rd. 315' W from Centerline of Harford Rd., Ninth District
: BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

JOSEF OF VIENNA, INC., Petitioner
: Case No. R-86-112

: : : : : : :

ENTRY OF APPEARANCE

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

RECEIVED COUNTY BOARD OF APPEALS 1985 AUG -7 A 9 59

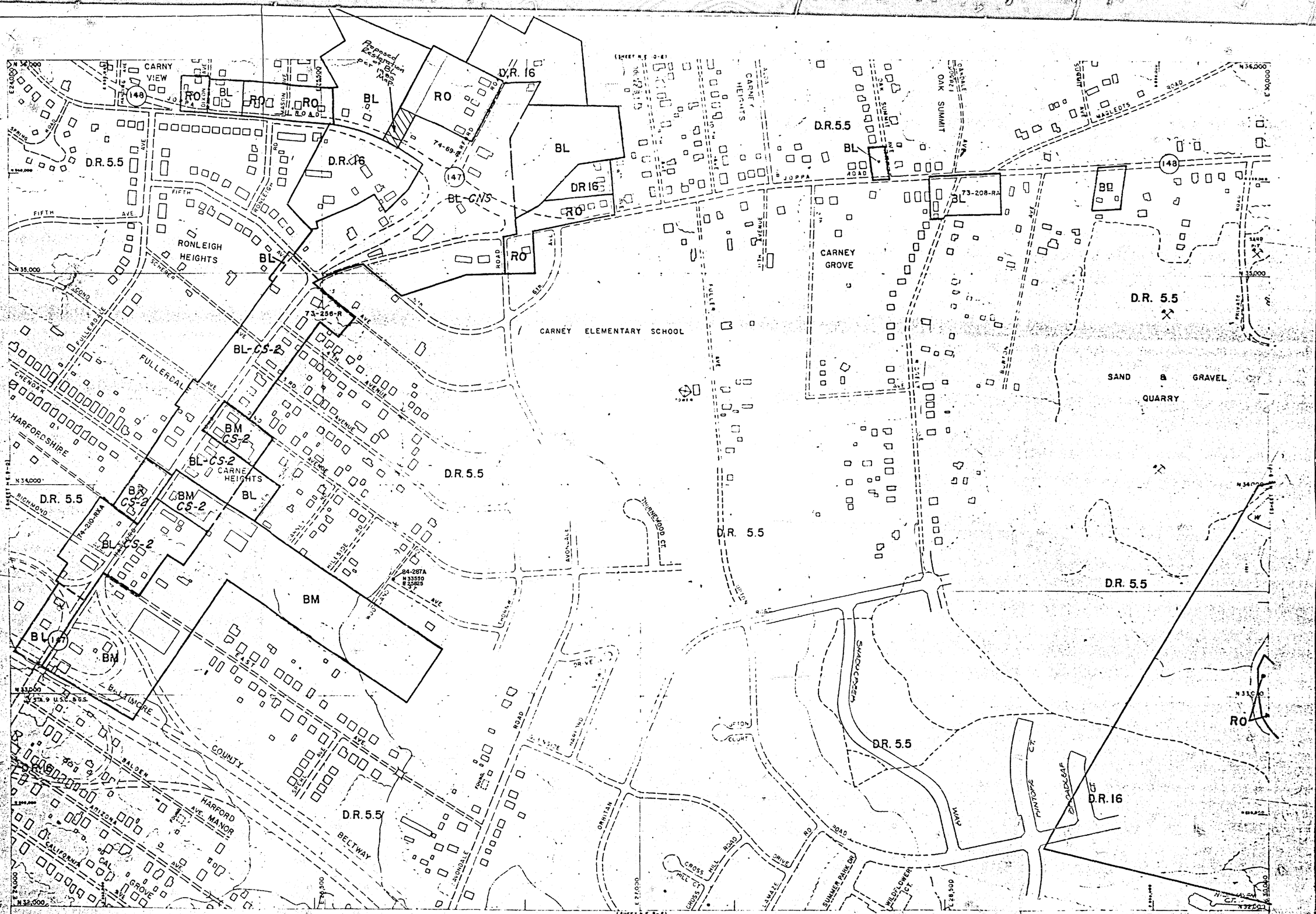
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 7th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Stephen J. Nolan, Esquire, and Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204.

Peter Max Zimmerman
Peter Max Zimmerman

APR 14 1986



1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1984
BILL NOS. 135-84, 137-84, 139-84
CHAIRMAN, COUNTY COUNCIL

N-NE M-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PARKVILLE	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953	CYCLE II, ITEM 18 (NORTH EAST AREA)	3-E

Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

Dont Plot

UPDATE

APR 14 1986

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R.O. to B.L. ZONE N/S of Joppa Rd., 300' W of Harford Rd., Ninth District

JOSEF OF VIENNA, INC., Petitioner

: BEFORE THE COUNTY BOARD OF APPEALS

: OF BALTIMORE COUNTY

: Zoning Case No. R-86-112

: : : : : : :

PEOPLE'S COUNSEL'S LIST OF EXHIBITS

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Joint Ext.

~~Protestants~~ Ext #1

Josef of Vienna, Inc. #R-86-112 (Stand, Sept 17, 1985)

1984 COMPREHENSIVE ZONING MAPS

BALTIMORE COUNTY, MARYLAND

SIXTH COUNCILMANIC DISTRICT

BALTIMORE COUNTY 1984 COMPREHENSIVE ZONING MAP ISSUES

6th COUNCILMANIC DISTRICT — DATE 10/19/83 — SHEET 11 OF 12

PLAN NING AREA NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION, OR PLACE NAME	LOCATION AND APPROXIMATE ACRES	ZONING: EXISTING	ZONING: REQUEST	ZONING: STAFF RECOMMENDATIONS	ZONING: PLANNING BOARD RECOMMENDATIONS	COMMENTS
5-63 E	Michael & Joseph Longo by S. Eric DiNenna, atty	N/side Joppa Rd. opposite Kingsley Rd. .34 ac.±	DR 5.5	BM	DR 5.5	DR 5.5	
5-64 E	Joseph D. Deisert by Newton Williams, attny.	S/E/side Philadelphia Rd. S/W of Middle River Rd. & Grove Neck Rd. waterside lim 1.1 ac.±	DR 16	BL-CNS	RO	RO	Additional RO zoning should be considered in the area
5-65 E	June Schmidt by George Lambros, Agent	N/E/cor. Kenwood Ave. & Delesge Rd. 6.8 ac.±	DR 16 & DR 5.5	DR 16	DR 16 & DR 5.5	DR 16 & DR 5.5	Existing Zoning
5-66 E	Josef Vienna, Inc. by Michael Dallas, Rep.	W/E/side Joppa Rd. betw. Harford Rd. & Mason Ave. W of 2614 Joppa Rd. .75 ac.±	BL & DR 16	BL	BL	BL	
5-67 E	Joseph L. Gehring by Michael Dallas, Rep.	N/W/side Harford Rd. 370'± N/E from cor. of Joppa Rd. & 9618 Harford Rd .023 ac.±	RO	BL	RO	RO	
5-68 E	Preston R. & Conrad D. Snedgar	Parcel loc. rear of #516 Middle River Rd. W/S Middle River Rd. S. of Clover Ave. .21 ac.±	DR 10.5	BL	DR 5.5	DR 5.5	Additional DR 5.5 zoning should be considered in the area

Josef of Vienna, Inc. - #R-86-112 (Stand, Sept 17, 1985)

1 RALTIMORE COUNTY PLANNING BOARD
2 Public Hearing
3 Overlea Senior High School
4 2401 Kenwood Avenue
5 Thursday, October 20, 1983
6 7:30 P. M.
7 SIXTH ELECTION DISTRICT
8 PLANNING BOARD MEMBERS PRESENT:
9 KENNETH D. DRYDEN, CHAIRMAN
10 BENJAMIN BRONSTEIN
11 CHARLES W. CHARPTSON
12 JOHN DISNEY
13 EDMUND G. ROTHENBERG
14 JACK E. MATTHEWS
15 DALE T. VOLZ
16 JOSHUA M. WHEELER
17
18
19 Reported by:
20 Bernard Danker
21

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

hundred and fifty feet north of Joppa on the west side of Harford Road. It is presently zoned RO. He would like to have it rezoned to BL.

We have existing BL across the street and to the south separated by a part of RO at this time, and there is shopping. There is a fifty by two hundred foot lot. There's not much you could do in an office on it at this time, and the existing building doesn't lend itself to conversion. Without going to the BL use, there is not, really, much practical development of the site.

If there's any questions on that site --

MR. DISNEY: It's fifty foot wide?

MR. DALLAS: It's fifty, yes, sir, fifty by two hundred feet deep.

MR. DISNEY: What is it, the second house north of the [illegible] station?

MR. DALLAS: Yes, sir.

CHAIRMAN DRYDEN: Any other questions? Thank you, sir.

MR. DALLAS: The other property we are speaking on is 2614 Joppa Road. That is a piece -- it's, approximately,

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

seventy-five by four hundred and forty feet deep. It is presently zoned BL and DR-16. The BL is, approximately, two hundred feet from the center line. The remainder of the property is DR-16. Under the last cycle, the property immediately adjacent to the west was rezoned BL all the way to the full depth which, actually, takes it to Woodley Avenue, which is a paper street; nevertheless, the zoning line went there. This property, also, goes back to Woodley, but only the front half is zoned. There is an existing use permit for parking in the DR-16 zone which allows him to make use of it commercially, but, basically, it puts his building in the front of the lot. That means all his parking has to go in the rear which limits his use. It, also, requires quite a bit of utility construction to get to the sewer in the rear.

The intersection of Harford and Joppa has been improved.

THE AUDIENCE: Mr. Chairman, could he speak into the microphone.

CHAIRMAN DRYDEN: I'm sorry, they can't hear you.

MR. DALLAS: I'm sorry. I would wonder where to start.

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

CHAIRMAN DRYDEN: Start from the beginning.

MR. DALLAS: Okay.

CHAIRMAN DRYDEN: On the second issue.

MR. DALLAS: Okay fine. The second issue is 2614 Joppa Road, approximately, three hundred and fifteen feet west of Harford Road. It's a seventy-five feet by four hundred forty feet piece of property. It is zoned BL and DR-16. The front two hundred feet, approximately, is the BL. The remainder is DR-16. The DR zone has an existing use permit for parking now which allows construction and commercial use of the site, but it does limit the placement of the building to the front. Say, the property immediately adjacent to the west was rezoned under the last cycle to BL, and it goes the full depth. It just appears that this was either, left out or overlooked during the last cycle.

By holding the building to the front of the lot, it causes some unnecessary expense in connection with the utilities which are, basically, sewers in the rear.

MR. VOLZ: Mr. Dallas, am I correct to understand you are requesting BL for the entire parcel?

MR. DALLAS: We are requesting -- well, we have --

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

BL for the entire parcel, yes.

MR. DISNEY: These two pieces of property, do they touch one another?

MR. DALLAS: No, they do not. They should. By the original subdivision, they did. The lots on Harford Road were about two hundred fifty foot deep, but a seventy-five foot strip was cut out in the rear of that which fronts on Joppa, taking off the back, so, actually, it's a small buffer which is both BL and DR-16.

MR. DISNEY: Was this property on Joppa Road an issue four years ago?

MR. DALLAS: I don't believe this one was. I think it was the property adjacent to it.

MR. DISNEY: All right, it may have been.

MR. DALLAS: Thank you.

CHAIRMAN DRYDEN: Thank you, Mr. Dallas. The next speaker is Preston Snedegar.

THE SPEAKER: My name is Preston Snedegar, and I'm here to speak on a property owned by my brother and myself. My brother's name is Conrad D. Snedegar. The property is located at 516 Middle River Road. Currently, there is a

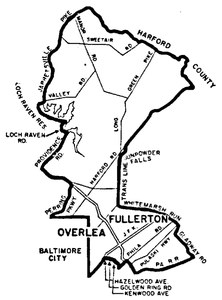
BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

APR 14 1986

Joseph of Vienna, Inc. #R-86-122 (Item 6, Cycle I, 1985)

HON. EUGENE W. GALLAGHER
District Office 494—3388

SIXTH COUNCILMANIC DISTRICT



SIXTH COUNCILMANIC DISTRICT

BALTIMORE COUNTY COUNCIL
FINAL ISSUES

SHEET 1 OF 3

ITEM NO. & AREA	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION AND (APPROXIMATE ACRES)	ZONING: EXISTING	ZONING: REQUEST	ZONING: PLANNING BOARD RECOMMENDATIONS	ZONING: POSSIBLE FINAL ZONING	COMMENTS
6-62 E	David Wayne Stinebaugh	S/E/side Clement Ave. 200'+ N/E of Joppa Rd. a/k 8915 Clement Ave. (.34 ac.+)	DR 16	BL	DR 16	DR 16 BL RO O-1	Council Hearing: 1 speaker supported P.B. recommendation P.B. Hearing: 1 speaker opposed staff recommendation DR DR 16
6-66 E	Joseph Vienna, Inc. by Michael Dallas, Rep.	N/E/side Joppa Rd. Btwn. Harford Rd. & Nelson Ave. a/k 2614 Joppa Rd. (.75 ac.+)	BL B DR 16	BL	BL	BL DR 16 RO	Council Hearing: 1 speaker supported P.B. recommendation P.B. Hearing: 1 speaker supported staff recommendation BT BL
6-69 E	WFS Holding Co. Inc. by W. Bruce Alderman, Attyp.	S/E/side Belair Rd. Btwn. Waltham Dr. & Henry Ave. a/k 7625 Belair Rd. (.46 ac.+)	BL-CS-2 & DR 5.5	BM-CS-2 & DR 5.5	BM-CS-2 DR 5.5 BL-CS-2	DR 5.5 portion as existing Council Hearing: 1 speaker opposed P.B. recommendation P.B. Hearing: 1 speaker opposed staff recommendation BT BM-CS-2 and DR 5.5
6-71 E	Rose Associates by Robert W. Cannon, Attyp.	W/S Ridge Rd. N. of Thomas Mills Rd. a/k 266 Ridge, a/k/a 7106 Ridge Rd. (1.88 ac.+)	DR 5.5	O-1	O-1	O-1 DR 5.5 RO DR 10.5	F/D O-1. Additional O-1 zoning should be considered on this area. P.B. Hearing: 1 speaker supported staff recommendation BT O-1
6-74 E	Charlotte's Fiesta, Inc. by Ronald W. Ferrari, Attyp.	S/E/cor. Pulaski Hwy. & Weems Rd. a/k 10056 Pulaski Hwy. (.5 ac.+)	ML-CS1	BR	ML-CS-1	ML-CS-1 BR RO BL	P.B. Hearing: 1 speaker opposed staff recommendation BT ML-CS-1
6-75 E	Planning Board	E/s Harford Rd. Btwn. Linwood Ave. & Dubois Ave. a/k 8019-8029 Harford Rd. (0.814 ac.+)	BM	BL	BL	BL BM	

COUNCIL OFFICE COPY 1984 6-1

Joseph of Vienna, Inc. #R-86-122 (Item 6, Cycle I, 1985)

1984 COMPREHENSIVE ZONING MAPS HEARING
Baltimore County, Maryland
Loch Raven Senior High School
Sixth Councilmanic District
June 12, 1984
7:00 P.M.

BALTIMORE COUNTY COUNCIL MEMBERS:

RONALD B. HICKERNELL, Chairman
JOHN W. O'ROURKE
EUGENE W. GALLAGHER
NORMAN W. LAUENSTEIN
BARBARA BACHUR
JAMES T. SMITH, JR.
GARY HUDDLES

THOMAS TOPORVICH, Secretary

Reported by:
Susan A. Kambouris

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MRS. McEVOY: My name is Carol McEvoy. I represent the Cub Hill Civic Association. I live at 9304 Luray Drive, Baltimore, Maryland 21234.

Mr. Chairman, members of the Council, I would like to briefly address a series of Issues, the locations of which lie within the boundaries of the Cub Hill Civic Organization. The first Issue is 6-2, 9919 Harford Road. We recommend that existing zoning be retained. I have copies here of all of this which the secretary will give you.

The second Issue, Issue 6-14 at 2414 Joppa Road. We believe that R.O. zoning should be retained to buffer adjoining residences from commercial zoning.

Issue 6-23, the southwest corner of Harford and Jomat. We agree with the Planning Board's recommendation to retain existing zoning noting that this property is being considered as a site for a parking lot facility.

Issue 6-24, the end of Smith Avenue. We cannot endorse the requested increase in density. Sixty-two units on forty-two acres is more than double the density of Stillwood. We do not wish to see a chipping away of DR-2 zoning in this area. We believe that this would cause an

undesirable increase in traffic volume on Smith Avenue and Waltham Woods Road and we recommend that the existing zoning be retained.

Issue 6-32, east side of Emla Avenue. We agree with the residents of Emla Avenue and the Planning Board that DR-16 should be retained.

Issue 6-62, 8915 Clement Avenue. We agree with the Planning Board's recommendation of DR-16.

Issue 6-66 at 2614 Joppa Road. We agree with the judgment of the Planning Board that an increase to BL zoning should be granted.

Issue 6-67 at 9618 Harford Road. We agree with the Planning Board also that R.O. zoning be retained.

Issue 6-72, 9100 Old Harford Road. The requested increase is completely inconsistent with the surrounding zoning. We strongly recommend that 5.5 be retained.

Issue 6-73, 2601 Joppa Road. We believe that this location is inappropriate for R.O. zoning since no residence exists on the property.

We will comment later on several Issues raised tonight and some that were submitted in June. We would

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like to thank you and the Staff, in particular Mr. Ed Johnson, and members of the Planning Board, especially Mr. John Disney, for their thoroughness and attention to the needs of this area, and I would like to thank the members of the Council for this opportunity to present the views agreed upon by the Board of Directors of the Cub Hill Civic Association. Thank you.

MR. HICKERNELL: Thank you. The next speaker is J. Strong Smith, to be followed by Richard Williams.

MR. SMITH: Good evening, I am J. Strong Smith, 303 Allegheny Avenue, engineer for Carl and Edward Julio, owners of the three-acre tract on the east side of Rossville Boulevard, on the south side of Square Ridge Road. This is Issue 6-28 and some of you may remember from the 1980 map process when it was also an issue.

Quite a bit has happened since 1980. Council Bill 10982 was adopted, the transitionary Bill. This Bill requires large buffers and setbacks within transition areas. The DR-16 zoning of this tract would permit forty-eight units. We believe that at the very best you could put twelve garden -- a twelve-unit garden apartment building on the project. Perhaps almost nothing on the project on the site. Exhibit No.

COUNCIL OFFICE COPY 6-2

1984 Joseph of Vienna, Inc. - #R-86-122 (Item 6, Cycle I 1985)

BALTIMORE COUNTY COUNCILMANIC

Zoning Map Hearing
Sixth Councilmanic District
Loch Raven High School
October 9, 1984
7:30 P.M.

COUNTY COUNCIL MEMBERS (PRESENT):

RONALD B. HICKERNELL, CHAIRMAN
JOHN W. O'ROURKE
EUGENE W. GALLAGHER
NORMAN W. LAUENSTEIN
GARY HUDDLES

THOMAS TOPOROVICH, Secretary

Reported by:
Susan A. Kambouris

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Staff and the Planning Board. Both the Planning Staff and the Planning Board have recommended our request for BR zoning.

Tonight I would ask the Council to review the supplemental memorandum filed by our attorneys and as well as the comments that were made by us in June and the recommendations of the Planning Staff and the Planning Board and favorably consider our request. Thank you.

MR. HICKERNELL: Thank you. The next speaker is Joseph Roach, to be followed by Carol McEvoy.

MR. ROACH: Mr. Chairman, members of the Baltimore County Council. My name is Joseph T. Roach and I reside at 3 White Spruce Court. I am speaking in reference to Item 6-103E.

I am here to support the requested zone change to BL of Mr. and Mrs. Steve Weber of Weber's Farm on Proctor Lane. Being an adjacent property owner to Weber's farm, I do not feel that the proposed changes will in any way detract from the general area, but upon completion of the proposed changes would, in fact, enhance the overall appearance of the present site. Thank you.

MR. HICKERNELL: Thank you. The next speaker is Carol McEvoy, to be followed by Chase Ridgely.

MRS. McEVOY: My name is Carol McEvoy. I live at 9304 Luray Drive and I represent the Cub Hill Civic Organization. Mr. Chairman and members of the Council, I would like to comment on twelve issues which lie within the boundaries of the Cub Hill Civic Organization. I may need a little more time. Our position on each issue was voted on at our October 3rd general meeting.

Issue -- the first one is Issue 6-32, the east side of Emla Avenue. We support the resident of Emla Avenue who are studying the compromise proposed by Ed & Jim's Body Shop in which only the rear half of the property would be zoned BL. If a satisfactory covenant can be agreed upon providing, among other things, effective screening for the neighborhood, we would support the compromise.

Two related Issues, 6-32 and 6-111, that is at 8915 Clement Avenue and the east and west sides of Clement Avenue. Our members voted to recommend the retention of existing zoning, that is DR-16.

On item 6-66 and 6-112, it is two more related issues, these are at 2614 Joppa Road and the northwest corner of Joppa Road and Harford Road. We agree with the Planning Board's recommendation on these Issues that BL zoning

APR 1 4 1986

and R.O. zoning be granted.

The next one is 6-82 at 8931 Satyr Hill Road. We recommend that existing zoning be retained at this location. That is DR 3.5 and 16.

Issue 6-85 at 2708 Joppa Road, we support the Planning Board's recommendation that DR 5.5 be retained.

Item 6-90, the northwest corner of Aspen Hill Road and Harford Road. We strongly recommend that DR 5.5 and DR 16 be retained until the sight distance problem on Harford Road at Aspen Hill Road is eliminated and until the Park & Ride is completed and its effect on Harford Road can be evaluated.

Issue 6-96, the northeast corner of Satyr Hill Road and Cromwell Bridge Road. The increase in zoning requested by this petitioner is objectionable to the Cub Hill Civic Organization for its represents two hundred thirty-two possible housing units, In a location where traffic access to an existing road would cause a burden on the surrounding community. One-lane Smith Avenue cannot be described as an adequate facility suitable for the traffic generated by dense development. Cromwell Bridge Road is a forty mile per

Josef of Vienna, Inc. - #R-86-112 (Item 6, Cycle I, 1985)

BALTIMORE COUNTY COUNCIL MINUTES
Legislative Day No. 21
November 13, 1984 7:30 P.M.

A. The meeting was called to order by the Chairman at 7:40 P.M. The Chairman then asked the audience to rise for a moment of silent prayer and the Pledge of Allegiance to the Flag. There were approximately 225 persons in attendance and the following Council-members were present:

RONALD B. HICKERNELL	FIRST DISTRICT
GARY HUDDLES	SECOND DISTRICT
JAMES T. SMITH, JR.	THIRD DISTRICT
BARBARA F. BACHUR	FOURTH DISTRICT
NORMAN W. LAUENSTEIN	FIFTH DISTRICT
EUGENE W. GALLAGHER	SIXTH DISTRICT
JOHN W. O'ROURKE	SEVENTH DISTRICT

B. CALL OF BILLS FOR FINAL READING AND VOTE

At this time the Chairman stated that Bills 133-84 through 139-84 had been submitted with the request that the ten day rule be waived and they be called for final reading and vote. Thereupon, Councilman Hickernell moved to waive the ten day rule and call Bill No. 133-84 for final reading and vote. Councilman Smith seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Bill No. 133-84, Adoption of Zoning Maps - First District, was called. Councilman Hickernell moved to retire the following issues in addition to all other First District issues previously retired at the September 4, 1984 meeting: 1-17, 1-18, 1-23, 1-31 and 1-35. These issues will be closed out in accordance with the Planning Board's recommendations. Councilman Gallagher seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Councilman Hickernell then moved for the following changes in the First District Comprehensive Zoning Map:

Issue 1-7 From BR-CS-1, RO, DR 5.5 to BR-CS-1 and RO. Motion was seconded by Councilman Gallagher and passed unanimously.

Issue 1-12 From DR10.5 to DR 16 and DR 2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-13 From DR 3.5 to DR 3.5 and RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-15 From DR 5.5 to DR 5.5 and BM. Motion was seconded by Councilman Smith and passed unanimously.

Smith and passed unanimously.

Issue 6-52 From ML-CR to ML-CR, BL-CR, RC 2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-55 From ML to ML, O-1. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-57 From DR 5.5 to RO, DR 3.5. Motion was seconded by Councilman Hickernell and passed unanimously.

Issue 6-59 From DR 16 to ML-IM, DR 5.5. Motion was seconded by Councilman Huddles and passed unanimously.

Issue 6-62 From DR 16 to BL. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-66 From BL to RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-69 From BM-CS-2, DR 5.5 to BM-CS-2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-71 From O-1 to RO. Motion was seconded by Councilman O'Rourke and passed by the following roll call vote:

Aye - Huddles, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - Hickernell, Smith

Issue 6-74 From ML-CS-1 to RO. Motion was seconded by Councilman Huddles and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Gallagher, O'Rourke
Nay - Lauenstein
Abstain - Bachur

Issue 6-75 From BL to BM. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-79 From DR 5.5, RO to RO. Motion was seconded by Councilman Smith and passed unanimously.

At this time Councilman Gallagher moved to amend the Log of Issues for the Sixth District. Page 5 of 8 in the existing and possible final zoning columns under Issue 6-80 - DR 5.5 should be DR 3.5.

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - None

Issue 6-80 From DR 5.5 to ML, DR 3.5. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-81 Retain DR 3.5 zoning. Motion was seconded by Councilman O'Rourke and passed unanimously.

Issue 6-84 Retain BL, DR 5.5 zoning. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-91 DR 5.5 to BL. Motion was seconded by Councilman Lauenstein and passed unanimously.

Issue 6-92 From DR 16 to RO. Motion was seconded by Councilman O'Rourke and passed unan- [illegible]

[illegible] was seconded by Councilman O'Rourke and passed unan-

Josef of Vienna, Inc. - #R-86-112 (Item 6, Cycle I, 1985)

REPORT
BY THE
DIRECTOR OF PLANNING AND ZONING
TO THE
BALTIMORE COUNTY PLANNING BOARD

ZONING RECLASSIFICATION PETITIONS
CYCLE I
1985

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
May 31, 1985

RECOMMENDATIONS TO THE PLANNING BOARD

NO.	PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	REQUESTED ZONING	RECOMMENDED ZONING
2	Paul Gambrill, et al	N/S of Smith Avenue, 1200' E. of Edenvale Road	34.3	D.R.5.5 D.R.3.5 D.R.16	D.R.16	D.R.5.5 D.R.3.5 D.R.16
3	Nelson L. Bond, Jr.,	E/S of Old Hanover Road, 1720' N. of Butler Road	5.7	R.C.5	B.R.	R.C.5
4	Conservation Associates	S/W/S of Green Spring Avenue, 1300' N/W of Caves Road; N/W/S of Caves Rd. 2400' S/W of Park Heights Avenue	303.3	R.C.2 R.C.5	R.C.5	R.C.2 R.C.5
5	Greater Baltimore Medical Center	E/S of Charles Street Avenue, 1440' S/E of Malvern Avenue	5.9	R.O D.R.2	O-1*	R.O D.R.2
6	Josef of Vienna, Inc.	N/S of Joppa Road, 300' W. of Harford Road	0.8	R.O	B.L.	B.L. R.O.
7	John W. Ruppert, et al	E/S of Harford Road, 435' N. of Joppa Road	0.9	D.R.16 D.R.5.5	B.L.	D.R.16 D.R.5.5

* Also includes a request for setback variances.

DISCUSSION

Of the 7 zoning reclassification petitions filed with the County Board of Appeals, one of the requests (Item No. 1, the Helena D. Gibbons property) has been withdrawn by the petitioner. With the exception of one of the remaining 6 petitions, it is the opinion of the Director and the staff that the existing zoning adopted by the County Council in 1984 is correct. One petition, Item No. 6, has received a recommendation that the front portion of the property that was zoned B.L. prior to the adoption of the 1984 Comprehensive Zoning Map be restored to that zoning classification, and the R.O. zoning on the remainder of the property be retained.

Item No. 2 is a request for D.R. 16 zoning for a property that is, for the most part, zoned D.R. 5.5. The zoning of this property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended a change to the D.R. 16 zoning classification; however, the County Council retained D.R. 5.5 zoning here. From a planning perspective, the staff is still of the opinion that D.R. 16 zoning is preferable; however, it is this office's opinion that the zoning adopted by the County Council, D.R. 5.5, provides for a reasonable use of the land.

Item No. 3 is a request for a change from R.C. 5 to B.R. zoning. The zoning of the property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended a change from D.R. 2 to R.C. 5 zoning; the County Council adopted R.C. 5 as recommended by the Board. Neither public water nor sewer service are available to this site. The Planning Director and staff believe R.C. 5 zoning to be appropriate. Furthermore, it is this office's opinion that the request cannot be granted in that it is not in conformance with Section 1A00.3A.1 of the Baltimore County Zoning Regulations.

Item No. 4 is a request for a change from R.C. 2 to R.C. 5 zoning. The zoning of the property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended the retention of R.C. 2 zoning; the County Council reaffirmed R.C. 2 as recommended by the Board. The staff believes that the zoning here is consistent with the intent and purposes of the R.C. 2 zoning classification, consistent with the planning policies of preserving the Caves Valley floor and walls in an agricultural category, and that the protection offered by the R.C. 2 zoning classification must be continued to preserve this limestone valley.

Item No. 5 is a request for a change from R.O. and D.R. 2 to O-1 zoning and a request for setback variances. As of this date, no plans have been submitted to this office delineating the petitioner's proposed office development. If the subject proposal had been submitted with sufficient detail during the 1984 Comprehensive Zoning Map process, this office would have been inclined to look with favor on such a request. The staff is of the opinion, however, that the existing 2 acres of land zoned R.O. and the ability to provide parking within the D.R. 2 zoned portion of the property provide for an appropriate use of the subject site.

Item No. 6 is a request for a change from R.O. to B.L. zoning. The zoning of this property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended B.L. zoning; however, the County Council adopted R.O. zoning here. After consideration of the zoning and uses on the properties abutting the east and west sides of this narrow, 75-foot wide parcel of land, the Planning staff is of the opinion that the existing zoning does not provide for a reasonable use of the land. It is recommended, therefore, that the B.L. zoning that existed on the front portion of the property prior to the adoption of the 1984 Comprehensive Zoning Map be restored.

Item No. 7 is a request for a change from D.R. 16 and D.R. 5.5 to B.L. zoning. It is the rear portion of a property the front portion of which contains a florist shop and a single-family dwelling. The Planning Director and staff are of the opinion that the zoning on the entire property provides for a reasonable use of the land.

BACKGROUND OF ISSUES

PETITION ITEM NO.	PLANNING BOARD ISSUE NO. 1984 COMPREHENSIVE ZONING MAP	COUNTY COUNCIL ISSUE NO. 1984 COMPREHENSIVE ZONING MAP	NEW ISSUE THIS CYCLE
2	2-6;2-7;2-14;2-15;2-16;2-28;2-59	2-6;2-7;2-14;2-15;2-16;2-28;2-59	
3	3-192; part of 3-133	3-192; part of 3-133	
4	3-60	3-60	
5			X
6	6-66	6-66	
7			X

APR 14 1986

ITEM NO. 6

PROPERTY OWNER: Josef of Vienna, Inc. ACREAGE: 0.8
LOCATION: N/S of Joppa Road, 300' W. of Harford Road
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 6

RECOMMENDED DATE OF HEARING: Week of October 7, 1985

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: B.L.; D.R. 16
EXISTING ZONING: R.O.
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: B.L.; R.O.

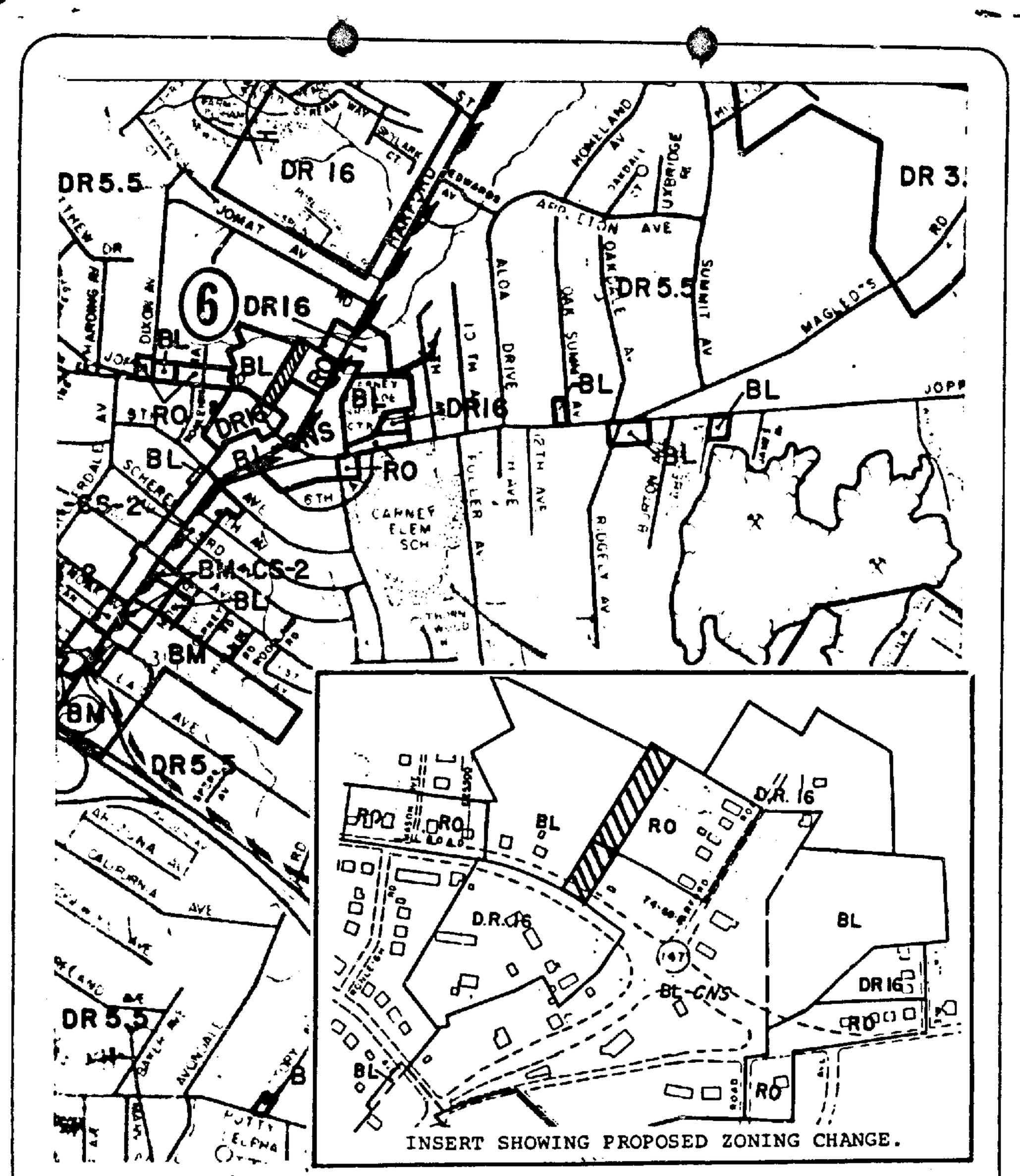
This vacant property is located in the Carney area, in proximity to the intersection of Harford and Joppa Roads. To the east are properties zoned B.L. - C.N.S. and R.O. containing a service station and several dwellings, respectively; to the west, B.L. zoned land with two businesses located along the Joppa Road frontage of the property. To the south, on the opposite side of Joppa Road, residences on D.R. 16 zoned land. The petitioner is requesting a change from R.O. to B.L. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned B.L. and D.R. 16. During the preparation and processing of the map, the zoning of this property was identified as a specific issue before both the Planning Board and the County Council (Issue No. 6-66). The Planning staff and the Planning Board recommended B.L. zoning; however, the County Council adopted R.O. zoning here.

The Planning Board is of the opinion that the placement of R.O. zoning on this entire property does not provide for a reasonable use for the land. The narrowness of the property and the existence of commercially zoned property to the west and the service station abutting the east side of the front portion of the site are factors that led to this conclusion. For these reasons the Planning Board believes that the B.L. zoning that existed on the front portion of the property prior to the adoption of the 1984 Comprehensive Zoning Map should be restored; however, the Board does not believe that the R.O. zoning on the remainder of the tract is unreasonable. This portion of the site abuts R.O. zoned properties to the east. Furthermore, the combination of B.L. and R.O. zoning would provide for a reasonable use of the property.

It is therefore recommended that the front portion of the property be rezoned B.L. (see inset of map on adjacent page) and that R.O. zoning be retained for the remainder of the property.

32



LOCATION OF PROPERTY UNDER PETITION
BASE MAP
SCALE 1" = 1000'

33

September 6, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Paul

NOTICE OF HEARING

RE: Petition for Reclassification
N/S Joppa Rd., 315' W/centerline
of Harford Road - 9th Elec. Dist.
Josef of Vienna, Inc., Petitioner
Case No. R-86-112 Cycle I - 1985, Item #6

TIME: 10:00 a.m.

DATE: Tuesday, October 8, 1985

PLACE: Room 218, Courthouse, Towson, Maryland

... T. Hackett
... Hackett, Chairman
...ard of Appeals

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No 005264

DATE 3/28/85 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Newton Williams

FOR: filing fee for reclassification

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S Joppa Rd., 315' W/ Centerline
of Harford Road - 9th Elect. Dist.
Josef of Vienna, Inc., Petitioner
Case R-86-112 Cycle I - Item #6

This is to advise you that $ 692.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Barbara Galliard, Zoning Office, Room 109, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. [illegible]2760

DATE [illegible] ACCOUNT 01-615-000

AMOUNT $ [illegible]

RECEIVED FROM: [illegible]

FOR [illegible] R-86-112 Cycle I - Item 6

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.*
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
G. SCOTT BARHIGHT
ROBERT L. HANLEY, JR.
JOSEPH T. WILLIAMS
ROBERT S. GLUSHAKOW

*ALSO ADMITTED IN D.C.

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121
RUSSELL J. WHITE

October 17, 1985

Ms. Shirley Hess
Legal Assistant
People's Counsel Office
Court House, Room 223
Towson, Maryland 21204

Re: Joint Order in the Josef of Vienna, Inc.
Case No. R-86-112

Dear Ms. Hess:

Pursuant to your letter of October 10, 1985, we have reviewed the draft Order which Mrs. Friedman and I jointly dictated to you on the day of the hearing, and it is acceptable to both this office and our client.

It will be appreciated if you will check it with Mrs. Friedman, and file it with the Board of Appeals for their review.

Finally, my client informs me that he is taking care of payment of the $692.00 cost of advertising and posting in this case.

We appreciate the cooperative manner in which this case was worked out with your office, as well as with the Planning staff and we thank the Board for its attention to this proposed Order.

Sincerely yours,

Newton

Newton A. Williams

NAW:ylm

cc: William R. Evans, Esquire
Mr. Josef Gehring
Mr. Michael Dallas

RECEIVED
COUNTY BOARD OF APPEALS
1985 OCT 21 A 11:46

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

April 12, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 6 - Cycle No. I
Petitioner - Josef of Vienna, Inc.
Reclassification Petition

Dear Mr. Williams:

This reclassification petition has been filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before Tuesday, April 30, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify this property from its current R.O. zoning classification to B.L., this hearing is required. As you are aware, this property was the subject of a previous zoning hearing (Case No. 80-140SPH), in which off-street parking in a residential zone was granted.

The site plan and description of the subject property have been revised in accordance with our previous conversations.

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

Item No. 6 - Cycle No. I
Petitioner - Josef of Vienna, Inc.
Reclassification Petition
April 12, 1985

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between September 1 and December 31, 1985, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Michael B. Dallas
7008 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 15, 1985

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

Re: Item #6 - Cycle I - 1985
Property Owner: Josef of Vienna, Inc.
N/S Joppa Road 315' W. from centerline
Harford Road
Existing Zoning: R.O.
Proposed Zoning: B.L.
Acres: 0.76 District: 9th

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 Comments:

Joppa Road is an existing road, of which no additional improvements are required, and Woodleigh Road shall ultimately be improved on a 50-foot right-of-way.

As no public facilities are involved, this office has no comment.

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.

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.

Very truly yours,

James A. Markle

JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss

cc: File

APR 14 1986

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

NORMAN E. GERBER
DIRECTOR

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

3/25/85

Re: Zoning Advisory Meeting of 3/6/85
Item # 6
Property Owner: Josef of Vienna, Inc.
Location: N/S Joppa Road W of Harford Road

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment, at this time.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( ) This site is part of a larger tract; therefore 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 permit.
( ) 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 wetlands, 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 Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on _____
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) 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 is _____
( ) 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 more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
Any Future Development will be subject to the requirements of Bill 32-74, the Development Regulations.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

March 27, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle - I Meeting of March 6, 1985
Item No. - 6
Property Owner: Josef of Vienna, Inc.

Location: NE/S Park Heights Avenue 467' and 1507' N/W Caves Road

Existing Zoning: R.C.2
Proposed Zoning: R.C.5

Acres: 306
District: 4th

Dear Mr. Hackett:

As presently zoned this site can be expected to generate approximately 90 trips per day and with the proposed zoning approximately 450 trips per day.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. William Hackett
Chairman, Board of Appeals Date March 20, 1985

FROM Ian J. Forrest

SUBJECT Reclassification Petitions
CYCLE I - 1985
Meeting of March 6, 1985

MAR 27 AM
ZONING DEPARTMENT
By

The Baltimore County Department of Health has reviewed the following Reclassification Petitions and does not anticipate any health hazards at this time regarding these Petitions.

Item #1 - Helena D. Gibbons
Item #2 - Paul Gambrill, et al
Item #3 - Nelson L. Bond, Jr., et al
Item #4 - Conservation Associates
Item #5 - Greater Baltimore Medical Center
Item #6 - Josef of Vienna, Inc.
Item #7 - John W. Ruppert, et al

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

RECEIVED
COUNTY BOARD OF APPEALS
1985 MAR 25 P 1:02

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 11, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Josef of Vienna, Inc.

Location: N/S Joppa Road 315' W. from c/l Harford Road

Item No.: 6 *Zoning Agenda:* Meeting of 3/6/85, Cycle - 1

Gentlemen:

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

(x) 1. *Fire hydrants for the referenced property are required and shall be located at intervals or* 300 *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.*

(x) 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.*

( ) 7. *The Fire Prevention Bureau has no comments, at this time.*

REVIEWER: Paul Gray Kelly 3-11-85 *Noted and Approved:* Roy W. Kemmerer
Planning Group *Fire Prevention Bureau*
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. William T. Hackett, Chairman, Appeals Board
C/O Nicholas Commodari, Zoning Department Date March 12, 1985

FROM Charles E. Burnham, Chief, Building Plans Review C.E.B.

SUBJECT Cycle I - 1985, Meeting scheduled 3/6/85
ITEM #6) Owner - Josef of Vienna, Inc., N/W Joppa Road 315' W. from c/l Harford Road

Conversion of property from one use to another use requires the structures involved to comply with the Building Code in force at the time a permit is applied for and before the structure can be used. Existing structures will require a Change of Use/Occupancy permit as well as alteration permits to upgrade the structure to meet the Code requirements for the new proposed use.

New structures shall be designed from the footings up to comply with the correct Use Group as provided for in Article 3 of the current 1981 Code.

Compliance with the State Handicapped Code is required for the buildings and the site.

Set backs from interior lot lines, other buildings on the same lot, and street lot lines for fire separations shall also comply to the Building Code in force at the time an application is made for the permit. This currently involves Table 401, Table 507 and Section 506, of the current 1981 B.O.C.A. Code known as the Baltimore County Building Code as adopted by Bill 4-82. The 1984 Edition of B.O.C.A. has been approved by the County Council and will become effective on permits filed 45 days after it's enactment.

No further comments at this time.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1985

Mr. William Hackett
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #I

RE: Item No: 6
Property Owner: Josef of Vienna, Inc.
Location: N/S Joppa Road 315' W. from c/l Harford Road
Present Zoning: R.O.
Proposed Zoning: B.L.

School Situation September 1984

School	Enrollment	Capacity	Over/Under
Harford Hills Elementary	287	446	-159
Pine Grove Middle	635	1269	-634
Loch Raven High	1382	1295	+ 87

Student Yield With: Existing Zoning And Proposed Zoning

Elementary, Middle, High } Acreage too small to affect student population.

Very truly yours,
John Damron
John Damron, Field Representative
Department of Planning

JD/lh

JOSEF OF VIENNA, INC. R-86-112 (Item #6)

The matter is scheduled for 10/8/85 on a Petition for Reclassification. Pete Zimmerman and Newton Williams, (attorney for petitioner) met with me this A.M. (9/24/85). They advised that there has been a tentative settlement which all parties (including Planning) are agreeable to. Newton Williams would like to hold down his expenses and have this compromise approved by the Board on the strength of Hoswell's and other (non-expert) testimony. Therefore, I advised Williams that we would not require him to bring his experts in on 10/8/85, rather we'll call the other witnesses and, only if we want the experts thereafter, will allow a continuance to bring in the experts.

Larry Schmidt
9/24/85

Relsd. 10.1.93

Reclass. Cycle I Item No. 6

3/28/85

MAR 28 AM
ZONING DEPARTMENT
By

QUICK LETTER

CC: Mr. Nicholas Commodari, Zoning Office, County Office Bldg. Towson, Md. 21204

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

CC: Mr. Josef Ehrlinger, 516 Hagerty Ave., Towson, Md. 21204

DATE March 26, 1985

TO Mr. Michael B. Dallas, R.L.S.
7008 Harford Rd.
Baltimore, Md. 21234

SUBJECT Josef of Vienna, Inc.
Property - Correct Place of Beginning for Description and Correct Depth

Dear Mike:

Confirming our telephone conversation of March 19th, Mr. Nick Commodari in Zoning wants you to check two points as follows:

1, Nick has scaled the 200 scale map and the site plans in Case 78-130-X and he believes the correct distance to the center line of Harford Road may be 300 feet not 315 feet; and

2, Nick also wants us to check the correct width of Joppa Rd. as widened, and then go as we have to Woodleigh Rd. (a paper street) 445'. Nick wants to clear it up as soon as possible. Please contact him. Sincerely,
Newton Williams

FOR ASSISTANCE IN FILLING IN THIS FORM, CONTACT THE PRINTING DEPARTMENT, NOLAN, PLUMHOFF & WILLIAMS, CHARTERED

APR 14 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edith Eisenhart, Board of Appeals — Date: April 8, 1985

FROM: Nick Commodari, Zoning Office

SUBJECT: Revised Plan and Description

Item No. 6 - Cycle No. 1
Petitioner - Josef of Vienna, Inc.

Attached is a revised site plan and description for the above referenced property that should be placed in your file. The old plat and description may be discarded.

NEC:bsc

86-112

PETITION FOR RECLASSIFICATION

LOCATION: North side of Joppa Road, 315 feet West from the center line of Hartford Road.

PUBLIC HEARING: Tuesday, October 8, 1985 at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: R.O.
Proposed Zoning: B.L.

All that parcel of land in the 9th District of Baltimore County

BEGINNING for the same on the north side of Joppa Road at a point distant 300 feet from the centerline of Hartford road measured westerly from the intersection of said centerline of Hartford road with the centerline of Joppa road with the extension of the north side of Joppa Road, thence leaving said north side of Joppa Road and running North 27-13-18 east 645 feet to the south side of Woodleigh Road, thence with said south side of Woodleigh Road North 65-28-37 west 75.10 feet, thence leaving said Woodleigh Road and running South 28-28-54 west 645.21 feet to the north side of Joppa Road, thence with said north side of said Joppa Road by a line curving to the right and having a radius of 914.49 feet, the distance of 74.79 feet to the place of beginning.

CONTAINING 0.70 acres of land more or less.

Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

Sept. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 19, 1985

THE JEFFERSONIAN,

T.S. Venetoulis
Publisher

27.50

86-112

PETITION FOR RECLASSIFICATION

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PUBLIC HEARING: Tuesday, October 8, 1985 at 10:00 a.m.

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CONTAINING 0.70 acres of land more or less.

Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18th, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 18th 1985

TOWSON TIMES,

T.S. Venetoulis
Publisher

42.50

R-86-112

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th — Date of Posting: 9/6/85

Posted for: Reclassification

Petitioner: Josef of Vienna, Inc.

Location of property: N/S Joppa Rd., 315' W/ Hartford Rd.

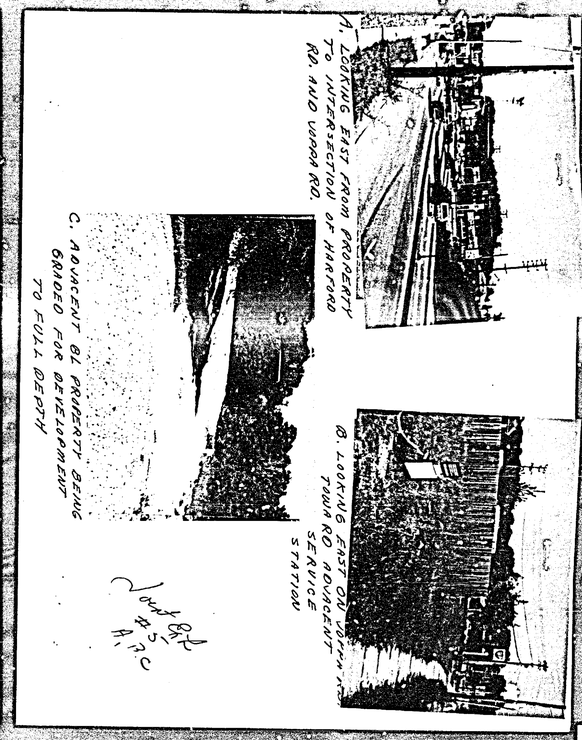
Location of Signs: 1 - Facing Joppa Rd approx. 20' from roadway on property of Petitioner — 2nd - Facing Hartford Rd. Approx. 6' from roadway

* Remarks: 2nd sign on R/W of Hartford & Woodleigh

Posted by: [illegible] — Date of return: 9/13/85

Number of Signs: 2

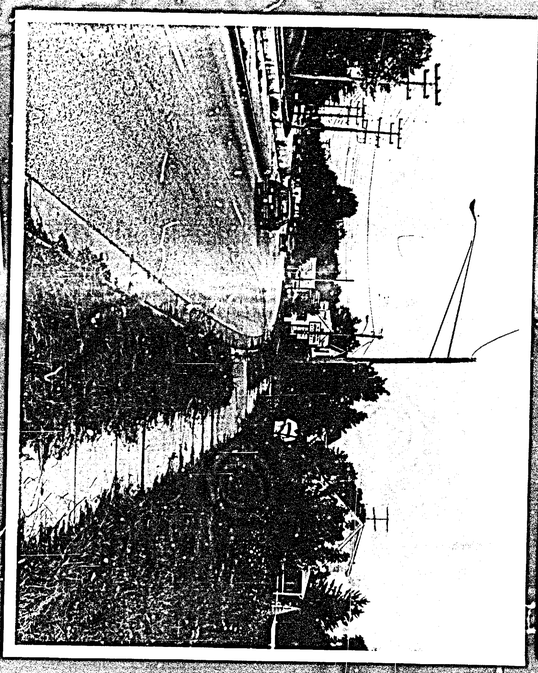
* Wood leigh Rd. is only a sky driveway, approx. 150' in length, there is no access to rear of Petitioners property.

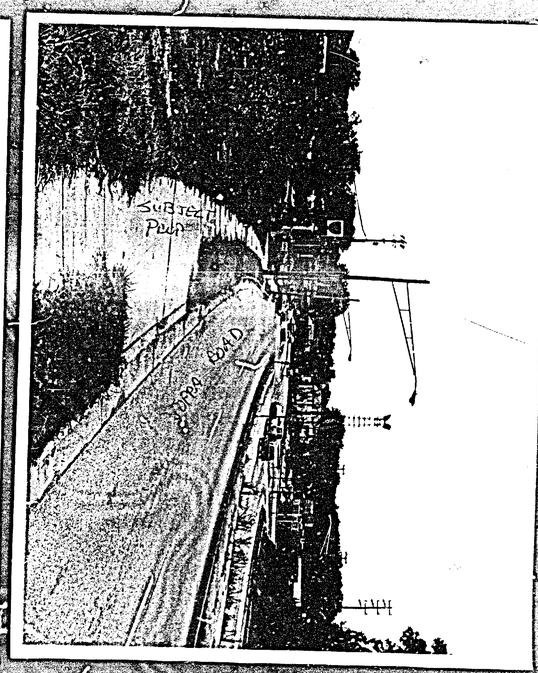


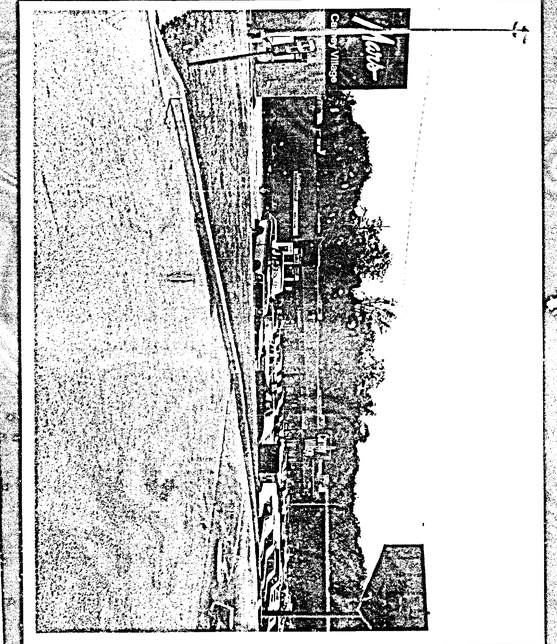
A. LOOKING EAST FROM PROPERTY TO INTERSECTION OF HARFORD RD. AND UPPER RD.

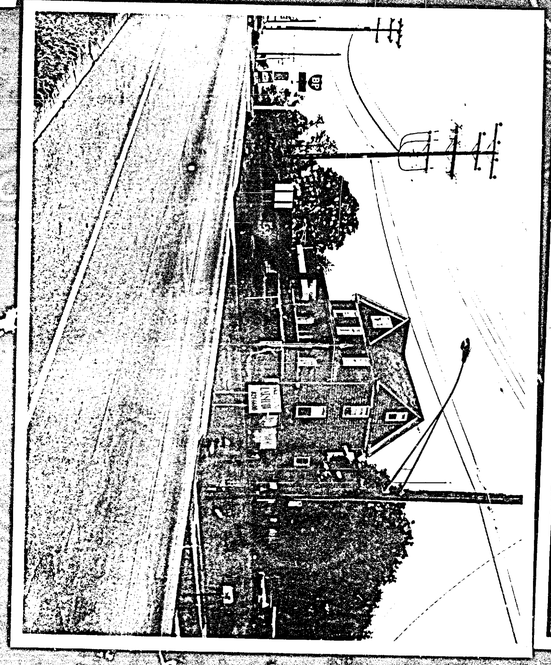
C. ADJACENT GL PROPERTY BEING GRADED FOR DEVELOPMENT TO FULL DEPTH

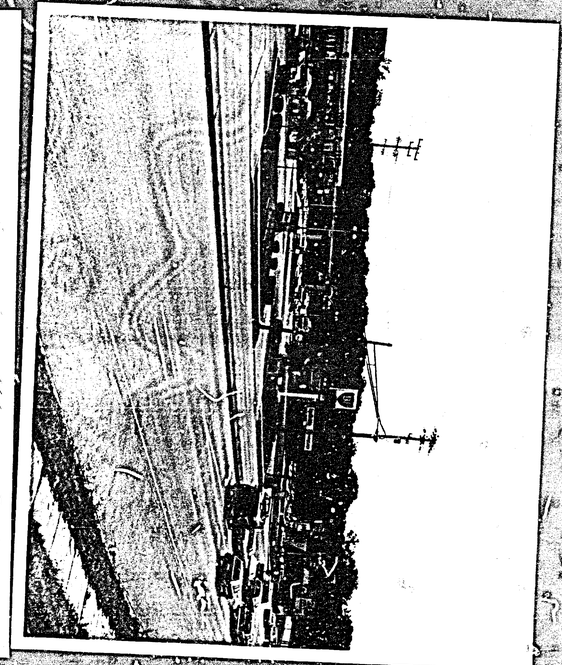
B. LOOKING EAST ON NORTH PARK RD ADJACENT SERVICE STATION











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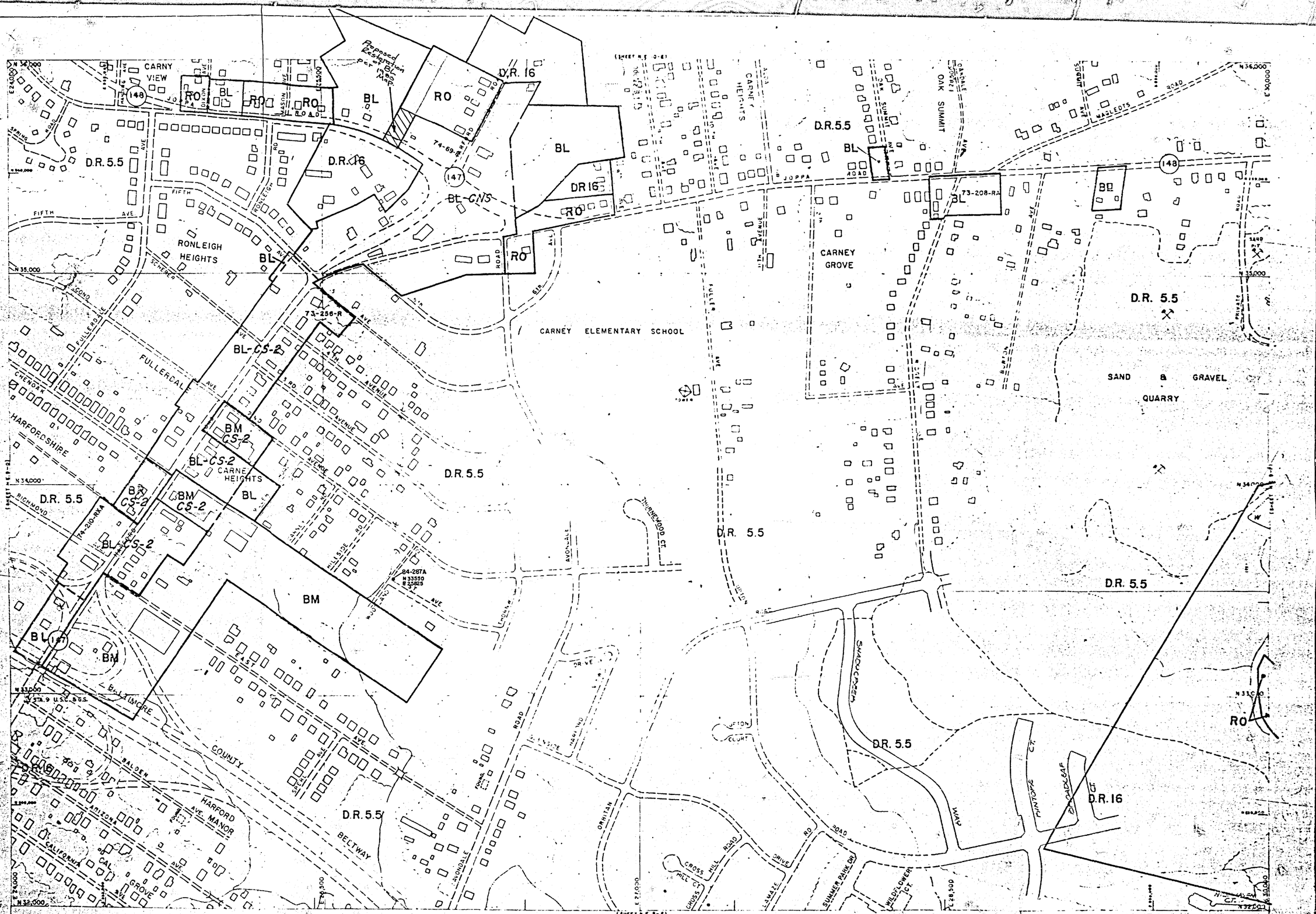


1984 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1984
BILL NOS. 135-84, 137-84, 139-84
CHAIRMAN, COUNTY COUNCIL

N-NE M-NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

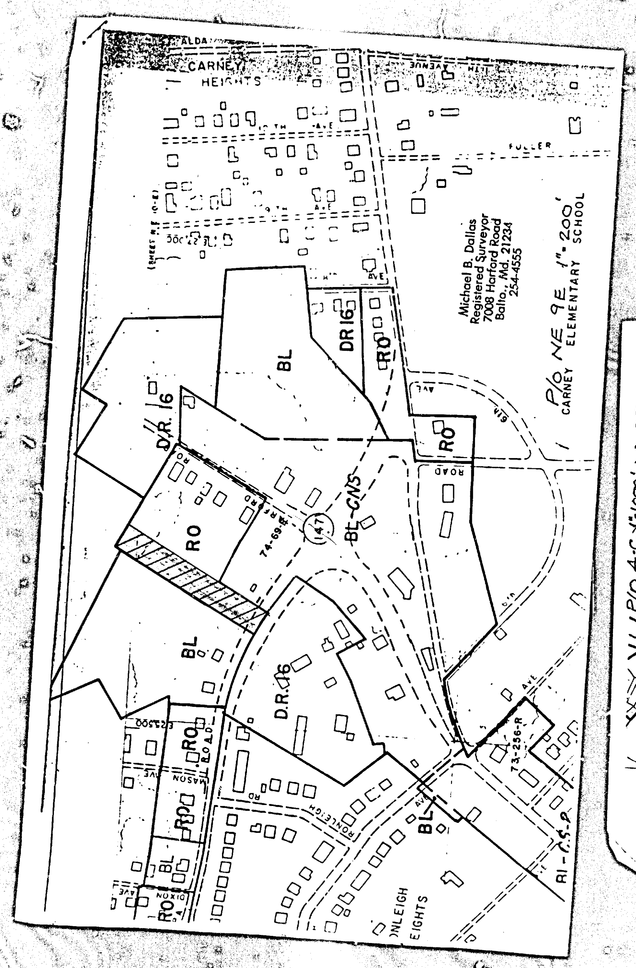
REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	PARKVILLE	N.E.
		DATE OF PHOTOGRAPHY APRIL 1953	CYCLE II, ITEM 18 (NORTH EAST AREA)	3-E

Compiled by Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA.

Dont Plot

UPDATE

APR 14 1986


CARNEY HEIGHTS
FULLER
BL
DR 16
RO
D.R. 16
BL-CNS
(147)
74.69
P/O NE 9E 1" = 200'
CARNEY ELEMENTARY SCHOOL
Michael B. Dallas
Registered Surveyor
7008 Harford Road
Balto., Md. 21234
254-4555
D.R. 16
BL
RO
BL
RO
BL
RO

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R.O. to B.L. ZONE N/S of Joppa Rd., 300' W of Harford Rd., Ninth District

JOSEF OF VIENNA, INC., Petitioner

: BEFORE THE COUNTY BOARD OF APPEALS

: OF BALTIMORE COUNTY

: Zoning Case No. R-86-112

: : : : : : :

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~~Protestants~~ Ext #1

Josef of Vienna, Inc. #R-86-112 (Stand, Sept 17, 1985)

1984 COMPREHENSIVE ZONING MAPS

BALTIMORE COUNTY, MARYLAND

SIXTH COUNCILMANIC DISTRICT

BALTIMORE COUNTY 1984 COMPREHENSIVE ZONING MAP ISSUES

6th COUNCILMANIC DISTRICT — DATE 10/19/83 — SHEET 11 OF 12

PLAN NING AREA NO.	SPONSOR, OWNER, PETITIONER, ORGANIZATION, OR PLACE NAME	LOCATION AND APPROXIMATE ACRES	ZONING: EXISTING	ZONING: REQUEST	ZONING: STAFF RECOMMENDATIONS	ZONING: PLANNING BOARD RECOMMENDATIONS	COMMENTS
5-63 E	Michael & Joseph Longo by S. Eric DiNenna, atty	N/side Joppa Rd. opposite Kingsley Rd. .34 ac.±	DR 5.5	BM	DR 5.5	DR 5.5	
5-64 E	Joseph D. Deisert by Newton Williams, attny.	S/E/side Philadelphia Rd. S/W of Middle River Rd. & Grove Neck Rd. waterside lim 1.1 ac.±	DR 16	BL-CNS	RO	RO	Additional RO zoning should be considered in the area
5-65 E	June Schmidt by George Lambros, Agent	N/E/cor. Kenwood Ave. & Delesge Rd. 6.8 ac.±	DR 16 & DR 5.5	DR 16	DR 16 & DR 5.5	DR 16 & DR 5.5	Existing Zoning
5-66 E	Josef Vienna, Inc. by Michael Dallas, Rep.	W/E/side Joppa Rd. betw. Harford Rd. & Mason Ave. W of 2614 Joppa Rd. .75 ac.±	BL & DR 16	BL	BL	BL	
5-67 E	Joseph L. Gehring by Michael Dallas, Rep.	N/W/side Harford Rd. 370'± N/E from cor. of Joppa Rd. & 9618 Harford Rd .023 ac.±	RO	BL	RO	RO	
5-68 E	Preston R. & Conrad D. Snedgar	Parcel loc. rear of #516 Middle River Rd. W/S Middle River Rd. S. of Clover Ave. .21 ac.±	DR 10.5	BL	DR 5.5	DR 5.5	Additional DR 5.5 zoning should be considered in the area

Josef of Vienna, Inc. - #R-86-112 (Stand, Sept 17, 1985)

1 RALTIMORE COUNTY PLANNING BOARD
2 Public Hearing
3 Overlea Senior High School
4 2401 Kenwood Avenue
5 Thursday, October 20, 1983
6 7:30 P. M.
7 SIXTH ELECTION DISTRICT
8 PLANNING BOARD MEMBERS PRESENT:
9 KENNETH D. DRYDEN, CHAIRMAN
10 BENJAMIN BRONSTEIN
11 CHARLES W. CHARPTSON
12 JOHN DISNEY
13 EDMUND G. ROTHENBERG
14 JACK E. MATTHEWS
15 DALE T. VOLZ
16 JOSHUA M. WHEELER
17
18
19 Reported by:
20 Bernard Danker
21

BERNARD DANKER ASSOCIATES
11 THAXTON COURT
TIMONIUM, MD 21093
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

hundred and fifty feet north of Joppa on the west side of Harford Road. It is presently zoned RO. He would like to have it rezoned to BL.

We have existing BL across the street and to the south separated by a part of RO at this time, and there is shopping. There is a fifty by two hundred foot lot. There's not much you could do in an office on it at this time, and the existing building doesn't lend itself to conversion. Without going to the BL use, there is not, really, much practical development of the site.

If there's any questions on that site --

MR. DISNEY: It's fifty foot wide?

MR. DALLAS: It's fifty, yes, sir, fifty by two hundred feet deep.

MR. DISNEY: What is it, the second house north of the [illegible] station?

MR. DALLAS: Yes, sir.

CHAIRMAN DRYDEN: Any other questions? Thank you, sir.

MR. DALLAS: The other property we are speaking on is 2614 Joppa Road. That is a piece -- it's, approximately,

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seventy-five by four hundred and forty feet deep. It is presently zoned BL and DR-16. The BL is, approximately, two hundred feet from the center line. The remainder of the property is DR-16. Under the last cycle, the property immediately adjacent to the west was rezoned BL all the way to the full depth which, actually, takes it to Woodley Avenue, which is a paper street; nevertheless, the zoning line went there. This property, also, goes back to Woodley, but only the front half is zoned. There is an existing use permit for parking in the DR-16 zone which allows him to make use of it commercially, but, basically, it puts his building in the front of the lot. That means all his parking has to go in the rear which limits his use. It, also, requires quite a bit of utility construction to get to the sewer in the rear.

The intersection of Harford and Joppa has been improved.

THE AUDIENCE: Mr. Chairman, could he speak into the microphone.

CHAIRMAN DRYDEN: I'm sorry, they can't hear you.

MR. DALLAS: I'm sorry. I would wonder where to start.

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CHAIRMAN DRYDEN: Start from the beginning.

MR. DALLAS: Okay.

CHAIRMAN DRYDEN: On the second issue.

MR. DALLAS: Okay fine. The second issue is 2614 Joppa Road, approximately, three hundred and fifteen feet west of Harford Road. It's a seventy-five feet by four hundred forty feet piece of property. It is zoned BL and DR-16. The front two hundred feet, approximately, is the BL. The remainder is DR-16. The DR zone has an existing use permit for parking now which allows construction and commercial use of the site, but it does limit the placement of the building to the front. Say, the property immediately adjacent to the west was rezoned under the last cycle to BL, and it goes the full depth. It just appears that this was either, left out or overlooked during the last cycle.

By holding the building to the front of the lot, it causes some unnecessary expense in connection with the utilities which are, basically, sewers in the rear.

MR. VOLZ: Mr. Dallas, am I correct to understand you are requesting BL for the entire parcel?

MR. DALLAS: We are requesting -- well, we have --

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BL for the entire parcel, yes.

MR. DISNEY: These two pieces of property, do they touch one another?

MR. DALLAS: No, they do not. They should. By the original subdivision, they did. The lots on Harford Road were about two hundred fifty foot deep, but a seventy-five foot strip was cut out in the rear of that which fronts on Joppa, taking off the back, so, actually, it's a small buffer which is both BL and DR-16.

MR. DISNEY: Was this property on Joppa Road an issue four years ago?

MR. DALLAS: I don't believe this one was. I think it was the property adjacent to it.

MR. DISNEY: All right, it may have been.

MR. DALLAS: Thank you.

CHAIRMAN DRYDEN: Thank you, Mr. Dallas. The next speaker is Preston Snedegar.

THE SPEAKER: My name is Preston Snedegar, and I'm here to speak on a property owned by my brother and myself. My brother's name is Conrad D. Snedegar. The property is located at 516 Middle River Road. Currently, there is a

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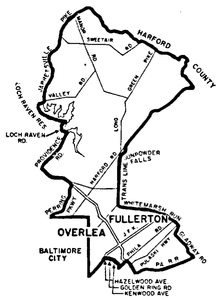
252-6960
SERVING MARYLAND ATTORNEYS SINCE 1947

APR 14 1986

Joseph of Vienna, Inc. #R-86-122 (Item 6, Cycle I, 1985)

HON. EUGENE W. GALLAGHER
District Office 494—3388

SIXTH COUNCILMANIC DISTRICT



SIXTH COUNCILMANIC DISTRICT

BALTIMORE COUNTY COUNCIL
FINAL ISSUES

SHEET 1 OF 3

ITEM NO. & AREA	SPONSOR, OWNER, PETITIONER, ORGANIZATION OR PLACE NAME	LOCATION AND (APPROXIMATE ACRES)	ZONING: EXISTING	ZONING: REQUEST	ZONING: PLANNING BOARD RECOMMENDATIONS	ZONING: POSSIBLE FINAL ZONING	COMMENTS
6-62 E	David Wayne Stinebaugh	S/E/side Clement Ave. 200'+ N/E of Joppa Rd. a/k 8915 Clement Ave. (.34 ac.+)	DR 16	BL	DR 16	DR 16 BL RO O-1	Council Hearing: 1 speaker supported P.B. recommendation P.B. Hearing: 1 speaker opposed staff recommendation DR DR 16
6-66 E	Joseph Vienna, Inc. by Michael Dallas, Rep.	N/E/side Joppa Rd. Btwn. Harford Rd. & Nelson Ave. a/k 2614 Joppa Rd. (.75 ac.+)	BL B DR 16	BL	BL	BL DR 16 RO	Council Hearing: 1 speaker supported P.B. recommendation P.B. Hearing: 1 speaker supported staff recommendation BT BL
6-69 E	WFS Holding Co. Inc. by W. Bruce Alderman, Attyp.	S/E/side Belair Rd. Btwn. Waltham Dr. & Henry Ave. a/k 7625 Belair Rd. (.46 ac.+)	BL-CS-2 & DR 5.5	BM-CS-2 & DR 5.5	BM-CS-2 DR 5.5 BL-CS-2	DR 5.5 portion as existing Council Hearing: 1 speaker opposed P.B. recommendation P.B. Hearing: 1 speaker opposed staff recommendation BT BM-CS-2 and DR 5.5
6-71 E	Rose Associates by Robert W. Cannon, Attyp.	W/S Ridge Rd. N. of Thomas Mills Rd. a/k 266 Ridge, a/k/a 7106 Ridge Rd. (1.88 ac.+)	DR 5.5	O-1	O-1	O-1 DR 5.5 RO DR 10.5	F/D O-1. Additional O-1 zoning should be considered on this area. P.B. Hearing: 1 speaker supported staff recommendation BT O-1
6-74 E	Charlotte's Fiesta, Inc. by Ronald W. Ferrari, Attyp.	S/E/cor. Pulaski Hwy. & Weems Rd. a/k 10056 Pulaski Hwy. (.5 ac.+)	ML-CS1	BR	ML-CS-1	ML-CS-1 BR RO BL	P.B. Hearing: 1 speaker opposed staff recommendation BT ML-CS-1
6-75 E	Planning Board	E/s Harford Rd. Btwn. Linwood Ave. & Dubois Ave. a/k 8019-8029 Harford Rd. (0.814 ac.+)	BM	BL	BL	BL BM	

COUNCIL OFFICE COPY 1984 6-1

Joseph of Vienna, Inc. #R-86-122 (Item 6, Cycle I, 1985)

1984 COMPREHENSIVE ZONING MAPS HEARING
Baltimore County, Maryland
Loch Raven Senior High School
Sixth Councilmanic District
June 12, 1984
7:00 P.M.

BALTIMORE COUNTY COUNCIL MEMBERS:

RONALD B. HICKERNELL, Chairman
JOHN W. O'ROURKE
EUGENE W. GALLAGHER
NORMAN W. LAUENSTEIN
BARBARA BACHUR
JAMES T. SMITH, JR.
GARY HUDDLES

THOMAS TOPORVICH, Secretary

Reported by:
Susan A. Kambouris

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MRS. McEVOY: My name is Carol McEvoy. I represent the Cub Hill Civic Association. I live at 9304 Luray Drive, Baltimore, Maryland 21234.

Mr. Chairman, members of the Council, I would like to briefly address a series of Issues, the locations of which lie within the boundaries of the Cub Hill Civic Organization. The first Issue is 6-2, 9919 Harford Road. We recommend that existing zoning be retained. I have copies here of all of this which the secretary will give you.

The second Issue, Issue 6-14 at 2414 Joppa Road. We believe that R.O. zoning should be retained to buffer adjoining residences from commercial zoning.

Issue 6-23, the southwest corner of Harford and Jomat. We agree with the Planning Board's recommendation to retain existing zoning noting that this property is being considered as a site for a parking lot facility.

Issue 6-24, the end of Smith Avenue. We cannot endorse the requested increase in density. Sixty-two units on forty-two acres is more than double the density of Stillwood. We do not wish to see a chipping away of DR-2 zoning in this area. We believe that this would cause an

undesirable increase in traffic volume on Smith Avenue and Waltham Woods Road and we recommend that the existing zoning be retained.

Issue 6-32, east side of Emla Avenue. We agree with the residents of Emla Avenue and the Planning Board that DR-16 should be retained.

Issue 6-62, 8915 Clement Avenue. We agree with the Planning Board's recommendation of DR-16.

Issue 6-66 at 2614 Joppa Road. We agree with the judgment of the Planning Board that an increase to BL zoning should be granted.

Issue 6-67 at 9618 Harford Road. We agree with the Planning Board also that R.O. zoning be retained.

Issue 6-72, 9100 Old Harford Road. The requested increase is completely inconsistent with the surrounding zoning. We strongly recommend that 5.5 be retained.

Issue 6-73, 2601 Joppa Road. We believe that this location is inappropriate for R.O. zoning since no residence exists on the property.

We will comment later on several Issues raised tonight and some that were submitted in June. We would

APR 14 1986

like to thank you and the Staff, in particular Mr. Ed Johnson, and members of the Planning Board, especially Mr. John Disney, for their thoroughness and attention to the needs of this area, and I would like to thank the members of the Council for this opportunity to present the views agreed upon by the Board of Directors of the Cub Hill Civic Association. Thank you.

MR. HICKERNELL: Thank you. The next speaker is J. Strong Smith, to be followed by Richard Williams.

MR. SMITH: Good evening, I am J. Strong Smith, 303 Allegheny Avenue, engineer for Carl and Edward Julio, owners of the three-acre tract on the east side of Rossville Boulevard, on the south side of Square Ridge Road. This is Issue 6-28 and some of you may remember from the 1980 map process when it was also an issue.

Quite a bit has happened since 1980. Council Bill 10982 was adopted, the transitionary Bill. This Bill requires large buffers and setbacks within transition areas. The DR-16 zoning of this tract would permit forty-eight units. We believe that at the very best you could put twelve garden -- a twelve-unit garden apartment building on the project. Perhaps almost nothing on the project on the site. Exhibit No.

COUNCIL OFFICE COPY 6-2

1984 Joseph of Vienna, Inc. - #R-86-122 (Item 6, Cycle I 1985)

BALTIMORE COUNTY COUNCILMANIC

Zoning Map Hearing
Sixth Councilmanic District
Loch Raven High School
October 9, 1984
7:30 P.M.

COUNTY COUNCIL MEMBERS (PRESENT):

RONALD B. HICKERNELL, CHAIRMAN
JOHN W. O'ROURKE
EUGENE W. GALLAGHER
NORMAN W. LAUENSTEIN
GARY HUDDLES

THOMAS TOPOROVICH, Secretary

Reported by:
Susan A. Kambouris

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Staff and the Planning Board. Both the Planning Staff and the Planning Board have recommended our request for BR zoning.

Tonight I would ask the Council to review the supplemental memorandum filed by our attorneys and as well as the comments that were made by us in June and the recommendations of the Planning Staff and the Planning Board and favorably consider our request. Thank you.

MR. HICKERNELL: Thank you. The next speaker is Joseph Roach, to be followed by Carol McEvoy.

MR. ROACH: Mr. Chairman, members of the Baltimore County Council. My name is Joseph T. Roach and I reside at 3 White Spruce Court. I am speaking in reference to Item 6-103E.

I am here to support the requested zone change to BL of Mr. and Mrs. Steve Weber of Weber's Farm on Proctor Lane. Being an adjacent property owner to Weber's farm, I do not feel that the proposed changes will in any way detract from the general area, but upon completion of the proposed changes would, in fact, enhance the overall appearance of the present site. Thank you.

MR. HICKERNELL: Thank you. The next speaker is Carol McEvoy, to be followed by Chase Ridgely.

MRS. McEVOY: My name is Carol McEvoy. I live at 9304 Luray Drive and I represent the Cub Hill Civic Organization. Mr. Chairman and members of the Council, I would like to comment on twelve issues which lie within the boundaries of the Cub Hill Civic Organization. I may need a little more time. Our position on each issue was voted on at our October 3rd general meeting.

Issue -- the first one is Issue 6-32, the east side of Emla Avenue. We support the resident of Emla Avenue who are studying the compromise proposed by Ed & Jim's Body Shop in which only the rear half of the property would be zoned BL. If a satisfactory covenant can be agreed upon providing, among other things, effective screening for the neighborhood, we would support the compromise.

Two related Issues, 6-32 and 6-111, that is at 8915 Clement Avenue and the east and west sides of Clement Avenue. Our members voted to recommend the retention of existing zoning, that is DR-16.

On item 6-66 and 6-112, it is two more related issues, these are at 2614 Joppa Road and the northwest corner of Joppa Road and Harford Road. We agree with the Planning Board's recommendation on these Issues that BL zoning

APR 1 4 1986

and R.O. zoning be granted.

The next one is 6-82 at 8931 Satyr Hill Road. We recommend that existing zoning be retained at this location. That is DR 3.5 and 16.

Issue 6-85 at 2708 Joppa Road, we support the Planning Board's recommendation that DR 5.5 be retained.

Item 6-90, the northwest corner of Aspen Hill Road and Harford Road. We strongly recommend that DR 5.5 and DR 16 be retained until the sight distance problem on Harford Road at Aspen Hill Road is eliminated and until the Park & Ride is completed and its effect on Harford Road can be evaluated.

Issue 6-96, the northeast corner of Satyr Hill Road and Cromwell Bridge Road. The increase in zoning requested by this petitioner is objectionable to the Cub Hill Civic Organization for its represents two hundred thirty-two possible housing units, In a location where traffic access to an existing road would cause a burden on the surrounding community. One-lane Smith Avenue cannot be described as an adequate facility suitable for the traffic generated by dense development. Cromwell Bridge Road is a forty mile per

Josef of Vienna, Inc. - #R-86-112 (Item 6, Cycle I, 1985)

BALTIMORE COUNTY COUNCIL MINUTES
Legislative Day No. 21
November 13, 1984 7:30 P.M.

A. The meeting was called to order by the Chairman at 7:40 P.M. The Chairman then asked the audience to rise for a moment of silent prayer and the Pledge of Allegiance to the Flag. There were approximately 225 persons in attendance and the following Council-members were present:

RONALD B. HICKERNELL	FIRST DISTRICT
GARY HUDDLES	SECOND DISTRICT
JAMES T. SMITH, JR.	THIRD DISTRICT
BARBARA F. BACHUR	FOURTH DISTRICT
NORMAN W. LAUENSTEIN	FIFTH DISTRICT
EUGENE W. GALLAGHER	SIXTH DISTRICT
JOHN W. O'ROURKE	SEVENTH DISTRICT

B. CALL OF BILLS FOR FINAL READING AND VOTE

At this time the Chairman stated that Bills 133-84 through 139-84 had been submitted with the request that the ten day rule be waived and they be called for final reading and vote. Thereupon, Councilman Hickernell moved to waive the ten day rule and call Bill No. 133-84 for final reading and vote. Councilman Smith seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Bill No. 133-84, Adoption of Zoning Maps - First District, was called. Councilman Hickernell moved to retire the following issues in addition to all other First District issues previously retired at the September 4, 1984 meeting: 1-17, 1-18, 1-23, 1-31 and 1-35. These issues will be closed out in accordance with the Planning Board's recommendations. Councilman Gallagher seconded the motion and it passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Lauenstein, Gallagher and O'Rourke
Nay - None
Absent - Bachur

Councilman Hickernell then moved for the following changes in the First District Comprehensive Zoning Map:

Issue 1-7 From BR-CS-1, RO, DR 5.5 to BR-CS-1 and RO. Motion was seconded by Councilman Gallagher and passed unanimously.

Issue 1-12 From DR10.5 to DR 16 and DR 2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-13 From DR 3.5 to DR 3.5 and RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 1-15 From DR 5.5 to DR 5.5 and BM. Motion was seconded by Councilman Smith and passed unanimously.

Smith and passed unanimously.

Issue 6-52 From ML-CR to ML-CR, BL-CR, RC 2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-55 From ML to ML, O-1. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-57 From DR 5.5 to RO, DR 3.5. Motion was seconded by Councilman Hickernell and passed unanimously.

Issue 6-59 From DR 16 to ML-IM, DR 5.5. Motion was seconded by Councilman Huddles and passed unanimously.

Issue 6-62 From DR 16 to BL. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-66 From BL to RO. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-69 From BM-CS-2, DR 5.5 to BM-CS-2. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-71 From O-1 to RO. Motion was seconded by Councilman O'Rourke and passed by the following roll call vote:

Aye - Huddles, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - Hickernell, Smith

Issue 6-74 From ML-CS-1 to RO. Motion was seconded by Councilman Huddles and passed by the following roll call vote:

Aye - Hickernell, Huddles, Smith, Gallagher, O'Rourke
Nay - Lauenstein
Abstain - Bachur

Issue 6-75 From BL to BM. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-79 From DR 5.5, RO to RO. Motion was seconded by Councilman Smith and passed unanimously.

At this time Councilman Gallagher moved to amend the Log of Issues for the Sixth District. Page 5 of 8 in the existing and possible final zoning columns under Issue 6-80 - DR 5.5 should be DR 3.5.

Aye - Hickernell, Huddles, Smith, Bachur, Lauenstein, Gallagher, O'Rourke
Nay - None

Issue 6-80 From DR 5.5 to ML, DR 3.5. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-81 Retain DR 3.5 zoning. Motion was seconded by Councilman O'Rourke and passed unanimously.

Issue 6-84 Retain BL, DR 5.5 zoning. Motion was seconded by Councilman Smith and passed unanimously.

Issue 6-91 DR 5.5 to BL. Motion was seconded by Councilman Lauenstein and passed unanimously.

Issue 6-92 From DR 16 to RO. Motion was seconded by Councilman O'Rourke and passed unan- [illegible]

[illegible] Motion was seconded by Councilman O'Rourke and passed unan-

Josef of Vienna, Inc. - #R-86-112 (Item 6, Cycle I, 1985)

REPORT
BY THE
DIRECTOR OF PLANNING AND ZONING
TO THE
BALTIMORE COUNTY PLANNING BOARD

ZONING RECLASSIFICATION PETITIONS
CYCLE I
1985

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
May 31, 1985

RECOMMENDATIONS TO THE PLANNING BOARD

NO.	PETITIONER	LOCATION	ACREAGE	EXISTING ZONING	REQUESTED ZONING	RECOMMENDED ZONING
2	Paul Gambrill, et al	N/S of Smith Avenue, 1200' E. of Edenvale Road	34.3	D.R.5.5 D.R.3.5 D.R.16	D.R.16	D.R.5.5 D.R.3.5 D.R.16
3	Nelson L. Bond, Jr.,	E/S of Old Hanover Road, 1720' N. of Butler Road	5.7	R.C.5	B.R.	R.C.5
4	Conservation Associates	S/W/S of Green Spring Avenue, 1300' N/W of Caves Road; N/W/S of Caves Rd. 2400' S/W of Park Heights Avenue	303.3	R.C.2 R.C.5	R.C.5	R.C.2 R.C.5
5	Greater Baltimore Medical Center	E/S of Charles Street Avenue, 1440' S/E of Malvern Avenue	5.9	R.O D.R.2	O-1*	R.O D.R.2
6	Josef of Vienna, Inc.	N/S of Joppa Road, 300' W. of Harford Road	0.8	R.O	B.L.	B.L. R.O.
7	John W. Ruppert, et al	E/S of Harford Road, 435' N. of Joppa Road	0.9	D.R.16 D.R.5.5	B.L.	D.R.16 D.R.5.5

* Also includes a request for setback variances.

DISCUSSION

Of the 7 zoning reclassification petitions filed with the County Board of Appeals, one of the requests (Item No. 1, the Helena D. Gibbons property) has been withdrawn by the petitioner. With the exception of one of the remaining 6 petitions, it is the opinion of the Director and the staff that the existing zoning adopted by the County Council in 1984 is correct. One petition, Item No. 6, has received a recommendation that the front portion of the property that was zoned B.L. prior to the adoption of the 1984 Comprehensive Zoning Map be restored to that zoning classification, and the R.O. zoning on the remainder of the property be retained.

Item No. 2 is a request for D.R. 16 zoning for a property that is, for the most part, zoned D.R. 5.5. The zoning of this property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended a change to the D.R. 16 zoning classification; however, the County Council retained D.R. 5.5 zoning here. From a planning perspective, the staff is still of the opinion that D.R. 16 zoning is preferable; however, it is this office's opinion that the zoning adopted by the County Council, D.R. 5.5, provides for a reasonable use of the land.

Item No. 3 is a request for a change from R.C. 5 to B.R. zoning. The zoning of the property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended a change from D.R. 2 to R.C. 5 zoning; the County Council adopted R.C. 5 as recommended by the Board. Neither public water nor sewer service are available to this site. The Planning Director and staff believe R.C. 5 zoning to be appropriate. Furthermore, it is this office's opinion that the request cannot be granted in that it is not in conformance with Section 1A00.3A.1 of the Baltimore County Zoning Regulations.

Item No. 4 is a request for a change from R.C. 2 to R.C. 5 zoning. The zoning of the property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended the retention of R.C. 2 zoning; the County Council reaffirmed R.C. 2 as recommended by the Board. The staff believes that the zoning here is consistent with the intent and purposes of the R.C. 2 zoning classification, consistent with the planning policies of preserving the Caves Valley floor and walls in an agricultural category, and that the protection offered by the R.C. 2 zoning classification must be continued to preserve this limestone valley.

Item No. 5 is a request for a change from R.O. and D.R. 2 to O-1 zoning and a request for setback variances. As of this date, no plans have been submitted to this office delineating the petitioner's proposed office development. If the subject proposal had been submitted with sufficient detail during the 1984 Comprehensive Zoning Map process, this office would have been inclined to look with favor on such a request. The staff is of the opinion, however, that the existing 2 acres of land zoned R.O. and the ability to provide parking within the D.R. 2 zoned portion of the property provide for an appropriate use of the subject site.

Item No. 6 is a request for a change from R.O. to B.L. zoning. The zoning of this property was identified as a specific issue during the processing of the 1984 Comprehensive Zoning Map. At that time, the Planning staff and the Planning Board recommended B.L. zoning; however, the County Council adopted R.O. zoning here. After consideration of the zoning and uses on the properties abutting the east and west sides of this narrow, 75-foot wide parcel of land, the Planning staff is of the opinion that the existing zoning does not provide for a reasonable use of the land. It is recommended, therefore, that the B.L. zoning that existed on the front portion of the property prior to the adoption of the 1984 Comprehensive Zoning Map be restored.

Item No. 7 is a request for a change from D.R. 16 and D.R. 5.5 to B.L. zoning. It is the rear portion of a property the front portion of which contains a florist shop and a single-family dwelling. The Planning Director and staff are of the opinion that the zoning on the entire property provides for a reasonable use of the land.

BACKGROUND OF ISSUES

PETITION ITEM NO.	PLANNING BOARD ISSUE NO. 1984 COMPREHENSIVE ZONING MAP	COUNTY COUNCIL ISSUE NO. 1984 COMPREHENSIVE ZONING MAP	NEW ISSUE THIS CYCLE
2	2-6;2-7;2-14;2-15;2-16;2-28;2-59	2-6;2-7;2-14;2-15;2-16;2-28;2-59	
3	3-192; part of 3-133	3-192; part of 3-133	
4	3-60	3-60	
5			X
6	6-66	6-66	
7			X

APR 14 1986

ITEM NO. 6

PROPERTY OWNER: Josef of Vienna, Inc. ACREAGE: 0.8
LOCATION: N/S of Joppa Road, 300' W. of Harford Road
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 6

RECOMMENDED DATE OF HEARING: Week of October 7, 1985

ZONING PRIOR TO ADOPTION OF 1984 COMPREHENSIVE ZONING MAP: B.L.; D.R. 16
EXISTING ZONING: R.O.
REQUESTED ZONING: B.L.

PLANNING BOARD RECOMMENDATION: B.L.; R.O.

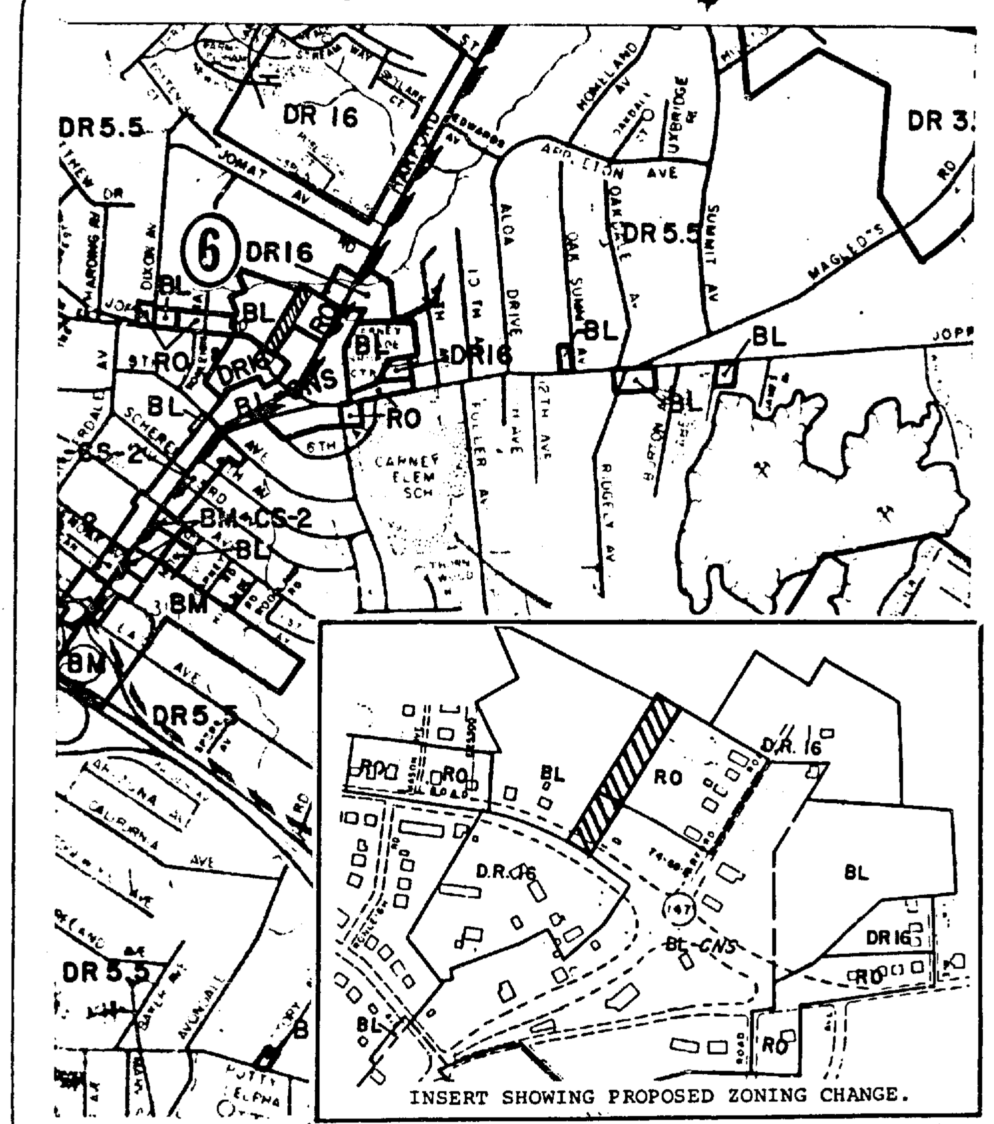
This vacant property is located in the Carney area, in proximity to the intersection of Harford and Joppa Roads. To the east are properties zoned B.L. - C.N.S. and R.O. containing a service station and several dwellings, respectively; to the west, B.L. zoned land with two businesses located along the Joppa Road frontage of the property. To the south, on the opposite side of Joppa Road, residences on D.R. 16 zoned land. The petitioner is requesting a change from R.O. to B.L. zoning and has chosen to submit plans that do not show a proposed use for the property.

Prior to the adoption of the 1984 Comprehensive Zoning Map, the property was zoned B.L. and D.R. 16. During the preparation and processing of the map, the zoning of this property was identified as a specific issue before both the Planning Board and the County Council (Issue No. 6-66). The Planning staff and the Planning Board recommended B.L. zoning; however, the County Council adopted R.O. zoning here.

The Planning Board is of the opinion that the placement of R.O. zoning on this entire property does not provide for a reasonable use for the land. The narrowness of the property and the existence of commercially zoned property to the west and the service station abutting the east side of the front portion of the site are factors that led to this conclusion. For these reasons the Planning Board believes that the B.L. zoning that existed on the front portion of the property prior to the adoption of the 1984 Comprehensive Zoning Map should be restored; however, the Board does not believe that the R.O. zoning on the remainder of the tract is unreasonable. This portion of the site abuts R.O. zoned properties to the east. Furthermore, the combination of B.L. and R.O. zoning would provide for a reasonable use of the property.

It is therefore recommended that the front portion of the property be rezoned B.L. (see inset of map on adjacent page) and that R.O. zoning be retained for the remainder of the property.

32



LOCATION OF PROPERTY UNDER PETITION
BASE MAP
SCALE 1" = 1000'

33

September 6, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Paul

NOTICE OF HEARING

RE: Petition for Reclassification
N/S Joppa Rd., 315' W/centerline
of Harford Road - 9th Elec. Dist.
Josef of Vienna, Inc., Petitioner
Case No. R-86-112 Cycle I - 1985, Item #6

TIME: 10:00 a.m.

DATE: Tuesday, October 8, 1985

PLACE: Room 218, Courthouse, Towson, Maryland

...m T. Hackett
...T. Hackett, Chairman
...ard of Appeals

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No 005264

DATE 2/28/85 ACCOUNT R-01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Newton Williams

FOR: filing fee for reclassification

B 1E*****10000:a 9018F

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
N/S Joppa Rd., 315' W/ Centerline
of Harford Road - 9th Elect. Dist.
Josef of Vienna, Inc., Petitioner
Case R-86-112 Cycle I - Item #6

This is to advise you that $ 692.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Barbara Galliard, Zoning Office, Room 109, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. [illegible]2760

DATE [illegible] ACCOUNT 01-615-000

AMOUNT $ [illegible]

RECEIVED FROM: [illegible]

FOR [illegible] - R-86-112 Cycle I - Item 6

B B07A*****69200:a 9168F

VALIDATION OR SIGNATURE OF CASHIER

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.*
THOMAS J. RENNER
WILLIAM P. ENGLEHART, JR.
STEPHEN J. NOLAN*
G. SCOTT BARHIGHT
ROBERT L. HANLEY, JR.
JOSEPH T. WILLIAMS
ROBERT S. GLUSHAKOW

*ALSO ADMITTED IN D.C.

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121
RUSSELL J. WHITE

October 17, 1985

Ms. Shirley Hess
Legal Assistant
People's Counsel Office
Court House, Room 223
Towson, Maryland 21204

Re: Joint Order in the Josef of Vienna, Inc.
Case No. R-86-112

Dear Ms. Hess:

Pursuant to your letter of October 10, 1985, we have reviewed the draft Order which Mrs. Friedman and I jointly dictated to you on the day of the hearing, and it is acceptable to both this office and our client.

It will be appreciated if you will check it with Mrs. Friedman, and file it with the Board of Appeals for their review.

Finally, my client informs me that he is taking care of payment of the $692.00 cost of advertising and posting in this case.

We appreciate the cooperative manner in which this case was worked out with your office, as well as with the Planning staff and we thank the Board for its attention to this proposed Order.

Sincerely yours,

Newton

Newton A. Williams

RECEIVED
COUNTY BOARD OF APPEALS
1985 OCT 21 A 11:46

NAW:ylm

cc: William R. Evans, Esquire
Mr. Josef Gehring
Mr. Michael Dallas

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

oOo

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

April 12, 1985

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 6 - Cycle No. I
Petitioner - Josef of Vienna, Inc.
Reclassification Petition

Dear Mr. Williams:

This reclassification petition has been filed with the Board of Appeals for a public hearing within the April-October reclassification cycle (Cycle I). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

If it has been suggested that the petition forms, descriptions, briefs, and/or the site plans be amended so as to reflect better compliance with the zoning regulations and/or commenting agencies' standards and policies, you are requested to review these comments, make your own judgement as to their accuracy and submit the necessary amendments to this office before Tuesday, April 30, 1985. In the event that any requested amendments are not received prior to this date, the petition will be advertised as originally submitted.

In view of your client's proposal to reclassify this property from its current R.O. zoning classification to B.L., this hearing is required. As you are aware, this property was the subject of a previous zoning hearing (Case No. 80-140SPH), in which off-street parking in a residential zone was granted.

The site plan and description of the subject property have been revised in accordance with our previous conversations.

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

Item No. 6 - Cycle No. I
Petitioner - Josef of Vienna, Inc.
Reclassification Petition
April 12, 1985

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between September 1 and December 31, 1985, will be forwarded to you in the future.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Michael B. Dallas
7008 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

March 15, 1985

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

Re: Item #6 - Cycle I - 1985
Property Owner: Josef of Vienna, Inc.
N/S Joppa Road 315' W. from centerline
Harford Road
Existing Zoning: R.O.
Proposed Zoning: B.L.
Acres: 0.76 District: 9th

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 Comments:

Joppa Road is an existing road, of which no additional improvements are required, and Woodleigh Road shall ultimately be improved on a 50-foot right-of-way.

As no public facilities are involved, this office has no comment.

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.

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.

Very truly yours,

James A. Markle

JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss

cc: File

APR 14 1986

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

NORMAN E. GERBER
DIRECTOR

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

3/25/85

Re: Zoning Advisory Meeting of 3/6/85
Item # 6
Property Owner: Josef of Vienna, Inc.
Location: N/S Joppa Road W of Harford Road

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

(X) There are no site planning factors requiring comment, at this time.
( ) A County Review Group Meeting is required.
( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
( ) This site is part of a larger tract; therefore 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 permit.
( ) 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 wetlands, 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 Regulations.
( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
( ) The amended Development Plan was approved by the Planning Board on _____
( ) Landscaping: Must comply with Baltimore County Landscape Manual.
( ) 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 is _____
( ) 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 more limited. The Basic Services Areas are re-evaluated annually by the County Council.
(X) Additional comments:
Any Future Development will be subject to the requirements of Bill 32-74, the Development Regulations.

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

March 27, 1985

Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Courthouse
Towson, Maryland 21204

Cycle - I Meeting of March 6, 1985
Item No. - 6
Property Owner: Josef of Vienna, Inc.

Location: NE/S Park Heights Avenue 467' and 1507' N/W Caves Road

Existing Zoning: R.C.2
Proposed Zoning: R.C.5

Acres: 306
District: 4th

Dear Mr. Hackett:

As presently zoned this site can be expected to generate approximately 90 trips per day and with the proposed zoning approximately 450 trips per day.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. William Hackett
Chairman, Board of Appeals Date March 20, 1985

FROM Ian J. Forrest

SUBJECT Reclassification Petitions
CYCLE I - 1985
Meeting of March 6, 1985

MAR 27 AM
ZONING DEPARTMENT
By

The Baltimore County Department of Health has reviewed the following Reclassification Petitions and does not anticipate any health hazards at this time regarding these Petitions.

Item #1 - Helena D. Gibbons
Item #2 - Paul Gambrill, et al
Item #3 - Nelson L. Bond, Jr., et al
Item #4 - Conservation Associates
Item #5 - Greater Baltimore Medical Center
Item #6 - Josef of Vienna, Inc.
Item #7 - John W. Ruppert, et al

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

RECEIVED
COUNTY BOARD OF APPEALS
1985 MAR 25 P 1:02

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 11, 1985

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Josef of Vienna, Inc.

Location: N/S Joppa Road 315' W. from c/l Harford Road

Item No.: 6 *Zoning Agenda:* Meeting of 3/6/85, Cycle - 1

Gentlemen:

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

(x) 1. *Fire hydrants for the referenced property are required and shall be located at intervals or* 300 *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.*

(x) 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.*

( ) 7. *The Fire Prevention Bureau has no comments, at this time.*

REVIEWER: Paul Gray Kelly 3-11-85 *Noted and Approved:* Roy W. Kemmerer
Planning Group *Fire Prevention Bureau*
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. William T. Hackett, Chairman, Appeals Board
C/O Nicholas Commodari, Zoning Department Date March 12, 1985

FROM Charles E. Burnham, Chief, Building Plans Review C.E.B.

SUBJECT Cycle I - 1985, Meeting scheduled 3/6/85
ITEM #6) Owner - Josef of Vienna, Inc., N/W Joppa Road 315' W. from c/l Harford Road

Conversion of property from one use to another use requires the structures involved to comply with the Building Code in force at the time a permit is applied for and before the structure can be used. Existing structures will require a Change of Use/Occupancy permit as well as alteration permits to upgrade the structure to meet the Code requirements for the new proposed use.

New structures shall be designed from the footings up to comply with the correct Use Group as provided for in Article 3 of the current 1981 Code.

Compliance with the State Handicapped Code is required for the buildings and the site.

Set backs from interior lot lines, other buildings on the same lot, and street lot lines for fire separations shall also comply to the Building Code in force at the time an application is made for the permit. This currently involves Table 401, Table 507 and Section 506, of the current 1981 B.O.C.A. Code known as the Baltimore County Building Code as adopted by Bill 4-82. The 1984 Edition of B.O.C.A. has been approved by the County Council and will become effective on permits filed 45 days after it's enactment.

No further comments at this time.

CEB/vw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 19, 1985

Mr. William Hackett
Chairman, Board of Appeals
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Zoning Cycle #I

RE: Item No: 6
Property Owner: Josef of Vienna, Inc.
Location: N/S Joppa Road 315' W. from c/l Harford Road
Present Zoning: R.O.
Proposed Zoning: B.L.

School Situation September 1984

School	Enrollment	Capacity	Over/Under
Harford Hills Elementary	287	446	-159
Pine Grove Middle	635	1269	-634
Loch Raven High	1382	1295	+ 87

Student Yield With: Existing Zoning And Proposed Zoning

Elementary, Middle, High } Acreage too small to affect student population.

Very truly yours,
John Damron
John Damron, Field Representative
Department of Planning

JD/lh

JOSEF OF VIENNA, INC. R-86-112 (Item #6)

The matter is scheduled for 10/8/85 on a Petition for Reclassification. Pete Zimmerman and Newton Williams, (attorney for petitioner) met with me this A.M. (9/24/85). They advised that there has been a tentative settlement which all parties (including Planning) are agreeable to. Newton Williams would like to hold down his expenses and have this compromise approved by the Board on the strength of Hoswell's and other (non-expert) testimony. Therefore, I advised Williams that we would not require him to bring his experts in on 10/8/85, rather we'll call the other witnesses and, only if we want the experts thereafter, will allow a continuance to bring in the experts.

Larry Schmidt
9/24/85

Relsd. 10.1.93

Reclass. Cycle I Item No. 6

3/28/85

MAR 28 AM
ZONING DEPARTMENT
By

QUICK LETTER

CC: Mr. Nicholas Commodari, Zoning Office, County Office Bldg. Towson, Md. 21204

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

CC: Mr. Josef Ehrlinger, 516 Hagerty Ave., Towson, Md. 21204

DATE March 26, 1985

TO Mr. Michael B. Dallas, R.L.S.
7008 Harford Rd.
Baltimore, Md. 21234

SUBJECT Josef of Vienna, Inc.
Property - Correct Place of Beginning for Description and Correct Depth

Dear Mike:

Confirming our telephone conversation of March 19th, Mr. Nick Commodari in Zoning wants you to check two points as follows:

1, Nick has scaled the 200 scale map and the site plans in Case 78-130-X and he believes the correct distance to the center line of Harford Road may be 300 feet not 315 feet; and

2, Nick also wants us to check the correct width of Joppa Rd. as widened, and then go as we have to Woodleigh Rd. (a paper street) 445'. Nick wants to clear it up as soon as possible. Please contact him. Sincerely,
Newton Williams

FOR ASSISTANCE IN FILLING IN THIS FORM, CONTACT THE PRINTING DEPARTMENT, NOLAN, PLUMHOFF & WILLIAMS, CHARTERED

APR 14 1986

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edith Eisenhart, Board of Appeals — Date: April 8, 1985

FROM: Nick Commodari, Zoning Office

SUBJECT: Revised Plan and Description

Item No. 6 - Cycle No. 1
Petitioner - Josef of Vienna, Inc.

Attached is a revised site plan and description for the above referenced property that should be placed in your file. The old plat and description may be discarded.

NEC:bsc

86-112

PETITION FOR RECLASSIFICATION

LOCATION: North side of Joppa Road, 315 feet West from the center line of Hartford Road.

PUBLIC HEARING: Tuesday, October 8, 1985 at 10:00 a.m.

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: R.O.
Proposed Zoning: B.L.

All that parcel of land in the 9th District of Baltimore County

BEGINNING for the same on the north side of Joppa Road at a point distant 300 feet from the centerline of Hartford road measured westerly from the intersection of said centerline of Hartford road with the centerline of Joppa road with the extension of the north side of Joppa Road, thence leaving said north side of Joppa Road and running North 27-13-18 east 645 feet to the south side of Woodleigh Road, thence with said south side of Woodleigh Road North 65-28-37 west 75.10 feet, thence leaving said Woodleigh Road and running South 28-28-54 west 645.21 feet to the north side of Joppa Road, thence with said north side of said Joppa Road by a line curving to the right and having a radius of 914.49 feet, the distance of 74.79 feet to the place of beginning.

CONTAINING 0.70 acres of land more or less.

Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

Sept. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 19, 1985

THE JEFFERSONIAN,

T.S. Venetoulis
Publisher

27.50

86-112

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Being the property of Josef of Vienna, Inc., as shown on the plat plan filed with the Zoning Department.

BY ORDER OF
WILLIAM T. HACKETT,
CHAIRMAN
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18th, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 18th 1985

TOWSON TIMES,

T.S. Venetoulis
Publisher

42.50

R-86-112

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th — Date of Posting: 9/6/85

Posted for: Reclassification

Petitioner: Josef of Vienna, Inc.

Location of property: N/S Joppa Rd., 315' W/ Hartford Rd.

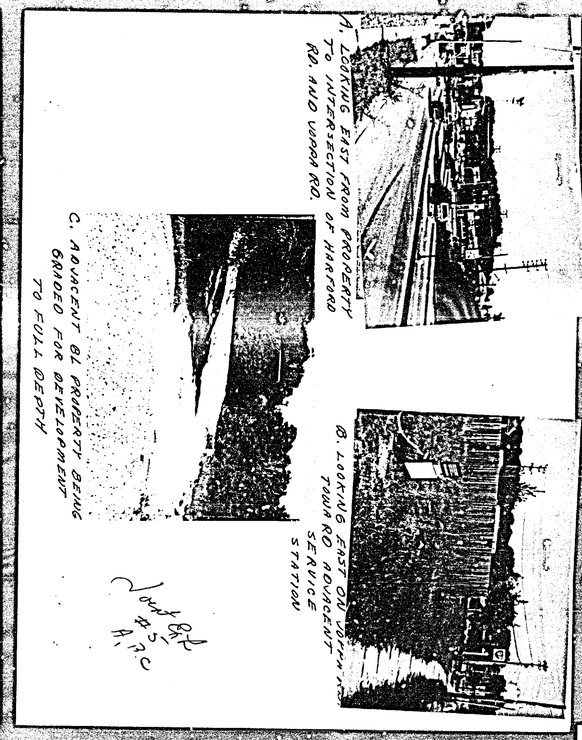
Location of Signs: 1 - Facing Joppa Rd approx. 20' from roadway on property of Petitioner — 2nd - Facing Hartford Rd. Approx. 6' from roadway

* Remarks: 2nd sign on R/W of Hartford & Woodleigh

Posted by: [illegible] — Date of return: 9/13/85

Number of Signs: 2

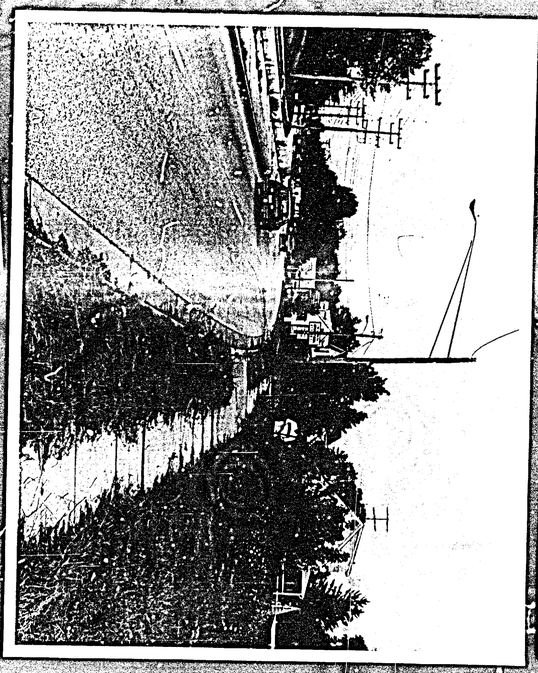
* Wood leigh Rd. is only a sky driveway, approx. 150' in length, there is no access to rear of Petitioners property.

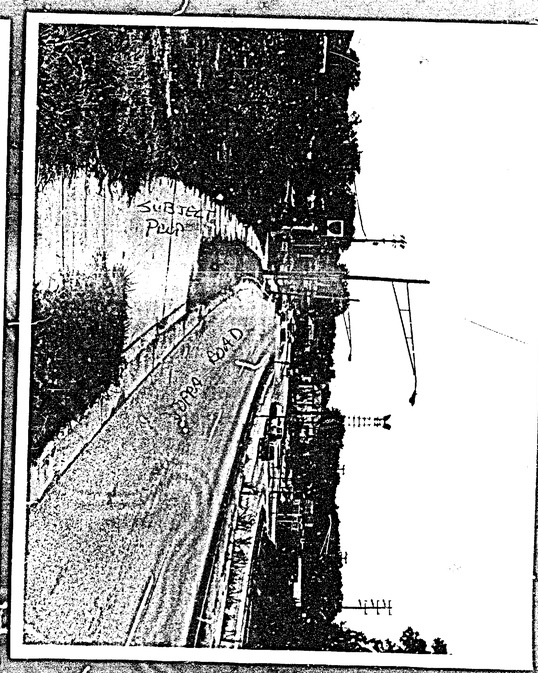


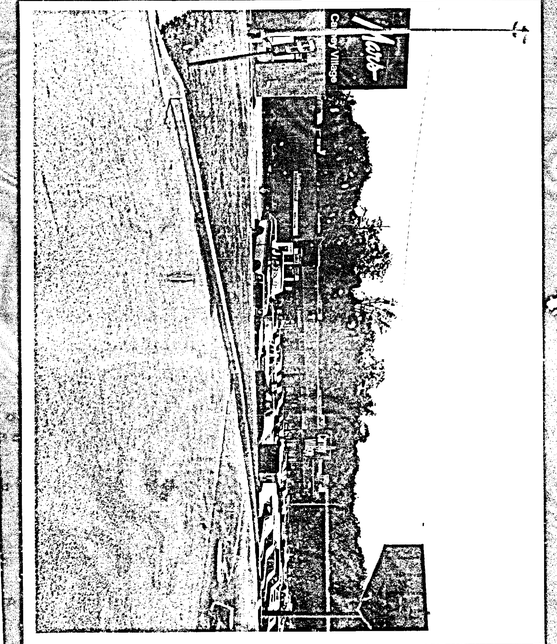
A. LOOKING EAST FROM PROPERTY TO INTERSECTION OF HARFORD RD. AND UPPER RD.

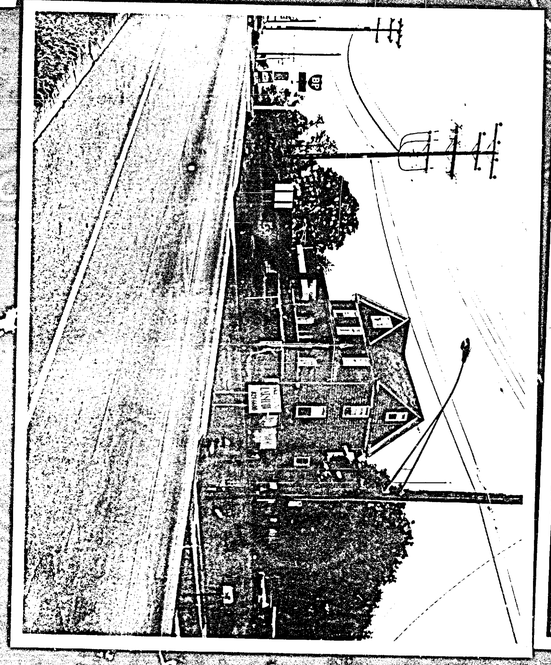
C. ADJACENT GL PROPERTY BEING GRADED FOR DEVELOPMENT TO FULL DEPTH

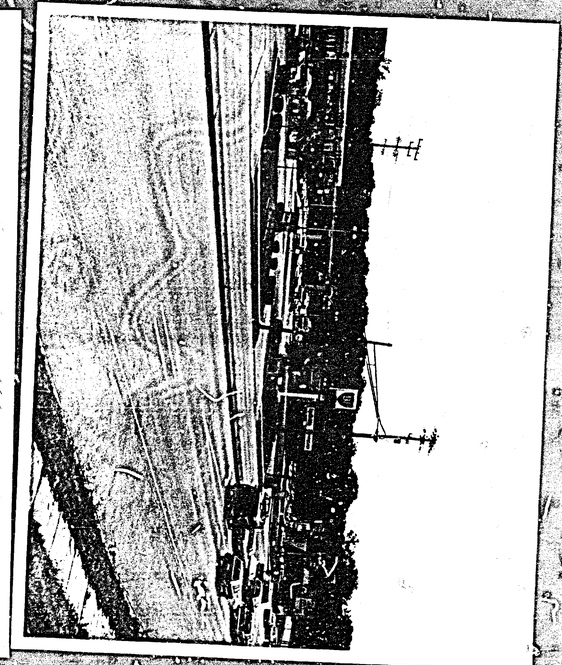
B. LOOKING EAST ON NORTH PARK RD ADJACENT SERVICE STATION











APR 14 1988