

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as nonconforming the use of part of the main house as an apartment, when such use was originally as of right pursuant to R-40 zoning prior to 1971, made nonconforming by change of zoning to R-4 as of July 1, 1971, and has been continuously so used for a period in excess of 20 years. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Jeffrey H. Gray, Esquire _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney's Telephone No.: 329-2104 _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 10:00 o'clock.

Carl J. ...
Zoning Commissioner of Baltimore County.

DESCRIPTION
BEGINNING at a point in the center of Oakland Road 186 feet southeast of Deer Park Road and thence running as follows:
1. South 45 degrees 00 minutes East 195.0 feet.
2. South 18 degrees 34 minutes East 524.0 feet to a pipe.
3. South 45 degrees 04 minutes West 1,699.20 feet to a pipe.
4. South 67 degrees 52 minutes West 280.1 feet to a stone.
5. South 44 degrees 35 minutes West 1308.4 feet.
6. South 87 degrees 14 minutes West 352.2 feet to a stone.
7. South 43 degrees 57 minutes West 253.2 feet to an iron bar.
8. North 82 degrees 43 minutes West 609.0 feet to a stone.
9. North 03 degrees 06 minutes 30 seconds West 857.0 feet to a concrete monument.
10. North 25 degrees 33 minutes west 737.65 feet to concrete monument.
11. North 84 degrees 20 minutes 30 seconds East 486.78 feet.
12. North 84 degrees 20 minutes 30 seconds East 570.0 feet to the center of a County Road, now known as the Oakland Road.
13. North 68 degrees 50 minutes East 1073.2 feet and North 75 degrees 31 minutes East 355 feet.
14. North 70 degrees 26 minutes East 400 feet.
15. North 66 degrees 06 minutes East 100 feet.
16. North 55 degrees 31 minutes East 95.0 feet.
17. North 48 degrees 29 minutes East 214.77 feet.
18. North 36 degrees 33 minutes East 500 feet.
19. North 52 degrees 11 minutes East 100 feet.
20. North 55 degrees 14 minutes East 115 feet to the point of the beginning.

JEFFREY H. GRAY

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: South side of Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Road)

DATE AND TIME: Friday, January 10, 1986 at 10:00 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for the nonconforming use of part of the main house as an apartment.

Being the property of Irving B. Gosnell, Jr., et al as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S Oakland Rd. @ the Eastern : OF BALTIMORE COUNTY
Boundary of Liberty Lake :
Reservoir (1633 Oakland Rd.), :
2nd District :

IRVING B. GOSNELL, JR., et al., : Case No. 86-268-SPH
Petitioners :

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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Gray, Esquire, P. O. Box 51, 16951 York Rd., Monkton, MD 21111-0051, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: December 6, 1985
FROM: C. E. Burnham, Chief, Building Plans Review C.E.B.
SUBJECT: Zoning Advisory Committee Meeting
Scheduled 11/5/85

Item #151	Standard comment
Item #152	See Comments
Item #153	See Comments
Item #154	See Comments
Item #155	Standard Comment
Item #156	No Comment
Item #157	See Comments
Item #158	See Comments
Item #159	See Comments
CEB/vw	

JEFFREY H. GRAY ATTORNEY AT LAW

HENFORD PROFESSIONAL BUILDING * P.O. BOX 51 * 16951 YORK ROAD * 2ND FLOOR * MONKTON, MD 21111-0051 * (301) 329-2104

December 10, 1985

Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: Mr. Swam

Re: Petition of Irving B. Gosnell, et al. for Special Hearing

Dear Mr. Swam:

Enclosed please find three (3) copies of the amended description of the property which is the subject of the above described Petition for Special Hearing. Please accept my apologies for the delay in getting this information to you. Thank you for your continued assistance and courtesy in this regard. If I don't hear from you before the holidays, I wish you and the office a Merry Christmas.

Very truly yours

Jeffrey H. Gray
Jeffrey H. Gray

JHG:frg

Jeffrey H. Gray, Esquire
P. O. Box 51, 16951 York Road
Monkton, Maryland 21111-0051

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
S/S Oakland Rd. @ the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al - Petitioners
Case No. 86-268-SPH

TIME: 10:00 a.m.
DATE: Friday, January 10, 1986
PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204

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

No. 012775

DATE: 12-27-85 ACCOUNT: 804-615-000
AMOUNT: \$100.00
RECEIVED FROM: *Jeffrey H. Gray*
FOR: *Jeffrey H. Gray*
B 8602 ***** 12281
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

January 2, 1986

Jeffrey H. Gray, Esquire
P.O. Box 51, 16951 York Road
Monkton, Maryland 21111-0051

Re: Petition for Special Hearing
S/S Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al. - Petitioners
Case No. 86-268-SPH

Dear Mr. Gray:

This is to advise you that \$63.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

No. 018470

DATE: 1-10-86 ACCOUNT: 804-615-000
AMOUNT: \$63.00

RECEIVED FROM: *Jeffrey H. Gray*

FOR: *Jeffrey H. Gray*
B 8602 ***** 5106

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1986

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve a nonconforming use for part of the main house as an apartment since such use was originally permitted as a matter of right prior to 1971, pursuant to the R-40 zoning which changed to R.S.C. as of July 1, 1971 and presently is R.C.4, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety, and general welfare of the community since the dwelling has been used continuously and without interruption for over 20 years; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1986, that a nonconforming use for part of the main house as an apartment be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Since the two-family dwelling was created prior to 1971, the lot requirement for such, as required by Section 402, BCZR, was 175' x 265.7'; therefore, the lot size must be maintained as such for continuation of the existing nonconforming use.

Norman E. Gerber, AICP
Zoning Commissioner of
Baltimore County

Adj:bg

cc: Jeffrey H. Gray, Esquire

People's Counsel

ORDER RECEIVED FOR FILING
DATE January 14, 1986
BY Jeffrey H. Gray, Esq.
ADMINISTRATIVE ASSISTANT



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

PAUL H. REINCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Irving Bernard Gosnell, Jr. et al

Location: Centerline of Oakland Road, SW of Deer Park Road

Item No.: 156 Zoning Agenda: Meeting of November 5, 1985

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 12, 1985

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

SUBJECT: Zoning Petition No. 86-268-SPH

In view of the subject of this petition, this office offers no comment.

NEC:JGH:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Jeffrey H. Gray, Esquire
P.O. Box 51
16951 York Road
Monkton, Maryland 21111

RE: Item No. 156 - Case No. 86-268-SPH
Petitioners - Irving B. Gosnell, Jr. et al
Special Hearing Petition

Dear Mr. Gray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

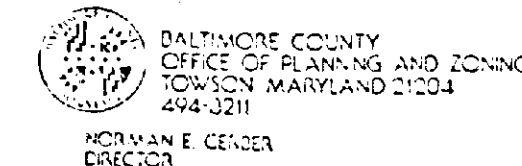
Very truly yours,

James E. Eyer
JAMES E. EYER
Chairman
Zoning Plans Advisory Committee

JED:nn

Enclosures

cc: Mr. Irving B. Gosnell
1633 Oakland Road
Reisterstown, Maryland 21136



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

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of NOVEMBER 5, 1985
Item # 156
Property Owner: IRVING BERNARD GOSNELL, JR.
Location: 1633 OAKLAND RD. SW OF DEER PARK RD.

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.

- ☒ There are no site planning factors requiring comment.
- ☒ 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.
- ☒ The parking calculations must be shown on the plan.
- ☒ 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 11/18/85.
- ☒ The property is located in a deficient service area as defined by Bill 198-79. 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 "g" level intersection as defined by Bill 178-79, and its conditions change are reevaluated annually by the County Council.
- ☐ Additional comments:

cc: James Gosnell

Eugene A. Boser
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

November 18, 1985

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

Item No. -2AC- Meeting of November 5, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 151, 152, 153, 155, 156, and 159.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 12-17-85
Posted for: Special Hearing
Petitioner: Irving B. Gosnell, Jr. et al
Location of property: Site of Oakland Road at Deer Park Road
Location of Signs: at NW corner of 1633 Oakland Road
Remarks: See notes
Posted by: James E. Eyer Date of return: 12-20-85
Number of Signs: 4

Case No. 86-268-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 26th day of November, 1985.

Petitioner: Irving B. Gosnell, Jr. et al
Petitioner's Attorney: Jeffrey H. Gray, Esq.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

James E. Eyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 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 December 19, 1985.

THE JEFFERSONIAN,

W. Kentel

Publisher

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1985

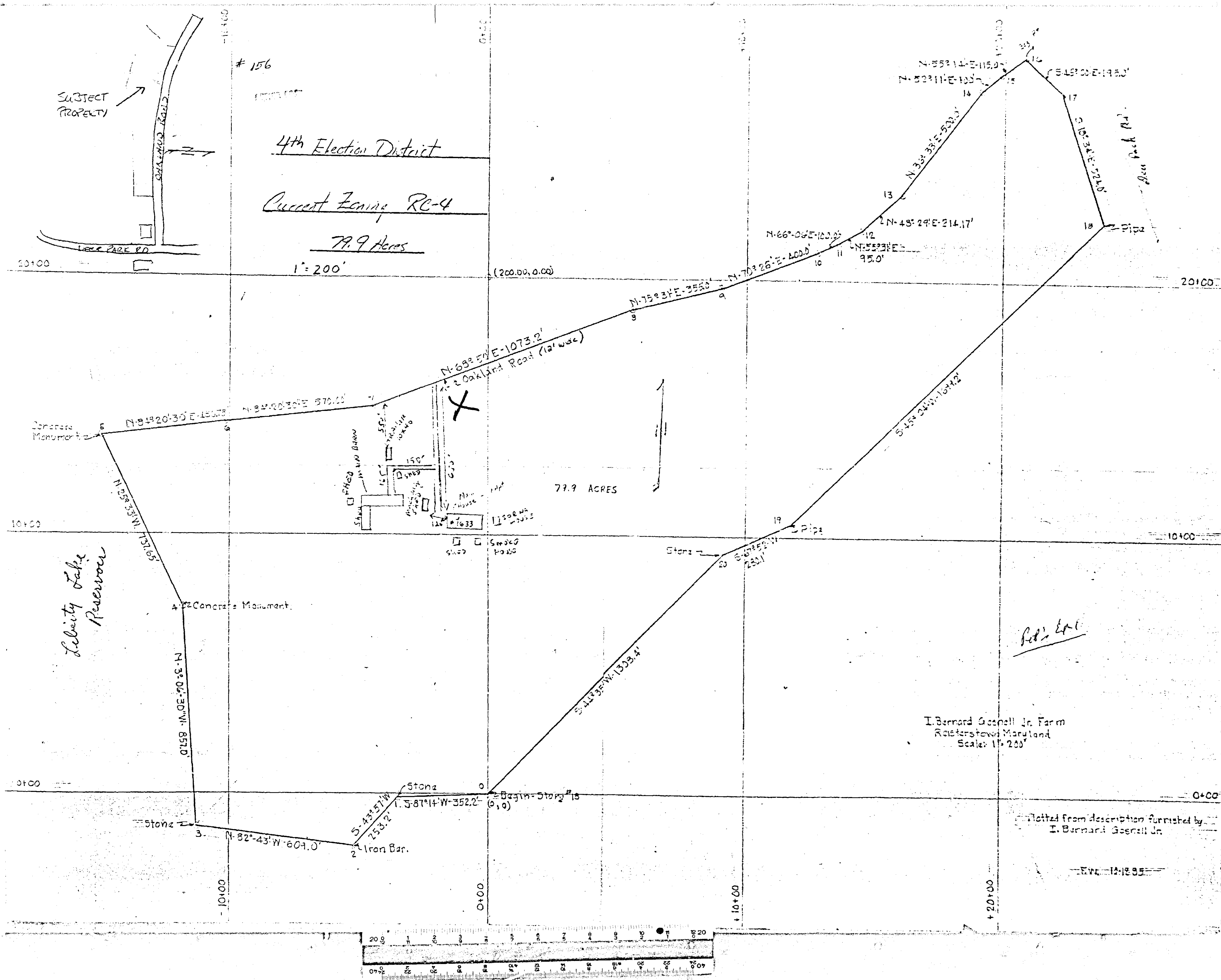
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 18, 1985.

TOWSON TIMES,

W. Kentel

Publisher

3825



PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as nonconforming the use of part of the main house as an apartment, when such use was originally as of right pursuant to R-40 zoning prior to 1971, made nonconforming by change of zoning to R-4 as of July 1, 1971, and has been continuously so used for a period in excess of 20 years. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Jeffrey H. Gray, Esquire
(Type or Print Name)
P.O. Box 51, 16951 York Road, Monks, Maryland 21111-0051
Address
Monks, Maryland 21111-0051
City and State
Attorney's Telephone No.: 329-2104

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 10:00 o'clock.

Calvin J. ...
Zoning Commissioner of Baltimore County.

DESCRIPTION
BEGINNING at a point in the center of Oakland Road 186 feet southeast of Deer Park Road and thence running as follows:
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JEFFREY H. GRAY

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: South side of Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Road)

DATE AND TIME: Friday, January 10, 1986 at 10:00 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for the nonconforming use of part of the main house as an apartment.

Being the property of Irving B. Gosnell, Jr., et al as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JADON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S Oakland Rd. @ the Eastern : OF BALTIMORE COUNTY
Boundary of Liberty Lake :
Reservoir (1633 Oakland Rd.), :
2nd District :

IRVING B. GOSNELL, JR., et al., : Case No. 86-268-SPH
Petitioners :

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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Gray, Esquire, P. O. Box 51, 16951 York Rd., Monks, MD 21111-0051, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: December 6, 1985
FROM: C. E. Burnham, Chief, Building Plans Review C.E.B.
SUBJECT: Zoning Advisory Committee Meeting
Scheduled 11/5/85

Item #151	Standard comment
Item #152	See Comments
Item #153	See Comments
Item #154	See Comments
Item #155	Standard Comment
Item #156	No Comment
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Item #158	See Comments
Item #159	See Comments
CEB/vw	

JEFFREY H. GRAY ATTORNEY AT LAW

HERFORD PROFESSIONAL BUILDING * P.O. BOX 51 * 16951 YORK ROAD * 2ND FLOOR * MONKS, MD 21111-0051 * (301) 329-2104

December 10, 1985

Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: Mr. Swam

Re: Petition of Irving B. Gosnell, et al.
for Special Hearing

Dear Mr. Swam:

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Very truly yours

Jeffrey H. Gray

JHG:frg

Jeffrey H. Gray, Esquire
P. O. Box 51, 16951 York Road
Monks, Maryland 21111-0051

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
S/S Oakland Rd. @ the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al - Petitioners
Case No. 86-268-SPH

TIME: 10:00 a.m.
DATE: Friday, January 10, 1986
PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204

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

No. 012775

DATE: 12-27-85 ACCOUNT: R-01-615-000
AMOUNT: \$100.00
RECEIVED FROM: [Signature]
FOR: [Signature]
B 8602 ***** 12281
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Jeffrey H. Gray, Esquire
P.O. Box 51, 16951 York Road
Monks, Maryland 21111-0051

Re: Petition for Special Hearing
S/S Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al. - Petitioners
Case No. 86-268-SPH

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Please make the check payable to Baltimore County, Maryland, and remit to: Planning, Towson, Maryland

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

No. 018470

DATE: 1-10-86 ACCOUNT: R-01-615-000
AMOUNT: \$63.00
RECEIVED FROM: [Signature]
FOR: [Signature]
B 8602 ***** 5106
VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve a nonconforming use for part of the main house as an apartment since such use was originally permitted as a matter of right prior to 1971, pursuant to the R-40 zoning which changed to R.S.C. as of July 1, 1971 and presently is R.C.4, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety, and general welfare of the community since the dwelling has been used continuously and without interruption for over 20 years; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1986, that a nonconforming use for part of the main house as an apartment be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Since the two-family dwelling was created prior to 1971, the lot requirement for such, as required by Section 402, BCZR, was 175' x 265.7'; therefore, the lot size must be maintained as such for continuation of the existing nonconforming use.

Norman E. Gerber, AICP
Zoning Commissioner of
Baltimore County

Adj:bg

cc: Jeffrey H. Gray, Esquire

People's Counsel

ORDER RECEIVED FOR FILING
DATE January 14, 1986
BY Jeffrey H. Gray, Esquire
ADMINISTRATIVE ASSISTANT



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

PAUL H. REINCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Irving Bernard Gosnell, Jr. et al

Location: Centerline of Oakland Road, SW of Deer Park Road

Item No.: 156 Zoning Agenda: Meeting of November 5, 1985

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 12, 1985

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

SUBJECT: Zoning Petition No. 86-268-SPH

In view of the subject of this petition, this office offers no comment.

NEC:JGH:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Jeffrey H. Gray, Esquire
P.O. Box 51
16951 York Road
Monkton, Maryland 21111

RE: Item No. 156 - Case No. 86-268-SPH
Petitioners - Irving B. Gosnell, Jr. et al
Special Hearing Petition

Dear Mr. Gray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

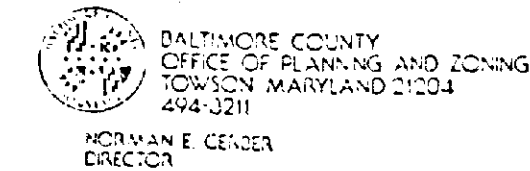
Very truly yours,

James E. Eyer
JAMES E. EYER
Chairman
Zoning Plans Advisory Committee

JED:nn

Enclosures

cc: Mr. Irving B. Gosnell
1633 Oakland Road
Reisterstown, Maryland 21136



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

DECEMBER 5, 1985

Re: Zoning Advisory Meeting of NOVEMBER 5, 1985
Item 156
Property Owner: IRVING BERNARD GOSNELL, JR.
Location: 86 OAKLAND RD. SW OF DEER PARK RD.

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.

- ☒ There are no site planning factors requiring comment.
- ☒ 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, 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.
- ☒ The parking calculations must be shown on the plan.
- ☒ 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 1/14/86.
- ☒ The property is located in a deficient service area as defined by Bill 198-79. 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 "g" level intersection as defined by Bill 178-79, and its conditions change and are reevaluated annually by the County Council.
- ☐ Additional comments:

cc: James Gosnell

Eugene A. Boser
Chief, Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

November 18, 1985

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

Item No. -2AC- Meeting of November 5, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 151, 152, 153, 155, 156, and 159.

Michael S. Flarigan
Michael S. Flarigan
Traffic Engineer Associate II

MSF/bld

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 12-17-85
Posted for: Special Hearing
Petitioner: Irving B. Gosnell, Jr. et al
Location of property: Site of Oakland Road at Deer Park Road
Location of Signs: at W. Post of 1633 Oakland Road
Remarks: See notes
Posted by: James E. Eyer Date of return: 12-20-85
Number of Signs: 2

Case No. 86-268-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 26th day of November, 1985.

Petitioner: Irving B. Gosnell, Jr. et al
Petitioner's Attorney: Jeffrey H. Gray, Esq.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

James E. Eyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 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 December 19, 1985.

THE JEFFERSONIAN,

W. Kentel

Publisher

Cost of Advertising

24.75

86-268-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1985

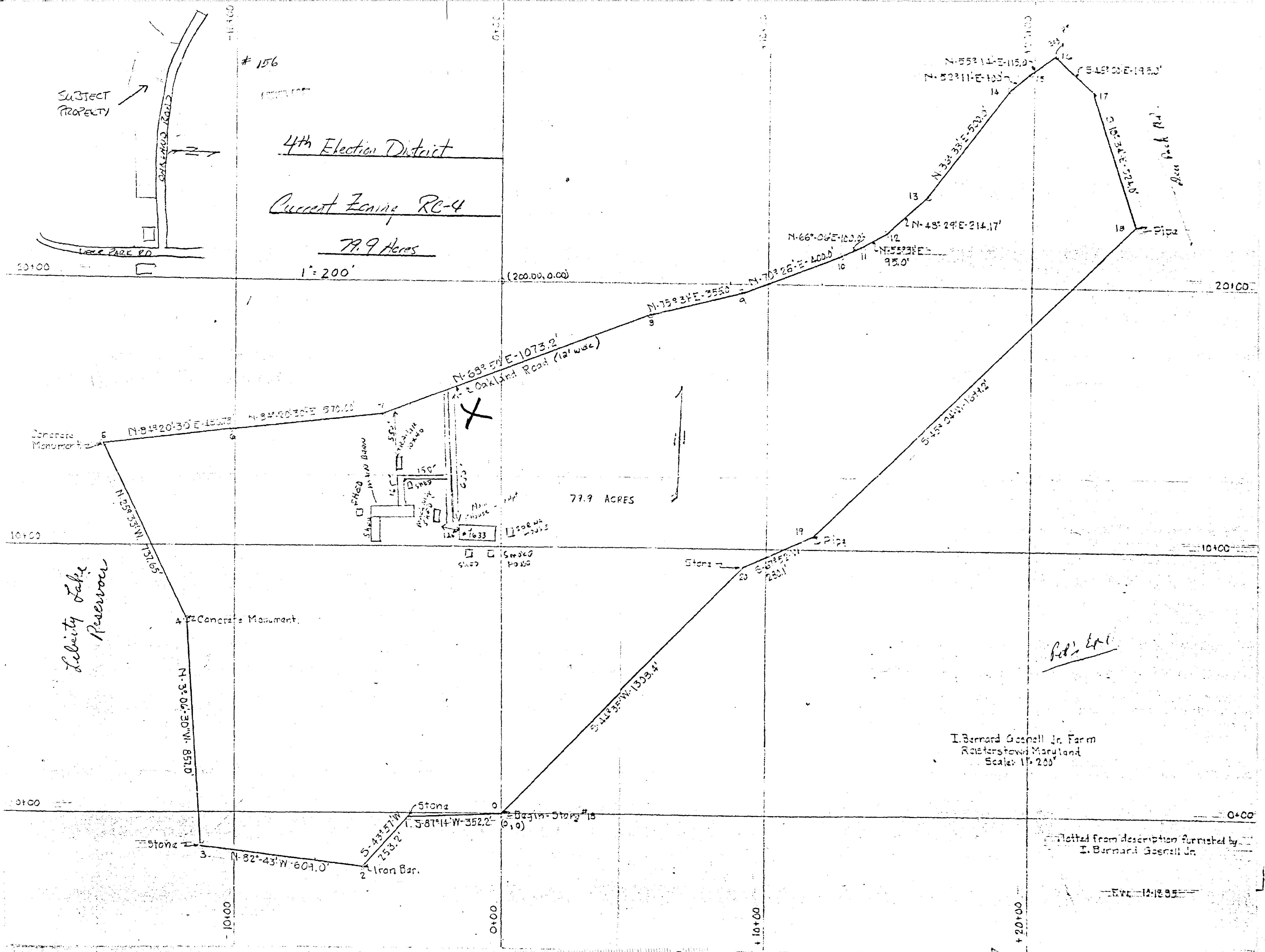
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 18, 1985.

TOWSON TIMES,

W. Kentel

Publisher

3825



I. Bernard Gosnell Jr. Farm
Riverton Maryland
Scale 1" = 200'

Plotted from description furnished by
I. Bernard Gosnell Jr.

File 10-1335

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as nonconforming the use of part of the main house as an apartment, when such use was originally as of right pursuant to R-40 zoning prior to 1971, made nonconforming by change of zoning to R-4 as of July 1, 1971, and has been continuously so used for a period in excess of 20 years. Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
Jeffrey H. Gray, Esquire
(Type or Print Name)
Signature _____
P.O. Box 51, 16951 York Road, _____
Address _____
Monkton, Maryland 21111-0051 _____
City and State _____
Attorney's Telephone No.: 329-2104 _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 10th day of January, 1986, at 10:00 o'clock.

Carl J. ...
Zoning Commissioner of Baltimore County.

DESCRIPTION
BEGINNING at a point in the center of Oakland Road 186 feet southeast of Deer Park Road and thence running as follows:
1. South 45 degrees 00 minutes East 195.0 feet.
2. South 18 degrees 34 minutes East 524.0 feet to a pipe.
3. South 45 degrees 04 minutes West 1,699.20 feet to a pipe.
4. South 67 degrees 52 minutes West 280.1 feet to a stone.
5. South 44 degrees 35 minutes West 1308.4 feet.
6. South 87 degrees 14 minutes West 352.2 feet to a stone.
7. South 43 degrees 57 minutes West 253.2 feet to an iron bar.
8. North 82 degrees 43 minutes West 609.0 feet to a stone.
9. North 03 degrees 06 minutes 30 seconds West 857.0 feet to a concrete monument.
10. North 25 degrees 33 minutes west 737.65 feet to concrete monument.
11. North 84 degrees 20 minutes 30 seconds East 486.78 feet.
12. North 84 degrees 20 minutes 30 seconds East 570.0 feet to the center of a County Road, now known as the Oakland Road.
13. North 68 degrees 50 minutes East 1073.2 feet and North 75 degrees 31 minutes East 355 feet.
14. North 70 degrees 26 minutes East 400 feet.
15. North 66 degrees 06 minutes East 100 feet.
16. North 55 degrees 31 minutes East 95.0 feet.
17. North 48 degrees 29 minutes East 214.77 feet.
18. North 36 degrees 33 minutes East 500 feet.
19. North 52 degrees 11 minutes East 100 feet.
20. North 55 degrees 14 minutes East 115 feet to the point of the beginning.

JEFFREY H. GRAY

PETITION FOR SPECIAL HEARING 2nd Election District

LOCATION: South side of Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Road)

DATE AND TIME: Friday, January 10, 1986 at 10:00 a.m.

PUBLIC HEARING: Room 301, County Office Building
111 West Chesapeake Avenue, Towson, MD 21204

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations for the nonconforming use of part of the main house as an apartment.

Being the property of Irving B. Gosnell, Jr., et al as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
S/S Oakland Rd. @ the Eastern : OF BALTIMORE COUNTY
Boundary of Liberty Lake :
Reservoir (1633 Oakland Rd.), :
2nd District :

IRVING B. GOSNELL, JR., et al., : Case No. 86-268-SPH
Petitioners :

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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 16th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Jeffrey H. Gray, Esquire, P. O. Box 51, 16951 York Rd., Monkton, MD 21111-0051, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: December 6, 1985
FROM: C. E. Burnham, Chief, Building Plans Review C.E.B.
SUBJECT: Zoning Advisory Committee Meeting
Scheduled 11/5/85

Item #151	Standard comment
Item #152	See Comments
Item #153	See Comments
Item #154	See Comments
Item #155	Standard Comment
Item #156	No Comment
Item #157	See Comments
Item #158	See Comments
Item #159	See Comments
CEB/vw	

JEFFREY H. GRAY ATTORNEY AT LAW

HENFORD PROFESSIONAL BUILDING * P.O. BOX 51 * 16951 YORK ROAD * 2ND FLOOR * MONKTON, MD 21111-0051 * (301) 329-2104

December 10, 1985

Office of the Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204
Attn: Mr. Swam

Re: Petition of Irving B. Gosnell, et al.
for Special Hearing

Dear Mr. Swam:

Enclosed please find three (3) copies of the amended description of the property which is the subject of the above described Petition for Special Hearing. Please accept my apologies for the delay in getting this information to you. Thank you for your continued assistance and courtesy in this regard. If I don't hear from you before the holidays, I wish you and the office a Merry Christmas.

Very truly yours

Jeffrey H. Gray
Jeffrey H. Gray

JHG:frg

Jeffrey H. Gray, Esquire
P. O. Box 51, 16951 York Road
Monkton, Maryland 21111-0051

December 6, 1985

NOTICE OF HEARING

PETITION FOR SPECIAL HEARING
S/S Oakland Rd. @ the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al - Petitioners
Case No. 86-268-SPH

TIME: 10:00 a.m.
DATE: Friday, January 10, 1986
PLACE: Room 301, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204

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

No. 012775

DATE: 12-27-85 ACCOUNT: R-01-615-000
AMOUNT: \$100.00
RECEIVED FROM: *Jeffrey H. Gray*
FOR: *Jeffrey H. Gray*
B 8602 ***** 12281
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

January 2, 1986

Jeffrey H. Gray, Esquire
P.O. Box 51, 16951 York Road
Monkton, Maryland 21111-0051

Re: Petition for Special Hearing
S/S Oakland Road at the Eastern boundary of Liberty Lake Reservoir (1633 Oakland Rd.)
2nd Election District
Irving B. Gosnell, Jr., et al. - Petitioners
Case No. 86-268-SPH

Dear Mr. Gray:

This is to advise you that \$63.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to: Planning, Towson, Maryland

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

No. 018470

DATE: 1-10-86 ACCOUNT: R-01-615-000
AMOUNT: \$63.00

RECEIVED FROM: *Jeffrey H. Gray*

FOR: *Jeffrey H. Gray*
B 8602 ***** 5101

VALIDATION OR SIGNATURE OF CASHIER

JAN 7 1986

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to approve a nonconforming use for part of the main house as an apartment since such use was originally permitted as a matter of right prior to 1971, pursuant to the R-40 zoning which changed to R.S.C. as of July 1, 1971 and presently is R.C.4, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and would not be detrimental to the health, safety, and general welfare of the community since the dwelling has been used continuously and without interruption for over 20 years; and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1986, that a nonconforming use for part of the main house as an apartment be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Since the two-family dwelling was created prior to 1971, the lot requirement for such, as required by Section 402, BCZR, was 175' x 265.7'; therefore, the lot size must be maintained as such for continuation of the existing nonconforming use.

Norman E. Gerber, AICP
Zoning Commissioner of
Baltimore County

Adj:bg

cc: Jeffrey H. Gray, Esquire

People's Counsel

ORDER RECEIVED FOR FILING

DATE January 14, 1986
BY Jeffrey A. Miller, C
ADMINISTRATIVE ASSISTANT



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

PAUL H. REINCKE
CHIEF

November 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Irving Bernard Gosnell, Jr. et al

Location: Centerline of Oakland Road, SW of Deer Park Road

Item No.: 156 Zoning Agenda: Meeting of November 5, 1985

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 12, 1985

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

SUBJECT: Zoning Petition No. 86-268-SPH

In view of the subject of this petition, this office offers no comment.

NEC:JGH:slm

Norman E. Gerber, AICP
Director

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1985

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

Jeffrey H. Gray, Esquire
P.O. Box 51
16951 York Road
Monkton, Maryland 21111

RE: Item No. 156 - Case No. 86-268-SPH
Petitioners - Irving B. Gosnell, Jr. et al
Special Hearing Petition

Dear Mr. Gray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Eyer
JAMES E. EYER
Chairman
Zoning Plans Advisory Committee

JED:nn

Enclosures

cc: Mr. Irving B. Gosnell
1633 Oakland Road
Reisterstown, Maryland 21136



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

STEPHEN E. COLLINS
DIRECTOR

November 18, 1985

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

Item No. -2AC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of November 5, 1985

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 151, 152, 153, 155, 156, and 159.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting 12-17-85
Posted for: Special Hearing
Petitioner: Irving B. Gosnell, Jr. et al
Location of property: Site of Oakland Road at Deer Park Road
Location of Signs: at NW corner of 1633 Oakland Road
Remarks: See notes
Posted by: James E. Eyer Date of return: 12-20-85
Number of Signs: _____

Case No. 86-268-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 26th day of November, 1985.

Petitioner: Irving B. Gosnell, Jr. et al
Petitioner's Attorney: Jeffrey H. Gray, Esq.

Received by: *James E. Eyer*
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 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 December 19, 1985.

THE JEFFERSONIAN,

W. Kentel

Publisher

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 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 December 18, 1985.

TOWSON TIMES,

W. Kentel

Publisher

3825

