

MAP SE-4F  
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E.D. 12  
DATE 1-20-87  
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DP

86-409-SPH  
405-4-78

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, 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 the property known as 275 St. Helena Avenue and 203 Central Avenue

as a B-200-SUBSISTING use for retail food store and two existing dwellings on the same lot in a D.P. 10.5 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State

Legal Owner(s):  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
Address  
City and State

Attorney for Petitioner:  
John O. Hennegan  
(Type or Print Name)  
Signature  
809 Eastern Boulevard  
Address  
Essex, Maryland 21221  
City and State  
686-8274  
Attorney's Telephone No.

275 St. Helena Avenue 288-6577  
Address  
Baltimore, Maryland  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of March, 1986, 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 14th day of April, 1986, at 11:30 o'clock

William D. Stone, 86-409-SPH  
SE/C St. Helena Ave. (275 St. Helena Ave.) and Central Ave. (203 Central Ave.)

UNDER RECEIVED FOR THE  
DATE April 1, 1986  
BY [Signature]  
TECHNICAL ASSISTANT

order in back.

(over)

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-4500

NORMAN E. GERBER  
DIRECTOR

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

March 24, 1986

Re: Zoning Advisory Meeting of February 18, 1986  
Item # 282  
Property Owner: William D. Stone, et ux  
Location: SE/C St. Helena Avenue (in Baltimore County) and Central Avenue (in Baltimore County)

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.
- ☒ 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 22-93 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 [blank].
- ☒ Landscaping: Just comply with Baltimore County Landscaping Manual, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

CC: James (105-211)

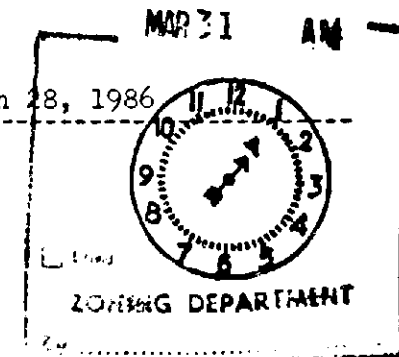
Eugene A. Bopp  
Chair, Current Planning and Development

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Zoning Commissioner  
FROM: Norman E. Gerber, Director, Office of Planning & Zoning  
SUBJECT: Zoning Petition Nos. 86-409-SPH, 86-412-SPH, 86-413-SPH, 86-414-SPH

Date: March 28, 1986



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

NRG/JGH/dmi

NORMAN E. GERBER, AICP, Director  
Office of Planning & Zoning

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
March 21, 1986

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

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

000

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

RE: Item no. 282 - Case No. 86-409-SPH  
Petitioners - William D. Stone, et ux  
Special Hearing Petition

Dear Mr. Hennegan:

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. Dyer  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Frank S. Lee  
1277 Neighbors Avenue  
Baltimore, Maryland 21237

Case No. 86-409-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 13th day of March, 1986.

ARNOLD JABLON  
Zoning Commissioner

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

Petitioner: William D. Stone, et ux  
Petitioner's Attorney: John O. Hennegan, Esquire

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

PAUL H. REINCKE  
CHIEF

February 21, 1986

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

Attention: Rick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: William D. Stone, et ux  
Location: SE/C St. Helena Avenue (Baltimore Co.) and Central Avenue (Baltimore Co.)  
Item No.: 282  
Zoning Agenda: Meeting of 2-18-86

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 or test 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 [blank] 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 comment on this time.

Noted and Approved: [Signature]  
REVIEWER: [Signature]  
Planning Group  
Special Inspection Division

/mb

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

February 26, 1986

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 282 Zoning Advisory Committee Meeting are as follows:

Property Owner: William D. Stone, et ux  
Location: SE/C St. Helena Avenue (in Baltimore County) and Central Avenue (in Baltimore County)  
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

- ( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.S.A. #17-1 - 1980) and other applicable Codes and Standards.
- ( ) A building and other miscellaneous permits shall be required before the start of any construction.
- ( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (X) All One Group except Bul. Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Bul. Two Group require a one hour wall if closer than 7'-0" to an interior lot line. Bul. Three Group require a one hour wall if closer than 7'-0" to an interior lot line. Bul. Four Group require a one hour wall if closer than 7'-0" to an interior lot line. See Table 101.1, Section 101.2 and Table 101.3. No openings are permitted in an exterior wall within 7'-0" of an interior lot line.
- ( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101.1 and 505 and have your Architect/Engineer contact this department.
- ( ) The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- ( ) When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of use/Accessory Permit is to be filed with the Change of Use/Accessory Permit. See Section 101.1 of the Building Code.
- ( ) The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 510.6 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level. For the lot and the flood plain levels including basement.
- ( ) Comments: See Section 103.1 as amended in Bill #17-85. See also Section 1405.5.3. It and similar provisions under previous codes would be applicable as Life Safety requirements are required to be met at all times when buildings are used for public uses. Section 804.0.
- ( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 218 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Jr.  
Baltimore County

[Signature]



Pursuant to the advertisement, posting of the 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 a retail food and grocery store (no alcoholic beverages sold on the premises) with an apartment on the second floor, a two-apartment dwelling attached thereto, and a single-family dwelling to the rear of the two-apartment dwelling would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community, and therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1986, that the nonconforming use for a retail food and grocery store (no alcoholic beverages sold on the premises) with an apartment on the second floor, a two-apartment dwelling attached thereto, and a single-family dwelling to the rear of the two-apartment dwelling be approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: John O. Hennegan, Esquire  
People's Counsel

Phone: 687-6922

### FRANK S. LEE

Registered Land Surveyor

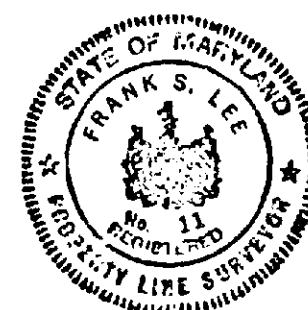
1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

January 13, 1986

No. 275 St. Helena Avenue  
Southeast corner of St. Helena and Central Avenues  
Lot 38, Block 4, Resubdivision of parts of St. Helena & Colgate Park, 5/38  
12th District Baltimore County, Maryland

Beginning for the same at the intersection of the south side of St. Helena Avenue with the east side of Central Avenue, thence running and binding on the south side of St. Helena Avenue North 85 degrees 44 minutes 00 seconds East 26.96 feet, thence running for a line of division South 4 degrees 16 minutes 00 seconds East 145 feet to the north side of a 10 foot alley, thence running and binding on the north side of said alley South 85 degrees 44 minutes 00 seconds West 26.96 feet to the east side of Central Avenue, and thence running and binding on the east side of Central Avenue North 4 degrees 16 minutes 00 seconds West 145 feet to the place of beginning.

Containing 3915 square feet of land.



### PETITION FOR SPECIAL HEARING

12th Election District

LOCATION: Southeast Corner of St. Helena Avenue (275 St. Helena Ave.) and Central Avenue (203 Central Ave.)

DATE AND TIME: Monday, April 14, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Special Hearing for a non-conforming use as a retail food store and two existing dwellings on a single lot

Being the property of William D. Stone, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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  
SE/Cor. St. Helena Ave. (275 St.  
Helena Ave.) & Central Ave. : OF BALTIMORE COUNTY  
(203 Central Ave.), 12th Dist.

WILLIAM D. STONE, et ux, : Case No. 86-409-SPH  
Petitioner(s)

### 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.

*[Signature]*  
Phyllis/Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
(301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to John O. Hennegan, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners.

*[Signature]*  
Peter Max Zimmerman

5304  
5305

### CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 1986

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 March 27, 1986.

THE JEFFERSONIAN,

*[Signature]*  
Publisher  
Cost of Advertising  
24.75

86-409-SPH



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

ARNOLD JABLON  
ZONING COMMISSIONER

April 9, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

John O. Hennegan, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

RE: PETITION FOR SPECIAL HEARING  
SE/Cor. St. Helena Ave. (275 St. Helena Ave.)  
and Central Ave. (203 Central Ave.)  
12th Election District  
William D. Stone, et ux - Petitioners  
Case No. 86-409-SPH

Dear Mr. Hennegan:

This is to advise you that \$68.95 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.

No. 018587

more County, Maryland, and remit  
Building, Towson, Maryland

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

DATE 4/11/86  
SIGN & POST TO BE  
RETURNED

AMOUNT \$ 68.95

RECEIVED FROM Stone's Grocery

FOR Advertising & Posting to Case No. 86-409-SPH

VALIDATION OF SIGNATURE OF CASHIER

### CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 March 27, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Pet. for Spec. Hrg. - P.O. #75289 - Req. #L87638 - 73 lines @ \$29.20. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986

Kimbel Publication, Inc.

per Publisher.

*[Signature]*

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-409-SPH

District 12th Date of Posting 3/25/86

Posted for: Daniel Friedman

Petitioner: William D. Stone

Location of property: SE/Cor. St. Helena Ave. & Central Ave.

Location of Signs: SE/Cor. St. Helena Ave. & Central Ave.

Remarks: Petitioner's appearance in the matter of the above-captioned matter.

Posted by: Daniel Friedman Date of return: 3/25/86

Number of Signs: 1



March 14, 1986

## NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING  
SE/cor. St. Helena Ave. (275 St. Helena Ave.)  
and Central Ave. (203 Central Ave.)  
12th Election District  
William D. Stone, et ux - Petitioners  
Case No. 86-409-SPH

TIME: 11:00 a.m.

DATE: Monday, April 14, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

of Baltimore

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

No. 018355

DATE 2/5/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM: Stone's Grocery

FOR: SPH #282

B 8124\*\*\*\*\*10000:a 8003F

VALIDATION OR SIGNATURE OF CASHIER

