



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN H. HENS
DEPUTY ZONING COMMISSIONER

May 6, 1986

Thomas C. Beach, Esquire
7 St. Paul Street
Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
RE/cor. of Fairmount Ave. and Towson Gate Dr.
9th Election District
Dulaney Valley Partnership - Petitioner
Case No. 86-467-SPH

Dear Mr. Beach:

This is to advise you that \$500.00 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.

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

021880
5-12-86 R-O-F 415-000
100.00
Advertising - Posting 86-467-SPH
B 0004*****1000016 91287

County, Maryland, and resit-
ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

Date: April 30, 1986

TO: Zoning Commission

FROM: Norman R. Gerber, AICP, Director
OFFICE OF PLANNING & ZONING

SUBJECT: Zoning Decision No. 86-467-SPH

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the subject request.

Norman R. Gerber, AICP

NHG/ZOH/af

CPB-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 22, 1986

5111 OFFICE ROAD,
2110 N. CHARLES ST.,
TOWSON, MARYLAND 21204

to:

Chairman

Members

Bureau of
Engineering
Department of
Traffic Engineering
State Parks Commission
Bureau of
Fire Prevention
Health Department
Public Planning
Public Works
Police Department
Board of Education
Housing Administration
Industrial
Development

Thomas C. Beach, Esquire
Whiteford, Taylor and Preston
7 St. Paul Street
Baltimore, Maryland 21202

RE: Item No. 343 - Case No. 86-467-SPH
Dulaney Valley Partnership - Petitioner
Special Hearing Petition

Dear Mr. Beach:

The Zoning Plans Advisory Committee has reviewed the plans submitted by the above-referenced petitioner. 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 Commission, 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, Inc.

Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Mr. Lawrence R. Bachus, General Partner
Dulaney Valley Partnership
700 Fairmount Avenue
Towson, Maryland 21204

Mr. J. Robert Green
Dr. McCune-Mallory, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21204



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

Mr. Arnold Jablon
Zoning Commissioner
Towson, Maryland 21202

April 21, 1986

Dear Mr. Jablon:

The Division of Current Planning has reviewed the subject petition and offers the following comments. The items enclosed below are:

1. There are no site planning factors requiring comment.
2. In County Review from meeting is required.
3. The site is located in a residential area and the subject will be a subdivision. The plan must show the entire tract.
4. To insure of a valid service.
5. The street shown on this site is not satisfactory.
6. The street shown on this site is not satisfactory.
7. The street shown on this site is not satisfactory.
8. The street shown on this site is not satisfactory.
9. The street shown on this site is not satisfactory.
10. The street shown on this site is not satisfactory.

The subject site is located in a residential area and the subject will be a subdivision. The plan must show the entire tract.

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cc: James H. Dyer

James H. Dyer
Chair, Current Planning and Development

Thomas C. Beach, Esquire
7 St. Paul Street
Baltimore, Maryland 21202

April 15, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
RE/cor. of Fairmount Ave. and Towson Gate Dr.
9th Election District
Dulaney Valley Partnership - Petitioner
Case No. 86-467-SPH

TIME: 10:30 a.m.

DATE: Monday, May 12, 1986

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

Avenue, Towson, Maryland

James H. Dyer, Inc.

BALTIMORE COUNTY, MARYLAND

019858

OFFICE OF PLANNING & ZONING

TOWSON, MARYLAND 21204

494-3353

3/25/86 01-615-000

100.00

Sp. # 343

B 0004*****1000016 028F

VALUATION ON SIGNATURE OF CHAIRMAN

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TED ZAMENSKY, JR.
DIRECTOR

April 30, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21202

Dear Mr. Jablon:

Comments on Item # 343 Zoning Advisory Committee Hearing are as follows:

Property owner: Dulaney Valley Partnership
Location: 3815 Fairmount Road, 3815 Towson Gate Dr., 3815 of Southern Rd.
9th.

APPLICABLE ZONING AND COMMENTS:

1. All developments shall conform to the Baltimore County Zoning Code, as amended by Council Bill 81-81, the Baltimore Code for the Development and Land Use (BZC) - 1981 and other amendments and the Baltimore Code.

2. A building and other development projects shall be required before the start of any construction.

3. Incentivized: The area of construction shall be required to fill a vacant lot.

4. A building and other development projects shall be required before the start of any construction.

5. Incentivized: The area of construction shall be required to fill a vacant lot.

6. A building and other development projects shall be required before the start of any construction.

7. The structure shall not be required to fill a vacant lot.

8. The structure shall not be required to fill a vacant lot.

9. The structure shall not be required to fill a vacant lot.

10. The structure shall not be required to fill a vacant lot.

11. The structure shall not be required to fill a vacant lot.

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26. The structure shall not be required to fill a vacant lot.

27. The structure shall not be required to fill a vacant lot.

28. The structure shall not be required to fill a vacant lot.

29. The structure shall not be required to fill a vacant lot.

30. The structure shall not be required to fill a vacant lot.

ALM

12/2/85

James H. Dyer, Inc.

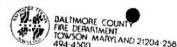
James H. Dyer, Inc.

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James H. Dyer, Inc.

James H. Dyer, Inc.

James H. Dyer, Inc.



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2366
494-4500

WILL H. BRENCK
CHIEF

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

RE: Property Owner: Dulaney Valley Partnership
Location: 3815 Fairmount Rd., 3815 Towson Gate Dr., 3815 of Southern Rd.
Item No.: 343
Zoning Agenda: Meeting of April 1, 1986

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 100 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 and road 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.

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 at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]

Special Inspection Division

Fire Prevention Bureau

mb

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
14th day of April, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Dulany Valley Partnership Received by: James C. Deane
Petitioner's Contract Purchaser's Attorney
Attorney Thomas C. Deane, Esquire

Chairman, Zoning Plans
Advisory Committee

cc: Thomas C. Deane, Esquire
Mr. Lawrence E. Buckaba
Mr. J. Robert Green

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-467 SPH

District 9th Date of Posting 4/18/86
Posted for: Special Hearing
Petitioner: Dulany Valley Partnership
Location of property: NE Cor. Fairmount Ave. & Towson Gate Dr.
Location of Signs: 1. Facing Fairmount Ave. & 1. Facing Towson Gate Dr., both
opposed 1' Ex. Roadway, on property of Petitioner
Remarks: _____
Posted by: M. M. Kelly Date of return: 4/23/86
Signature
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23, 1986

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
April 23, 1986.

TOWSON TIMES,

J. B. Venetoni
Publisher

42.50

PETITION FOR
SPECIAL HEARING
On Zoning Cases
Case No. 86-467-SPH

LOCATION: Northeast Corner of
Fairmount Avenue and Towson Gate
Drive
DATE AND TIME: Monday, May 12,
1986, at 10:30 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
use permit for off-street parking
in an O-1 (D.R. 5.5) Zone and to
approve a modified plan which
includes an accessory building to
the parking area housing security,
mini-bus storage, maintenance,
recreation, and recreational
storage for Edmond Life Care
parking and on-site amenity
space.

Being the property of Dulany Valley
Partnership, as shown on plan 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
75043-10000 April 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 24, 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
April 24, 1986.

THE JEFFERSONIAN,

J. B. Venetoni
Publisher

Cost of Advertising
27.50

PETITION FOR SPECIAL
HEARING
On Zoning Cases
Case No. 86-467-SPH

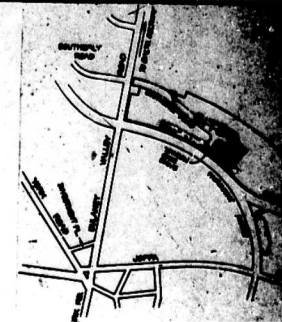
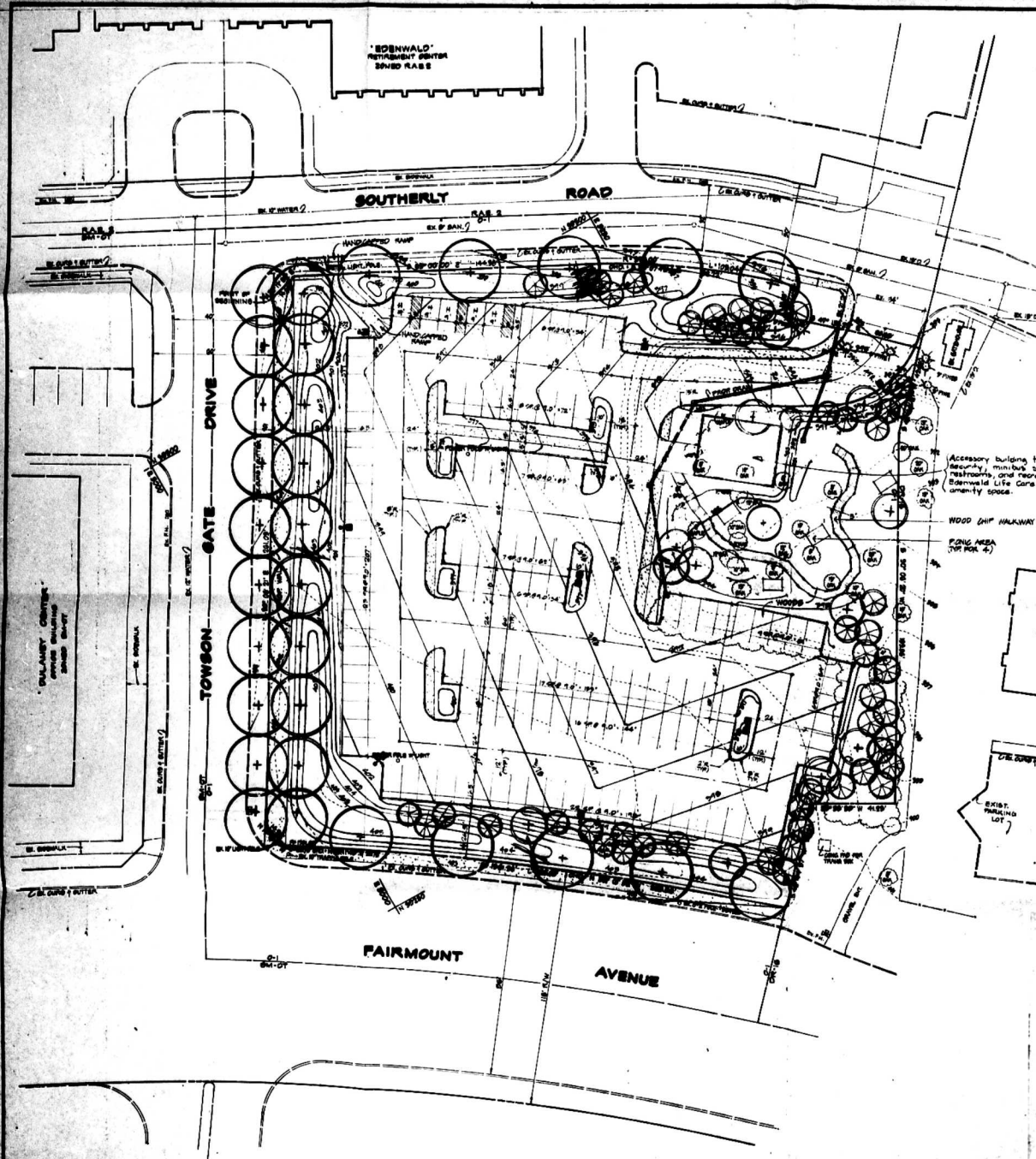
LOCATION: Northeast Corner of
Fairmount Avenue and Towson Gate
Drive
DATE AND TIME: Monday, May 12,
1986, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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 use
permit for off-street parking in an O-1
(D.R. 5.5) Zone and to approve a
modified plan which includes an accessory
building to the parking area housing
security, mini-bus storage, maintenance,
recreation, and recreational storage for
Edmond Life Care parking and on-site amenity
space.

Being the property of Dulany Valley
Partnership, as shown on plan 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
Apr. 24.



Vicinity Map
SCALE: 1" = 300'

Site Data

- 1. AREA OF SITE: 2.0475 AC.
- 2. ZONING OF SITE: P-1
- 3. PARKING REQUIRED: 1 HOME
- 4. PARKING PROVIDED: 10 SPACES (REGULAR 8 + 2)
- 5. SPACES (HANDICAPPED): 2
- 6. SPACES TOTAL: 12

- MAJOR DECIDUOUS TREE
- MAJOR DECIDUOUS TREE
- SHRUBS
- LIGHT PLANTING TO FILL IN / ROW READY UNDER LAMP

PETITIONER'S EXHIBIT

PRINTED
MAR 25 1985
DUPONT/CHAMBERLAIN, INC.

- Special Hearing to authorize off-street parking in a P-1 (R.A. 5.3) zone.
- Required Hearing Notice:
- Compliance with Section 409.4 Baltimore County Zoning Regulations:
- a. The proposed surface parking lot is across Southernly Road from Edenhall.
 - b. Only passenger vehicles shall use this parking facility.
 - c. No loading, unloading, or any use other than passenger vehicle parking shall be permitted.
 - d. As a parking facility serving a residential use, parking will take place in a 30-hour week. Required lighting shall be designed so as to not interfere or reflect on adjoining residential premises.
 - e. Screening and landscaping shall be provided as shown on this site plan and in accordance with the standards and requirements of the current Landscape Manual.
 - f. A good practice, properly designed shall be provided.
 - g. A plan showing parking arrangement and vehicular access layout is provided.
 - h. The operation and maintenance of the proposed parking lot shall be maintained by the management of Edenhall. As noted on the site plan, parking will occur in a low level for the residents and their guests of Edenhall.

51401-101-2 SH-15

		BAFT - MILLER - WALKER LAND PLANNING CONSULTANTS 200 N. EAGERMAN AVE. BALTIMORE, MD 21201 TELEPHONE: (410) 260-2000	
		PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING 'EDENHALL' Towson Gate Lot 2	
APPROVAL SIGNATURES		BALTIMORE COUNTY	
 ROBERT J. MILLER		 JOHN J. WALKER	
DATE: 3/15/85		REVISIONS:	
3/15/85		3/15/85	

