

87-449-X #341	NE/S Joppa Rd., 315' W of the c/l of Harford Rd. (2912 Joppa Rd.)	9th E.D.
3/24/87	Special Exception (for parking in a B.L. Zone) - filing fee \$100.00 - Josef L. Gehring	
3/24/87	Hearing set for 5/12/87, at 11:15 a.m. (Mrs. Jung)	
5/12/87	Advertising and Posting - \$195.55	
5/28/87	Ordered by the Deputy Zoning Commissioner that a Class B Office Building in an R.O. Zone and a 69.25 sq. ft., illuminated, free-standing sign, in accordance with Petitioner's Exhibits 1 and 3, be approved, and further that parking in an R.O. Zone for an office building located in a B.L. Zone be approved and the Petition for Special Exception and Variance are GRANTED with restrictions.	

IN RE: PETITION FOR SPECIAL EXCEPTION *	BEFORE THE
AND ZONING VARIANCE - W/S	
Harford Road, approx. 411' *	DEPUTY ZONING COMMISSIONER
N of the c/l of Joppa Road	
(9618 Harford Road); and *	OF BALTIMORE COUNTY
PETITION FOR SPECIAL EXCEPTION	
NE/S Joppa Road, 315' W of *	
the c/l of Harford Road	
(2912 Joppa Road) *	
9th Election District	
6th Councilmanic District *	Case No. 87-448-XA and
	Case No. 87-449-X
Josef L. Gehring, Petitioner *	

* * * * *

The Petitioner herein requests a special exception to permit a Class "B" office building in an R.O. zone and a variance to permit an 83.32 sq.ft. illuminated, freestanding sign in lieu of the permitted 8 sq.ft., non-illuminated, building sign. The Petitioner further requests a special exception to permit parking in an R.O. zone for an office building located in a BL zone.

At the onset of the hearing, Counsel for the Petitioner moved to amend the variance petition to request a 69.25 sq.ft. sign as indicated on the drawing identified as Petitioner's Exhibit 3. The motion was granted.

Testimony by and on behalf of the Petitioner indicated that the subject property consists of two contiguous lots, as more particularly described on the plan submitted, prepared by Development Engineering Consultants, Inc., revised 2/20/87 and identified herein as Petitioner's Exhibit 1. Lot 1 is zoned BL and RO and has access to Joppa Road. A two-story office building is proposed on the BL portion with its required parking on the RO portion. A three-story office building and its required parking is proposed for Lot 2, which is at a lower elevation than Lot 1 and for which access has been provided to Harford Road. The latter building will have a lobby, internal directory and elevator. None of the offices will be utilized as medical offices. The architect is designing a building for Lot 2 with no more than 7200 sq.ft. per floor but requests that some portions of the exterior walls be 2 feet inside the footprint and other

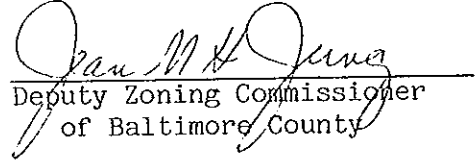
portions be 2 feet outside the footprint indicated on Petitioner's Exhibit 1. The proposed sign also has been designed by the architect. Indeed the sign for which the variance is requested will be identical to the sign at the Joppa Road entrance to the property to be identified as Carney Center. The signs, as well as the Class "B" office building, and the building on the BL portion of the site, were all designed to be low-key, consistent with RO requirements and compatible with the residential uses in the area, as reflected in the elevation drawing prepared by Nelson-Salabes, Inc., dated 1/21/87 and identified as Petitioner's Exhibit 2. The Class "B" office building is a considerable distance off the roads and at a lower elevation further necessitating the freestanding sign. The owner of the property will develop the property and be its owner/manager. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing held in this case, and after due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The entire site will be consistent with R.O. zoning requirements and both buildings will be used exclusively for office space. The requirements of Sections 307 and 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exceptions and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of May, 1987, that a Class "B" office building in an RO zone and a 69.25 sq.ft., illuminated, freestanding sign, in accordance with Petitioner's Exhibits 1 and 3, be approved, and further that parking in an RO zone for an office building located in a BL zone be approved, and as such, the

Petitions for Special Exceptions and Zoning Variance be and are hereby GRANTED,
subject, however, to the following restrictions:

- 1) Both buildings shall be used entirely for office space.
- 2) No medical offices shall be permitted.


Deputy Zoning Commissioner
of Baltimore County

341 PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Parking for B-L Zoned Building in R.O. Zone
Lot 1

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

I, or we, agree to pay expenses of above Special Exception 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: N/A (Type or Print Name)	Legal Owner(s): Josef L. Gehring (Type or Print Name)	MAP 1E 3E 4C E.O. 9 DATE 7/21/87 700 1000 DP 1135 125 535,680
Signature	Signature	
Address	(Type or Print Name)	
City and State	Signature	
Attorney for Petitioner: Douglas L. Burgess (Type or Print Name)	518 Virginia Avenue Address Townson, MD 21204 City and State	828-7222 Phone No.
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be designated	
Address	Development Engineering Consultants, Inc.	
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be designated	
Attorney's Telephone No.: 825-7600	6603 York Road Baltimore, MD 21212 Address	377-2600 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of March, 1987, 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 12th day of May, 1987, at 11:15 o'clock P.M.

Carol J. Jung
Zoning Commissioner of Baltimore County.

ESTIMATE OF COST OF HEARING \$1200.00 (+1000)
AVAILABLE FOR HEARING MON./TUE./WED. - NEXT TWO MONTHS
ADVISOR BY *ucn* DATE 2/2/87

OUTLINE DESCRIPTION FOR CARNEY CENTRE - LOT 1 2912 JOPPA ROAD

Said parcel being situate in Baltimore County Election District No. 6

Beginning for the same at a point on the northerly right of way line of Joppa Road, said point being distant 315.00 feet more or less westerly from the centerline of Harford Road the following 8 courses and distances viz: (1) Along a curve to the left having a radius of 918.04 feet more or less and an arc length of 74.77 feet more or less to the westernmost corner of said Lot 1; thence northeasterly (2) North 28 degrees 16 minutes 33 seconds East 194.50 feet more or less to intersect the southernmost outline of Lot 2. Thence binding along said southernmost outline of Lot 2, (3) South 65 degrees 23 minutes 35 seconds East 62.00 feet more or less; thence (4) North 28 degrees 16 minutes 33 seconds East 5.58 feet more or less, thence (5) South 61 degrees 43 minutes 27 seconds East 87.10 feet more or less to the northeasternmost corner of Lot 1, thence (6) South 28 degrees 18 minutes 25 seconds

portions be 2 feet outside the footprint indicated on Petitioner's Exhibit 1. The proposed sign also has been designed by the architect. Indeed the sign for which the variance is requested will be identical to the sign at the Joppa Road entrance to the property to be identified as Carney Center. The signs, as well as the Class "B" office building, and the building on the BL portion of the site, were all designed to be low-key, consistent with RO requirements and compatible with the residential uses in the area, as reflected in the elevation drawing prepared by Nelson-Salabes, Inc., dated 1/21/87 and identified as Petitioner's Exhibit 2. The Class "B" office building is a considerable distance off the roads and at a lower elevation further necessitating the freestanding sign. The owner of the property will develop the property and be its owner/manager. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing held in this case, and after due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner. The entire site will be consistent with R.O. zoning requirements and both buildings will be used exclusively for office space. The requirements of Sections 307 and 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exceptions and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of May, 1987, that a Class "B" office building in an RO zone and a 59.25 sq.ft., illuminated, freestanding sign, in accordance with Petitioner's Exhibits 1 and 3, be approved, and further that parking in an RO zone for an office building located in a BL zone be approved, and as such, the

West 67.00 feet more or less to the zoning line of demarcation between the R.O. and B.L. Zone; thence along said zoning line of demarcation (7) North 65 degrees 23 minutes 35 seconds West 75.00 feet more or less, thence leaving said zoning line of demarcation (8) South 28 degrees 18 minutes 25 seconds West 128.21 feet more or less to the point of beginning for Lot 1.

Containing 0.45 acres of land more or less.

Saving and excepting that portion of the parcel in the B.L. Zone which comprises 0.22 acres of total Lot 1 acreage, the gross R.O. Zone acreage comprises the remaining 0.23 acres of land more or less.

IN RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE - W/S Harford Road, approx. 411' N of the c/l of Joppa Road (9618 Harford Road); and PETITION FOR SPECIAL EXCEPTION NE/S Joppa Road, 315' W of the c/l of Harford Road (2912 Joppa Road) 9th Election District 6th Councilmanic District	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Josef L. Gehring, Petitioner	Case No. 87-448-XA and Case No. 87-449-X

The Petitioner herein requests a special exception to permit a Class "B" office building in an R.O. Zone and a variance to permit an 83.32 sq.ft., illuminated, freestanding sign in lieu of the permitted 5 sq.ft., non-illuminated, building sign. The Petitioner further requests a special exception to permit parking in an R.O. Zone for an office building located in a BL zone.

At the onset of the hearing, Counsel for the Petitioner moved to amend the variance petition to request a 59.25 sq.ft. sign as indicated on the drawing identified as Petitioner's Exhibit 3. The motion was granted.

Testimony by and on behalf of the Petitioner indicated that the subject property consists of two contiguous lots, as more particularly described on the plan submitted, prepared by Development Engineering Consultants, Inc., revised 2/20/87 and identified herein as Petitioner's Exhibit 1. Lot 1 is zoned BL and RO and has access to Joppa Road. A two-story office building is proposed on the BL portion with its required parking on the RO portion. A three-story office building and its required parking is proposed for Lot 2, which is at a lower elevation than Lot 1 and for which access has been provided to Harford Road. The latter building will have a lobby, internal directory and elevator. None of the offices will be utilized as medical offices. The architect is designing a building for Lot 2 with no more than 7200 sq.ft. per floor but requests that some portions of the exterior walls be 2 feet inside the footprint and other

ORDER RECEIVED FOR FILING
Date 5/28/87
By *Carol J. Jung*

Petitions for Special Exceptions and Zoning Variance be and are hereby GRANTED, subject, however, to the following restrictions:

- Both buildings shall be used entirely for office space.
- No medical offices shall be permitted.

Carol J. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

Arnold Jablon
Zoning Commissioner

May 28, 1987

Douglas L. Burgess, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Zoning Variance - W/S Harford Road, approx. 411' N of the c/l of Joppa Road (9618 Harford Road); and Petition for Special Exception - NE/S Joppa Road, 315' W of the c/l of Harford Road (2912 Joppa Road); 9th Election District, 6th Councilmanic District Case Nos. 87-448-XA and 87-449-X Josef L. Gehring - Petitioner

Dear Mr. Burgess:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petitions for Special Exceptions and Zoning Variance have been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Carol J. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Mr. Richard Daw, Sr.
2416 E. Joppa Road, Baltimore, Md. 21234

Mr. Thomas A. Church, President
Development Engineering Consultants, Inc.
6603 York Road, Baltimore, Md. 21212

People's Counsel

ORDER RECEIVED FOR FILING
Date 5/28/87
By *Carol J. Jung*

ORDER RECEIVED FOR FILING
Date 5/28/87
By *Carol J. Jung*

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
24th day of March, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Josef L. Gehring
Petitioner's Attorney

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Zoning Commissioner Date: April 10, 1987
Norman E. Gerber, AICP, Director
FROM Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-449-X

This proposal was approved by CRG subject to the granting
of the required zoning.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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

Mr. Josef L. Gehring
518 Virginia Avenue
Towson, Maryland 21204

Chairman

RE: Item No. 341 - Case No. 87-449-X
Petitioner: Josef L. Gehring
Petition for Special Exception

Dear Mr. Gehring:

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 suit-
ability 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:kbb

Enclosures

cc: Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

Item No. 341 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Meeting of March 3, 1987
Josef L. Gehring
NE/S Joppa Rd., 315' W of the c/l of
Harford Road (2912 Joppa Rd.)
R.L./R.O.
SPECIAL EXCEPTION for parking for R.L.
zoned building in an R.O. Zone - Lot 1
0.22 Acres
0.23 Acres
9th

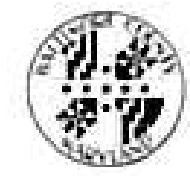
Dear Mr. Jablon:

Please see the C.R.G. comments for this site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Josef L. Gehring

Location: NE/S Joppa Rd., 315' W. of the c/l of Harford Road
2912 Joppa Road
Item No.: 341

Zoning Agenda: Meeting of 3/3/87

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 _____ 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.
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
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 341 Zoning Advisory Committee Meeting are as follows:

Property Owner: Josef L. Gehring
Location: NE/S Joppa Rd., 315' W of the c/l of Harford Rd.
District: 9th

APPLICABLE ITEMS ARE CIRCLED:

1. 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.M.S.T. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. 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.
5. All Two Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 5'-0" to an interior lot line. B-4 Two Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party
wall. See Table 102, Section 102.1, Section 102.2, and Table 102.3. No openings are permitted in an
exterior wall within 5'-0" of an interior lot line. Openings which are permitted by Section
1406.2 shall be protected by Section 1414.2 on the west wall (lot #1).
6. 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 102 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(a) _____ of the Baltimore
County Building Code.
8. When filing for a Revised Change of Use/Occupancy 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 Groups are from Use _____ to Use _____ or
to Mixed Uses. See Section 317 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 316.1 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 finish floor levels including basement.
10. Comments: Provide sidewalk curb cuts at Joppa & Harford Rds. as per
State Handicapped Code.
11. 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 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
Charles E. Burman, Chief
Building Plans Service

L/22786

PETITION FOR SPECIAL EXCEPTION

9th Election District - 6th Councilmanic District

Case No. 87-449-X

LOCATION: Northeast Side of Joppa Road, 315 feet West of the Centerline of Harford Road (2912 Joppa Road)

DATE AND TIME: Tuesday, May 12, 1987, at 11:15 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 Exception for parking for B.L. zoned building in an R.O. Zone re Lot No. 1

Being the property of Josef L. Gehring, 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 EXCEPTION : BEFORE THE ZONING COMMISSIONER
NE/S Joppa Rd., 315' W of C/L of
Harford Rd. (2912 Joppa Rd.) : O. BALTIMORE COUNTY
9th District

JOSEF L. GEHRING, Petitioner : Case No. 87-449-X (Item 34)

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
Room 223, Court House
Towson, Maryland 21204
494-2189

I HEREBY CERTIFY that on this 15th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Josef L. Gehring, 518 Virginia Ave., Towson, MD 21204, Petitioner; and Thomas A. Church, President, Development Engr. Consultants, Inc., 6603 York Rd., Baltimore, MD 21212, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

May 5, 1987

Mr. Josef L. Gehring
518 Virginia Avenue
Towson, Maryland 21204

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Joppa Rd., 315' W of the c/l of Harford
Rd. (2912 Joppa Rd.)
9th Election District - 6th Councilmanic District
Josef L. Gehring - Petitioner
Case No. 87-449-X

Dear Mr. Gehring:

This is to advise you that \$93.68 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.

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

DATE: 5/12/87 ACCOUNT: 01-615-000

AMOUNT: \$ 93.68

RECEIVED FROM: Josef L. Gehring, Inc., 518 Virginia Avenue, Towson, Md. 21204

ADVERTISING & POSTING COSTS TO CASE NO. 87-449-X AND 87-449-Y

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ng, Towson, Maryland

Mr. Josef L. Gehring
518 Virginia Avenue
Towson, Maryland 21204

April 6, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Joppa Rd., 315' W of the c/l of Harford
Rd. (2912 Joppa Rd.)
9th Election District - 6th Councilmanic District
Josef L. Gehring - Petitioner
Case No. 87-449-X

TIME: 11:15 a.m.
DATE: Tuesday, May 12, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

DATE: 5/12/87 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Gehring, Josef

FOR: SPH - # 341

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 4/24/87

Posted for: Special Exception

Petitioner: Josef L. Gehring

Location of property: NE/S Joppa Rd., 315' W of Harford Rd., 2912 Joppa Rd.

Location of sign: 2912 Joppa Rd.

Remarks: 2912 Joppa Rd.

Posted by: [Signature] Date of return: 4/24/87

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23, 1987.

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 23, 1987.

THE JEFFERSONIAN,

Susan Seider Obrecht
Publisher

PETITION FOR SPECIAL EXCEPTION
9th Election District
Case No. 87-449-X

LOCATION: Northeast Side of Joppa Road, 315 feet West of the Centerline of Harford Road (2912 Joppa Road)

DATE AND TIME: Tuesday, May 12, 1987 at 11:15 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:

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Being the property of Josef L. Gehring, 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
1987, Apr. 23

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 23, 1987.

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 22, 1987.

TOWSON TIMES,

Susan Seider Obrecht
Publisher

PETITION FOR SPECIAL EXCEPTION
9th Election District
Case No. 87-449-X

LOCATION: Northeast Side of Joppa Road, 315 feet West of the Centerline of Harford Road (2912 Joppa Road)

DATE AND TIME: Tuesday, May 12, 1987 at 11:15 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:

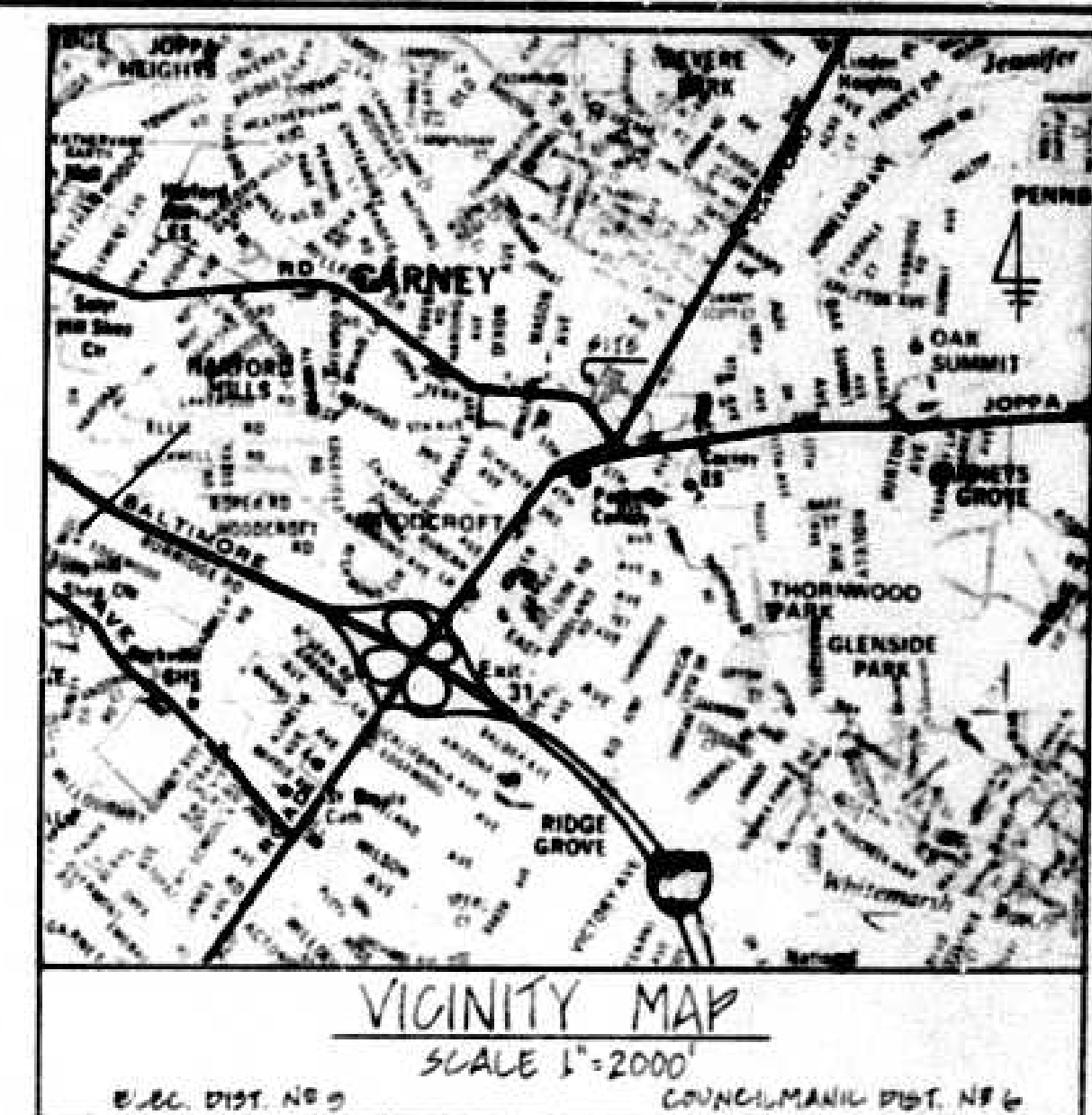
Petition for Special Exception for parking for B.L. zoned building in an R.O. Zone re Lot No. 1

Being the property of Josef L. Gehring, 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
1987, April 23

49.72



GENERAL NOTES

SITE DATA

ELECTION DISTRICT NO. 9
CENSUS TRACT NO. 4114.04
WATERSHED NO. 4

COUNCILMANIC DISTRICT NO. 6
SUBSEWERED NO. 26

1. SITE ACREAGE:

	LOT 1	LOT 2
a. GROSS AREA 15.15 AC (INCLUDES 30' R/W HARFORD RD. AND 30' R/W JOPPA ROAD)	0.50 AC (GROSS)	1.09 AC (GROSS)
b. NET AREA 15.15 AC	0.45 AC (NET)	1.06 AC (NET)
1. AREA ZONED B-L IS 0.22 AC	0.22 AC (B-L)	0.22 AC (B-L)
2. AREA ZONED R.O. IS 1.23 AC	0.23 AC (R.O.)	1.06 AC (R.O.)

2. PARKING REQUIREMENTS

a. REQUIRED		
1. FIRST FLOORS - FT ² - 300 - # P5 - 4,000 FT ² - 300 = 14	7,200 FT ² - 300 = 24	
2. SECOND FLOORS - FT ² - 300 - # P5 - 4,000 FT ² - 500 = 8	7,200 FT ² - 500 = 15	
3. THIRD FLOORS - FT ² - 500 - # P5 - 4,000 FT ² - 500 = 15	7,200 FT ² - 500 = 15	
TOTAL REQUIRED - 8,000 FT ²	22	21,600 FT ² 34

b. PROVIDED:	22 (INCLUDES 2 SPACES)	60 (INCLUDES 2 SPACES)
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3. USES

a. EXISTING:	VACANT	VACANT
b. PROPOSED:	2 STY OFFICES PARKING	3 STY OFFICES & PARKING

4. LANDSCAPING REQUIREMENTS:

a. ONE TREE FOR EVERY 40 LINEAR FEET (OF ROADWAY FRONTAGE)	75' + 40' = 2 TREES	50' + 40' = 2 TREES
b. ONE TREE FOR EVERY 12 PARKING SPACES	22 + 12 = 2 TREES	60 + 12 = 5 TREES
c. SCREEN PARKING FROM ADJACENT RESIDENTIAL USE	YES	YES
d. SAVE AS MUCH OF EXISTING WOODED AREA AS POSSIBLE	YES	YES
e. TOTAL NUMBER OF TREES REQUIRED	4 TREES	7 TREES
f. TOTAL NUMBER OF ADDITIONAL TREES	TO BE DETERMINED	TO BE DETERMINED

5. FLOOR AREA RATIO (FAR):

a. REQUIRED		
1. B-L ZONE - GROSS BLDG FLOOR AREA + GROSS SITE AREA	3.0 (MAX)	N/A
2. R.O. ZONE - GROSS BLDG FLOOR AREA + GROSS SITE AREA	N/A	0.5 (MAX)
b. PROVIDED		
1. B-L ZONE - 0.18 AC (BLDG) - 0.27 AC	0.67 FAR	N/A
2. R.O. ZONE - 0.50 AC (BLDG) - 1.09 AC	N/A	0.49 FAR

6. AMENITY OPEN SPACE:

a. REQUIRED		
1. B-L ZONE	N/A	N/A
2. R.O. ZONE (25% OF GROSS SITE AC.)	25% OF 0.23 AC = 2505'	25% OF 1.09 AC = 1187'
b. PROVIDED		
1. R.O. ZONE	25.70' OR 25.6%	15,429' OR 32.5%

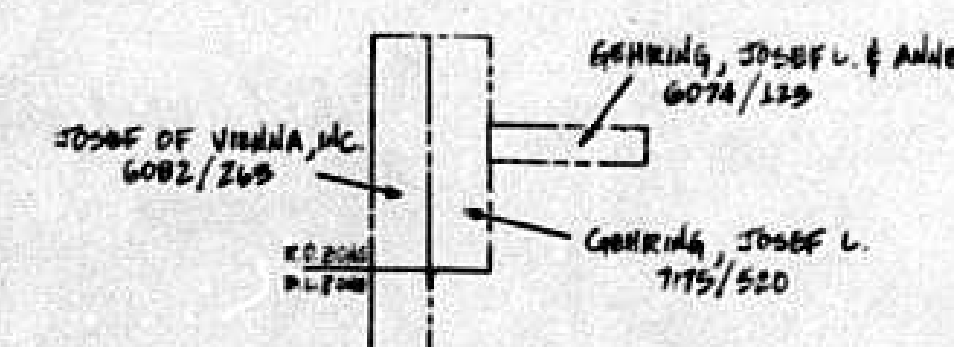
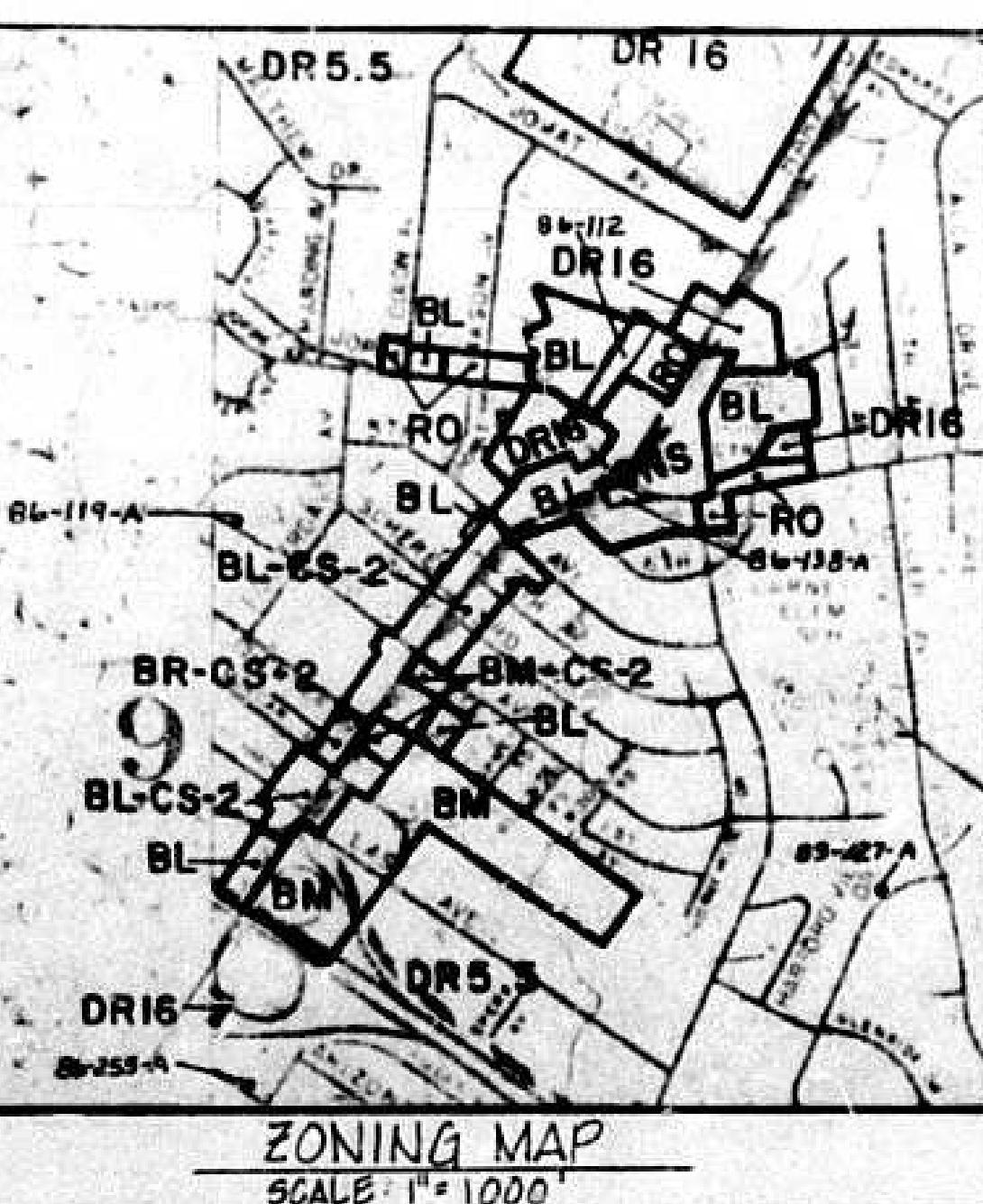
7. EXISTING BUILDING ADDRESSED #3618 HARFORD ROAD TO BE RAZED.
8. NO MEDICAL OFFICES PERMITTED ON UPPER FLOORS OF PROPOSED BUILDINGS.

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

CARNEY CENTRE

341
1/2
87-449-X

341
1/2
87-449-X



GEOMETRIC PROPERTY OWNERSHIP
NO SCALE

Drafting	DATE	REVISIONS
SLD	2-2-87	BUILDING LAYOUT, PARKING, GEN'L NOTES
SLD	2-20-87	LOT 1, OPEN SPACE, GENERAL NOTES
SLD		

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
BALTIMORE
SITE ENGINEERS & SURVEYORS
6605 YORK RD. 21212 (301) 977-2400 MARYLAND

APPLICANT
JOSEF L. GONKING
510 VIRGINIA AVE.
TOWSON, MARYLAND 21204

SHEET	DATE	CONTRACT
1	NOV, 1986	NUMBER
OF	SCALE	
1	1" = 50'	BL-107