

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 and made a part hereof, hereby petition for a Special Hearing under Section 409.4 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for business parking in a residential zone and the location in the residential zone of a septic system and well as accessory uses.

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
Attorney for Petitioner:
Edward Covahey
(Type or Print Name)
614 Bosley Avenue, Towson, Md. 21204
Signature
Address
City and State
Attorney's Telephone No.: 828-0141

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Joseph L. Larson
Name
105 W. Chesapeake Ave., 823-3535
Address
Towson, Md. 21204
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of May, 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 104, County Office Building in Towson, Baltimore County, on the 23rd day of June, 1987, at 10:30 o'clock a.m.

Carl J. Jones
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date
By

IN RE: PETITION FOR SPECIAL HEARING
N/S Everett Avenue
183' W of York Road
7th Election District
3rd Councilmanic District
Harford Joint Venture
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-512-SFH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

At an earlier hearing held on June 23, 1987, the Petitioner's attorney requested that the subject Petition be continued. The continuation was granted by the then Deputy Zoning Commissioner, Jean M. H. Jung. Accordingly, this matter was rescheduled for October 6, 1987.

The Petitioner herein requests a special hearing to approve a use permit for business parking in a residential zone and the location of a septic system and well as accessory uses in the residential zone, as more particularly described on the plats contained in the file.

The Petitioner was represented by Joseph Larson of Spellman, Larson and Associates, professional land surveyors. The following persons appeared as Pro-Testants: Mark D. Thompson, Wendy McIver, John R. Knott, Jr., Roger Thompson, James A., Jr. and Diana R. Rayman, and Ruth B. Muscarl.

The Petitioner, by Joseph Larson, presented no evidence and stated that Harford Joint Venture would not proceed with the subject request. As a result of this failure to proceed, the matter fails to be proven and as such, the Petition must be denied.

The Pro-Testants did not testify because a prima facie case was not presented by the Petitioner.

For the reasons stated above, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of October, 1987 that a special hearing to approve a use permit for business parking in a residential zone and the location

ORDER RECEIVED FOR FILING
Date
By

IN THE MATTER OF
THE APPLICATION OF
HARFORD JOINT VENTURE
FOR SPECIAL HEARING ON PROPERTY
LOCATED ON THE NORTH SIDE
EVERETT AVE., 183' WEST OF
YORK RD. - 7th ELECTION
DISTRICT
3rd COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 87-512-SFH

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner denying business parking in an RC-5 zone, and location of a septic system and well as accessory uses in the residential zone. The subject property in this matter is on York Road, south of Mt. Carmel Road at Everett Avenue, in the 7th Election District. The case was heard this day in its entirety.

Counsel for the Petitioner opened his case by presenting Joseph Larson, expert witness in civil engineering, who prepared the plat of the total site of two properties showing the proposed off-street parking for 52 automobiles desired by the Petitioner in an RC-5 zone, immediately behind land zoned BM, and the location of a planned village shopping strip facing York Road.

Testimony further specified that property to the north on York Road is zoned for commercial use in a BM zone, and extends some 300 ft. deep, versus a depth of 117 ft. for Petitioner's property. This irregular demarcation line is the purpose for a special hearing to square-off the total site and use the RC-5 land for the septic system and for passenger car parking, giving access to a two-story retail office building. In these proposals by the Petitioner, all regulations of Section 409.4 of the BCZR will be strictly adhered to.

of a septic system and well as accessory uses in the residential zone, as more particularly described on the plats contained in the file, be and is hereby DENIED from and after the date of this Order.

Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

JRH:bj

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR A SPECIAL HEARING, NORTHSIDE OF EVERETT AVENUE, WEST OF YORK ROAD, SEVENTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Everett Avenue, 40 feet wide, where the same is intersected by the zoning line dividing that land zoned BM and that land zoned RC-5, said point being at the distance of 117 feet, more or less, measured westerly along the North side of Everett Avenue from the West side of York Road, 66 feet wide, and running thence and binding on the North side of Everett Avenue South 86 Degrees 08 Minutes 09 Seconds West 187 feet, more or less, thence leaving the North side of Everett Avenue and running North 2 Degrees 59 Minutes 53 Seconds West 213.55 feet and running thence to and along that zoning line dividing that land zoned BM and that land zoned RC-5 North 84 Degrees 13 Minutes 23 Seconds East 156.12 feet thence still on said zoning division line South 5 Degrees 22 Minutes 37 Seconds East 42.10 feet and North 85 Degrees 38 Minutes 23 Seconds East 28 feet, more or less, to the zoning line first herein referred to and running thence and binding on said zoning division line South 3 Degrees 26 Minutes 27 Seconds East 178 feet, more or less, to the place of beginning.

Containing 0.90 acres of land, more or less.

4/22/87



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN & LAND SURVEYING
LAND PLANNING & SUBDIVISION LAYOUT & E.C. ENGINEERING & SURVEYING

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of
York Rd., 7th District
HARFORD JOINT VENTURE,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-512-SFH

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
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Edward Covahey, Esquire, 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner; and Mr. Joseph L. Larson, 105 W. Chesapeake Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Harford Joint Venture
Case No. 87-512-SFH

The Board also makes note of the evolving plan for the Harford District and the lengthy study about to be completed that requires careful deliberation in granting exceptions to zoning situations as they exist these months prior to the 1988 Comprehensive Map Process by the County Council.

The Board is of the opinion that there is no evidence or testimony before us that would occasion the granting of this petition and will therefore deny the Special Hearing.

ORDER

For the reasons set forth in the aforesaid Opinion, it is this 15th day of June, 1988, by the County Board of Appeals, ORDERED that the requested Petition for a Special Hearing to provide parking in an RC-5 zone is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lawrence E. Schaidt
Lawrence E. Schaidt

Harry E. Buchheiser, Jr.
Harry E. Buchheiser, Jr.

438

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 87-512-SPH HARFORD JOINT VENTURE
N/s Everett Ave., 183' W of York Road
7th Election District
3rd Councilmanic District
SPH -Business parking in a residential zone;
location in residential zone of a septic
system and well as accessory uses.
10/26/87 -Z.C.'s Order -DENIED

which had been set for hearing on Wednesday, April 27, 1988 has been POSTPONED at the request of Counsel for the Petitioner and has been

REASSIGNED FOR: TUESDAY, MAY 24, 1988 at 10:00 a.m.

cc: Edward C. Covahey, Jr., Esquire Counsel for Appellant/Petitioner
Paul Katsafanas, Partner
Harford Joint Venture Appellant/Petitioner
Spellman, Larson & Assoc., Inc.
Mr. Joseph L. Larson
Mark Thompson Appellee/Protestant
Wendy McIver " "
John R. Knott, Jr. " "
Roger Thompson " "
Mr. & Mrs. James Rayman " "
Phyllis C. Friedman People's Counsel for Baltimore County
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney
Kathleen C. Weidenhamer
Administrative Secretary

APPEAL

Petitions for Special Hearing
N/S Everett Avenue, 183' W of York Road
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Petition for Special Hearing

Description of Property

Plat of Property dated 12/15/86

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: None

Zoning Commissioner's Order dated October 26, 1987

Notice of Appeal received November 24, 1987 from Edward C. Covahey, Jr., Esq.
Attorney for Petitioner

Edward C. Covahey, Jr., Attorney for Petitioner
614 Bosley Avenue, Towson, Maryland 21204

PETITIONER:
Paul Katsafanas, Partner
Harford Jnt Venture
1516 York Road
Lutherville 21093

Protestants:

Mr. Mark Thompson, 333 Everett Road, Monkton, Md. 21111
Ms. Wendy McIver, 23 Manor Brook Road, Monkton, Md. 21111
Mr. John R. Knott, Jr., 417 Everett Road, Monkton, Md. 21111
Mr. Roger Thompson, 409 Everett Road, Monkton, Md. 21111
Phyllis Cole Friedman, Esquire,
People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Maryland 21204

Norman E. Gerber, James Hoswell
J. Robert Haines, Ann M. Nastarowicz
James E. Dyer
Docket Clerk

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 87-512-SPH HARFORD JOINT VENTURE
N/s Everett Ave., 183' W of York Road
7th Election District
3rd Councilmanic District
SPH -Business parking in a residential zone;
location in residential zone of a septic
system and well as accessory uses.
10/26/87 -Z.C.'s Order -DENIED

which had been set for hearing on Wednesday, April 27, 1988 has been POSTPONED at the request of Counsel for the Petitioner and has been

REASSIGNED FOR: TUESDAY, MAY 24, 1988 at 10:00 a.m.

cc: Edward C. Covahey, Jr., Esquire Counsel for Appellant/Petitioner
Paul Katsafanas, Partner
Harford Joint Venture Appellant/Petitioner
Spellman, Larson & Assoc., Inc.
Mr. Joseph L. Larson
Mark Thompson Appellee/Protestant
Wendy McIver " "
John R. Knott, Jr. " "
Roger Thompson " "
Mr. & Mrs. James Rayman People's Counsel for Baltimore County
Phyllis C. Friedman
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Robyn Clark
Arnold Jablon, County Attorney
Kathleen C. Weidenhamer
Administrative Secretary

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 87-512-SPH HARFORD JOINT VENTURE
N/s Everett Ave., 183' W of York Rd.
7th E. Dist; 3rd C. Dist.
SPH-Business parking in a residential
zone; location in residential zone of
a septic system and well as accessory uses.
10/26/87 - Z.C.'s Order - DENIED
WEDNESDAY, APRIL 27, 1988, at 10 a.m.

ASSIGNED FOR:

cc: Edward C. Covahey, Jr. Counsel for Petitioner

Joseph L. Larson
Mark Thompson Protestant
Wendy McIver " "
John R. Knott, Jr. " "
Roger Thompson " "
Mr. & Mrs. James Rayman " "
Phyllis C. Friedman People's Counsel
David Fields Planning Office
James Hoswell Zoning Office
J. Robert Haines " "
Ann Nastarowicz " "
James E. Dyer " "
Docket Clerk

June Holmen, Secretary

SPEL MAN. LARSON
& ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR A SPECIAL HEARING, NORTHSIDE OF EVERETT AVENUE, WEST OF
YORK ROAD, SEVENTH DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Everett Avenue, 40 feet wide, where the same is intersected by the zoning line dividing that land zoned BM and that land zoned RC-5, said point being at the distance of 117 feet, more or less, measured westerly along the North side of Everett Avenue from the West side of York Road, 66 feet wide, and running thence and binding on the North side of Everett Avenue South 86 Degrees 08 Minutes 09 Seconds West 187 feet, more or less, thence leaving the North side of Everett Avenue and running North 2 Degrees 59 Minutes 53 Seconds West 213.55 feet and running thence to and along that zoning line dividing that land zoned BM and that land zoned RC-5 North 84 Degrees 13 Minutes 23 Seconds East 158.12 feet thence still on said zoning division line South 5 Degrees 22 Minutes 37 Seconds East 42.10 feet and North 85 Degrees 38 Minutes 23 Seconds East 28 Feet, more or less, to the zoning line first herein referred to and running thence and binding on said zoning division line South 3 Degrees 26 Minutes 22 Seconds East 178 feet, more or less, to the place of beginning.
Containing 0.90 acres of land, more or less.

4/22/87



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN & LAND SURVEYING
LAND PLANNING & SUBDIVISION LAYOUT & FEASIBILITY STUDIES & ESTIMATING
GRADING STUDIES & LOCATION SURVEYS & TECHNICAL CONSULTATION

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
N/S Everett Ave., 183' W of : OF BALTIMORE COUNTY
York Rd., 7th District
HARFORD JOINT VENTURE, : Case No. 87-512-SPH
Petitioner

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
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Edward Covahey, Esquire, 614 Bosley Avenue, Towson, MD 21204, Attorney for Petitioner; and Mr. Joseph L. Larson, 105 W. Chesapeake Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman

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

J. Robert Haines
Zoning Commissioner

August 6, 1987

Edward Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Mr. Covahey:

I am leaving the position of Deputy Zoning Commissioner. I regret that it will be necessary to reschedule the above-referenced case in a routine manner before the new Zoning Commissioner or Deputy Zoning Commissioner for the case to be heard in its entirety.

As you may recall, you are responsible, on behalf of your client, for rescheduling, readvertising, reposting, and the associated costs.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jmd

cc: Mr. Mark Thompson
Mr. James McDonald
Ms. Sheila Haskell

PETITION FOR SPECIAL HEARING
7th Election District - 3rd Councilmanic District
Case No. 87-512-SPH

LOCATION: North Side Everett Avenue, 183 feet West of York Road

DATE AND TIME: Tuesday, June 23, 1987, 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 to approve a use permit for business parking in a residential zone and the location in the residential zone of a septic system and well as accessory uses.

Being the property of Harford Joint Venture, 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

PETITION FOR SPECIAL HEARING

7th Election District - 3rd Councilmanic District
Case No. 87-512-SPH

LOCATION: North Side of Everett Avenue, 183 feet West of York Road

DATE AND TIME: Tuesday, October 6, 1987, at 10:45 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 to approve a use permit for business parking in a residential zone and the location in the residential zone of a septic system and well as accessory uses

Being the property of Harford Joint Venture, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

APPEAL
Petition for Special Hearing
N/S Everett Avenue, 183' W of York Road
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Petition for Special Hearing
Description of Property
Plat of Property dated 12/15/86
Certificate of Posting
Certificate of Publication
Entry of Appearance of People's Counsel
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments
Petitioner's Exhibits: None
Zoning Commissioner's Order dated October 26, 1987
Notice of Appeal received November 24, 1987 from Edward C. Covehey, Jr., Esquire
Attorney for Petitioner

Edward C. Covehey, Jr., Attorney for Petitioner
614 Bosley Avenue, Towson, Maryland 21204

Joseph L. Larson
Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue, Towson, Md. 21204

Protestants:
Mr. Mark Thompson, 333 Everett Road, Monkton, Md. 21111
Ms. Wendy McIver, 23 Manor Brook Road, Monkton, Md. 21111
Mr. John R. Knott, Jr., 417 Everett Road, Monkton, Md. 21111
Mr. Roger Thompson, 409 Everett Road, Monkton, Md. 21111
Mr. & Mrs. James A. Rayman, Jr., 416 Everett Road, Monkton, Md. 21111
Phyllis Cole Friedman, Esquire,
People's Counsel of Baltimore County
Rm. 225, Old Courthouse, Towson, Maryland 21204

Request Notification: Norman E. Corber, Director of Planning
James Maxwell, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann W. Westarovich, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Docket Clerk

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 7th Date of Posting 6-6-87
Posted for: Special Hearing
Petitioner: Harford Joint Venture
Location of property: N/S Everett Ave. 183' W of York Road
Location of Sign: N.W. Corner of York Road and Everett Road
Remarks:
Posted by: J. Robert Haines Date of return: 6-12-87
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 7th Date of Posting 2-18-87
Posted for: Special Hearing
Petitioner: Harford Joint Venture
Location of property: N/S of Everett Ave. 183' W of York Road
Location of Sign: N.W. Corner of York Road and Everett Ave.
Remarks:
Posted by: J. Robert Haines Date of return: 2-24-87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 17, 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 Sept. 17, 1987.

THE JEFFERSONIAN,

Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4, 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 June 4, 1987.

THE JEFFERSONIAN,

Publisher

Edward Covehey, Esquire
614 Bosley Avenue
Towson, Maryland 21204
September 3, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

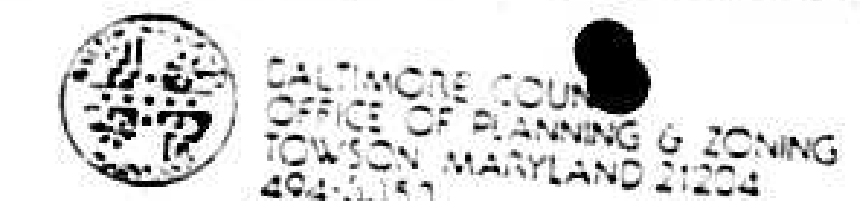
TIME: 10:45 a.m.
DATE: Tuesday, October 6, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:med

cc: Mr. Paul Katsafanas
Harford Joint Venture
1516 York Road
Lutherville, Maryland 21093

Mr. Joseph L. Larson
105 West Chesapeake Avenue
Towson, Maryland 21204



J. ROBERT HAINES
ZONING COMMISSIONER

September 29, 1987

Edward Covehey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Mr. Covehey:

This is to advise you that \$78.20 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 take the

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

No. 45810

County, Maryland, and remit
Building, Towson, Maryland

DATE 10/6/87 ACCOUNT 614 BOSLEY AVE
AMOUNT \$78.20
RECEIVED FROM
FOR
VALIDATION OR SIGNATURE OF CASHIER

RECEIVED
NOV 16 1987
ZONING

December 1, 1987

Baltimore County Board of Appeals
Old Courthouse, Room 9205
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Everett Avenue, 183' W of York Road
7th Election District, 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Board:

An appeal of the above-referenced matter was filed in this office on November 24, 1987 by Edward C. Covehey, Jr., attorney for Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:bja

cc: Edward C. Covehey, Jr., Attorney for Petitioner
614 Bosley Avenue, Towson, Maryland 21204

Joseph L. Larson
Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue, Towson, Md. 21204

Protestants:
Mr. Mark Thompson, 333 Everett Road, Monkton, Md. 21111
Ms. Wendy McIver, 23 Manor Brook Road, Monkton, Md. 21111
Mr. John R. Knott, Jr., 417 Everett Road, Monkton, Md. 21111
Mr. Roger Thompson, 409 Everett Road, Monkton, Md. 21111
Mr. & Mrs. James A. Rayman, Jr., 416 Everett Road, Monkton, Md. 21111

Phyllis Cole Friedman, Esquire,
People's Counsel of Baltimore County
Rm. 225, Old Courthouse, Towson, Maryland 21204

File

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

J. Robert Haines
Zoning Commissioner

October 26, 1987

Edward Covehey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
N/S Everett Avenue, 183' W of York Road
7th Election District, 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Mr. Covehey:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Special Hearing has been Denied in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that a party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:bja
Enclosures

cc: Mr. Mark Thompson
333 Everett Road, Monkton, Md. 21111

Ms. Wendy McIver
23 Manor Brook Road, Monkton, Md. 21111

Mr. John R. Knott, Jr.
417 Everett Road, Monkton, Md. 21111

Mr. Roger Thompson
409 Everett Road, Monkton, Md. 21111

Mr. & Mrs. James A. Rayman, Jr.
416 Everett Road, Monkton, Md. 21111

People's Counsel

File

Office of PATUXENT

September 29 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Special Hearing

was inserted in the following:

☐ Baltimore Times
☐ Baltimore Post
☐ Reporter Weekly

☐ Baltimore Times
☐ Baltimore Post
☐ Reporter Weekly

weekly newspapers published in Baltimore County, Maryland
once a week for the
the 17 day of September 1987, that is to
say, the same was inserted in the issues of

September 17, 1987

PATUXENT PUBLISHING COMPANY

By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN COUNTY
Plaintiff
Defendant
CERTIFICATE OF PUBLICATION OF

Edward Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

May 13, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

TIME: 10:30 a.m.

DATE: Tuesday, June 23, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 32595

DATE 4/24/87 ACCOUNT 01-615-000

RECEIVED FROM Spillman, Larson & Associates

FOR SpH # 438

VALIDATION OR SIGNATURE OF CASHIER

Aldman, President, Greater
P.O. Box 396, Sparks,

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

ARNOLD JABLON
ZONING COMMISSIONER

June 17, 1987

Edward Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Mr. Covahey:

This is to advise you that \$91.93 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 Zoning Office, Room 113, County Office Building, Towson, Maryland
21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35961

DATE 7/1/87 ACCOUNT 8-01-615-000

RECEIVED FROM Harford Joint Venture, Inc., 1516 York Rd., Lutherville,

FOR ADVERTISING & POSTING COSTS RE CASE 87-512-SPH

VALIDATION OR SIGNATURE OF CASHIER

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

J. ROBERT HAINES
ZONING COMMISSIONER

September 29, 1987

Edward Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S Everett Ave., 183' W of York Rd.
7th Election District - 3rd Councilmanic District
Harford Joint Venture - Petitioner
Case No. 87-512-SPH

Dear Mr. Covahey:

This is to advise you that \$79.20 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45810

DATE 11/16/87 ACCOUNT 01-615-000

RECEIVED FROM Harford Joint Venture

FOR Advertising & Posting

VALIDATION OR SIGNATURE OF CASHIER

COVAHEY & BOOZER, P.A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEYAN
ANTHONY J. DIPALMA

November 23, 1987

REPLY TO
ANNEX OFFICE
SUITE 101
608 BALTIMORE AVE
TOWSON MD 21204
AREA CODE 301
828-5525

J. Robert Haines
Zoning Commissioner of
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
N/S EVERETT AVENUE, 183' W OF YORK
ROAD; 7TH ELECTION DISTRICT;
3RD COUNCILMANIC DISTRICT;
HARFORD JOINT VENTURE - PETITIONER
CASE NO.: 87-512-SPH

Dear Mr. Haines:

Please treat this letter as a request for an appeal to the County Board of
Appeals regarding the above case. I have enclosed a check in the amount of
\$90.00 for the costs. Please inform my office of the date of the hearing before
the County Board of Appeals.

Very truly yours,

Edward C. Covahey, Jr.

ECC,Jr./jat

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33108

DATE 12/1/87 ACCOUNT 8-01-615-000

AMOUNT \$70.00

RECEIVED Edward C. Covahey, Jr., Esquire, 614 Bosley Ave.,

Towson, Md. 21204; Atty. for Petitioner

FOR: Appeal Filing and Printing Fees - Case No. 87-512-SPH

VALIDATION OR SIGNATURE OF CASHIER

NOV 24 1987
ZONING OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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
June 3, 1987.

TOWSON TIMES,

[Signature]
Publisher

44.76

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept. 17, 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
Sept. 17, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

\$35.75

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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
June 3, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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
June 3, 1987.

TOWSON TIMES,

[Signature]
Publisher

44.76

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

Chairman

Members

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Public Information
Health Department
Project Planning
Baltimore Department
Board of Education
County Administration
Industrial
Development

Edward Covahey, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 438 - Case No. 87-512-SPH
Petitioner: Harford Joint Venture
Petition Special Hearing

Dear Mr. Covahey:

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
comments are not intended to indicate the appropriateness of the
comments are not intended to indicate the appropriateness of the

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,

[Signature]
JAMES F. DYER
Chairman
Zoning Plans Advisory Committee

Enclosures

Spillman, Larson & Associates, Inc.
Suite 101, Jefferson Building
Towson, Maryland 21204



Maryland Department of Transportation

State Highway Administration

William H. Hoffman
Secretary
Not Noted
Administrator

May 14, 1987

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

Re: Baltimore County
Item #438
Property Owner: Harford
Joint Venture
Location: N/S Everett Road
183 feet W centerline
York Road (Route 45)
Existing Zoning: R.C. 5
Proposed Zoning: Special
Hearing to approve a use
permit for business
parking in a residential
zone and the location
of a septic system and
well as accessory uses
Area: 0.90 acres
District: 7th

Dear Mr. Jablon:

On review of the submittal of December 15, 1986, the State Highway Administration Bureau of Engineering Access Permits has provided comments on the above site for Baltimore County CRG titled, Monkton Centre. Attached for your use and review is a copy of our comments dated April 14, 1987.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW/es

cc: J. Ogle

attachment

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
303 7555 Baltimore Metro - 303 0451 D.C. Metro - 1 800 492 5062 Statewide Toll Free
P.O. Box 717 / 207 North Calvert St. Baltimore, Maryland 21203 0717



Maryland Department of Transportation

State Highway Administration

William H. Hoffman
Secretary
Not Noted
Administrator

April 14, 1987

Mr. J. Markle-Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

RE: Baltimore County
CRG meeting 4/23/87
Monkton Centre
W/S York Road
Maryland Route 45
at Everett Avenue

Dear Mr. Markle:

On review of the submittal of December 15, 1986, and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show the following:

1. Show the proposed 30' entrance with 10' radii.
2. Show a 5' tangent from the north property line to the 10' radius. The State Highway Administration will accept a variance of the 5' tangent, if the adjoining property owner is agreeable not to construct any point of access at the adjoining property line, without a 10' tangent between entrances.
3. Show State Highway Administration Type "A" concrete curb and gutter along the entire frontage of the site offset 24' from the centerline of York Road.
4. Show a 30' radius at the York Road and Everett Avenue intersection.
5. Show a proposed 80' right-of-way (40' half section), the State Highway Administration will require a S.H.A. concrete barrier curb constructed on or 8' beyond the S.H.A. right-of-way line.
6. Sidewalks along the York Road frontage of the site, must show handicap ramps at the entrance and Everett Avenue radius.

It is requested that all Baltimore County permits be held until the site plan is revised and State Highway Administration Permit is applied for with the posting continued

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
303 7555 Baltimore Metro - 303 0451 D.C. Metro - 1 800 492 5062 Statewide Toll Free
P.O. Box 717 / 207 North Calvert St. Baltimore, Maryland 21203 0717

Mr. J. Markle
Page 2
April 14, 1987

of a bond or letter of credit to guarantee construction.

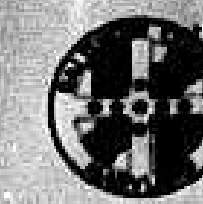
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW/es

cc: J. Ogle
Spillman and Larson Associates

attachment



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

STEPHEN E. COLLINS
DIRECTOR

June 5, 1987

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

Item No. 438 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Meeting of May 5, 1987
Harford Joint Venture
N/S Everett Road, 183 feet W centerline
York Road
R.C. 5
Special Hearing to approve a use permit
for business parking in a residential
zone and the location in the residential
zone of a septic system and well as
accessory uses
0.90 acres
7th Election District

Area:
District:

Dear Mr. Jablon:

Access to this site from York Road must meet the State Highway Administration's approval.

Very truly yours,

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

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Planning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Planning Item # 438 Zoning Advisory Committee Meeting of May 5, 1987

Property Owner: Harford Joint Venture

Location: N/S Everett Rd, 183' W centerline York Rd, District 7

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any chandelier operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathroom, saunas, whirlpools, hot tubs, water and sewerage facilities or other appendages pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Planning Item # 438 Zoning Advisory Committee Meeting of May 5, 1987
Page 2

- (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3766, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3766.
- () Soil percolation tests (have been/must be) conducted.
The results are valid until
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- (X) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
shall be valid until
is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others Any existing water wells/sewage disposal systems on site must be properly backfilled and abandoned.
Proposed well must be retested to a site located at least 100 feet from existing or proposed septic areas, other potential sources of pollution.
Maintain a minimum of 10 feet proposed well and any sewer line

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 30, 1987

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

Re: Property Owner: Harford Joint Venture

Location: N/S Everett Road, 183' W. centerline York Road

Item No.: 438

Zoning Agency: Meeting of 5/5/87

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 requested 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 egress is required for the site.
- () 3. The vehicle dead end condition shown at _____
- EXEMPT the maximum allowed by the Fire Department.
- (X) 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," 1996 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* 4/30/87
Planning Group
Special Inspection Division
Water for Fire Protection shall be provided, according to the Urban Guide for Fire Prevention and Control.
Noted and Approved: _____
Fire Prevention Bureau

/s/

GREATER SPARKS-GLENCOE COMMUNITY COUNCIL

P.O. Box 96 • Sparks, Maryland 21157

May 28, 1987

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

Dear Mr. Jablon:

I am writing to you as President of the Greater Sparks - Glencoe Community Council. We are located in Northern Baltimore County and we serve the areas of Sparks, Glencoe, Harford, Monkton, parts of Whitehall, Phoenix and Butler. We represent approximately five hundred individuals in these areas concerned with preservation of rural land.

This letter is in reference to the proposed "Monkton Centre" located on York Road in Harford, Maryland. We are opposed to this facility on many grounds: the disturbance to the historic, rural character of this town dating from the 1800's; the increased need for water from an already diminishing source; the proximity of this site to the homes of several older families who years ago chose this site for their retirement; the increase in grave traffic; problems (the local school bus will not even enter this road because of the danger involved); increased noise; increased pollution; and increased crime; and increase water run off from so much impervious surface.

In addition, we understand that the plan for this development calls for the use of R.N. land as a parking facility. We are opposed to the use of any R.N. land as a major parking facility with truck delivery use. We feel that the R.C. zoning designation was concerned with the intention of conservation of rural land. The use of this land for parking lots and multiple truck deliveries will only result in deterioration, not conservation. We ask that after your careful deliberation you uphold the R.C. principles and not grant a special exception for parking facilities for this commercial development on R.N. land in an historic, rural town.

Thank you for your consideration.

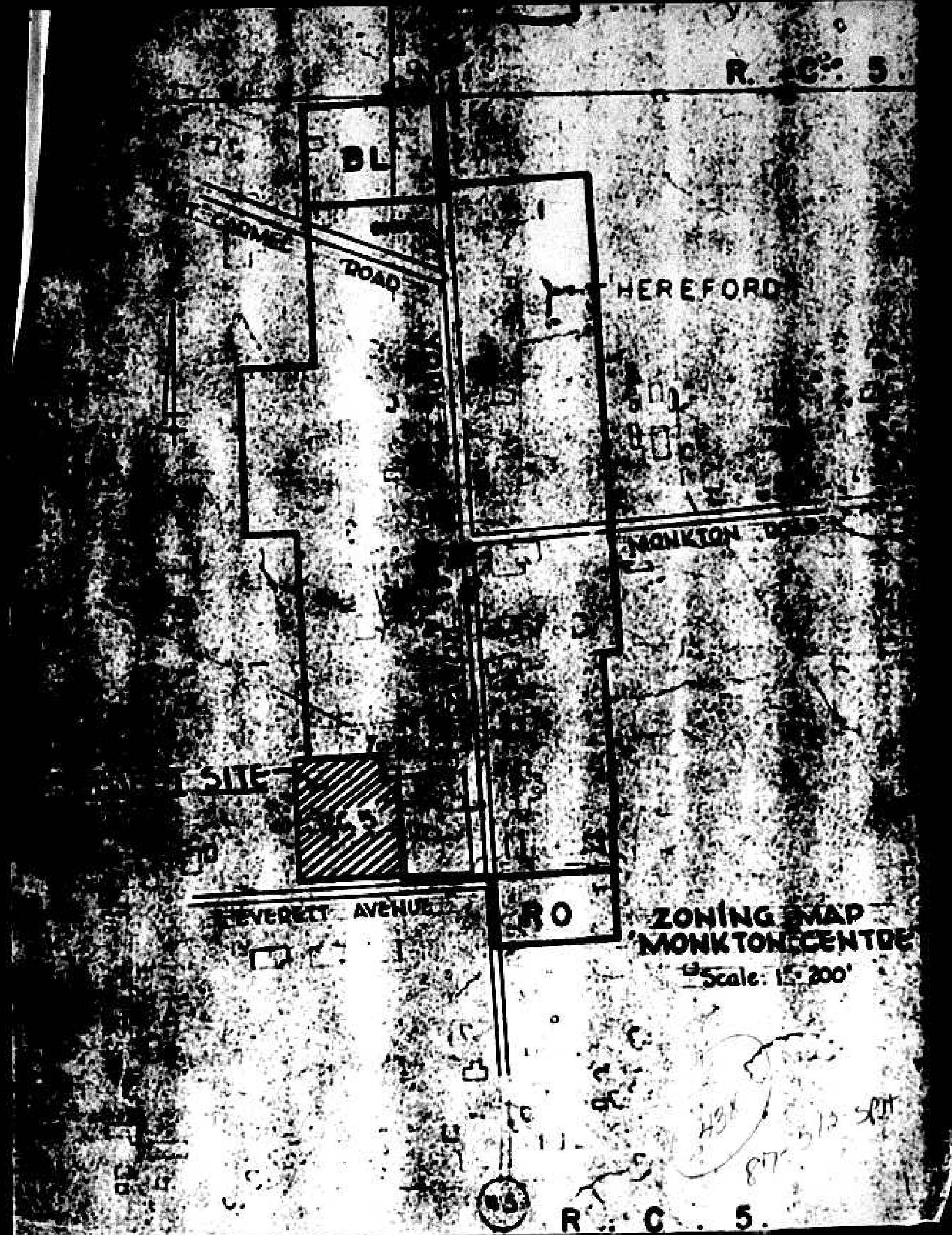
Sincerely,
Paul H. Reincke
Paul H. Reincke, President

RECEIVED
JUN 2 1987

ZONING OFFICE

John W. Hoffman, Vice President
Charles H. Hoffman, Treasurer
Margaret H. Smith, Secretary

1750 32nd Avenue
Harford Joint Venture



SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
655-3535

April 24, 1987

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

Re: Monkton Centre
Seventh Election District

Dear Mr. Jablon,

Submitted to you under separate cover with reference to the above-captioned project, were the following Plans and Documents:

1. 10 Copies of the Plat to Accompany Special Hearing
2. 3 Copies of the Legal Description
3. 2 Copies of the Petition for Special Hearing
4. 1 Copy of an amended 200 scale Zoning Map
5. Application fee of \$100.00

The above mentioned Plans and Documents were submitted to your office for a scheduling of a Special Hearing for the subject project to permit business parking and the installation of a private disposal system and well in an RC-5 zone.

It is the intent of this letter to respectfully request that your office afford us the courtesy of a Hearing date on this matter at your earliest convenience.

Our concern with regard to the scheduling of this Hearing relates to the fact that the subject project is presently being processed through the County Review Group mechanism for approval. It has been requested by the Planning Director that prior to CRG approval being rendered he would first want to review the outcome of our Zoning Petition.

RECEIVED
APR 24 1987
ZONING OFFICE

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

SPELLMAN, LARSON & ASSOCIATES
April 24, 1987
Page 2

The County Review Group Meeting was held on April 23, 1987 and it has been continued awaiting the outcome of the Zoning Hearing.

Whatever courtesies that you could extend to the owner of the subject project with regard to the early Hearing would be greatly appreciated.

Very truly yours,
Joseph L. Larson
Vice President

cc: Paul Katsafanas
cc: Ed Coveahey

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: April 21, 1987

PROJECT NAME: Monkton Centre

COUNCIL & ELECTION DISTRICT: VII-200

PLAN EXTENSION

REVISED PLAN

PLAT

This is a proposal to build a 2-story retail and office building of 17,000 square feet on a 0.48 acre site zoned B.M. on York Road at Everett Avenue. 60 parking spaces are required; 67 have been provided. Of these, 15 only are provided in the B.M. zone. The remainder are shown on the adjacent lot, zoned R.C. 5. The Sewage Disposal Area is also shown in the RC-5 zone.

The Office of Planning and Zoning has reviewed the plan dated April 1987, and has the following comments:

1. An 8' planting strip is required with screening, where parking abuts a public street or residential building or zone. Planting in the public right of way is not acceptable.
2. A special hearing would be required before the Zoning Commissioner to permit parking and a Sewage Disposal Area in a RC-5 zone as shown on this plan.
3. This office will oppose the request for parking in the RC-5 zone. The development as proposed constitutes an attempt to rezone the total site area (RC-5 and B.M.) to B.M. The proposed building, servicing, and parking should be fully self-contained on the B.M. parcel. This would ensure a building in keeping with the intent of the zoning and with the scale and historic nature of the Village.
4. Note #7 is incorrect. There are two buildings on the site which are on the Maryland Historic Trust Inventory: The Miller Store (BA 2035) and The Miller House (BA 2039). Although this office does not have the authority to prevent demolition of these buildings, the developer should consider their retention and rehabilitation as part of a retail/office development.
5. A schematic landscape plan which meets all requirements of the Baltimore County Landscape Manual must be part of the CRG submission. A final landscape Plan must be approved by this office prior to issuance of a building permit.
6. The CRG plan should not be approved at this time. A continued meeting should be held only after the hearing before the Zoning Commissioner.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

DATE: 4/23/87

PROJECT NAME: Monkton Centre

LOCATION: NW/Cor. York Road & Everett Avenue

DISTRICT: 7 C3

PLAN: 12/15/86
REV: no plan received

REVISED PLAN KEY: ☒ COMPLIANCE ☐ NON-COMP

1) A special hearing would be required before the Zoning Commissioner to permit business parking in the RC-5 zone as shown on the plans. Final zoning approval would be contingent upon the outcome of the hearing. As of this writing, a special hearing has not been filed in this office.

2) Note that all proposed signs will comply with Section 413 (BCZR) and all Zoning sign policies.

3) Show offsite zoning, zoning divisions, and uses on adjoining property.

4) Include and address Section 49.4 notes on the plan. It is important to note that the RC-5 area can only be used for passenger auto parking and traffic. Trucks, loading, water and septic systems to support the commercial use are not permitted in the RC-5 zone.

5) Break down the parking requirements by floor.

W. Carl Richards, Jr.
Zoning Coordinator

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
JOSEPH LARSON	109 W. Chesapeake Ave
Spellman, Larson & Assoc.	Towson, Md. 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7C3

Posted for: Joseph L. Larson

Petitioner: Spellman, Larson & Assoc.

Location of property: 109 W. Chesapeake Ave, Towson, Md. 21204

Location of Sign: 109 W. Chesapeake Ave, Towson, Md. 21204

Remarks:

Posted by: [Signature]

Number of Signs: 4

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Phil S. Thompson	332 Everett Rd, Towson, Md. 21204
Wendy L. Thompson	332 Everett Rd, Towson, Md. 21204
John R. Thompson	332 Everett Rd, Towson, Md. 21204
James R. Thompson	332 Everett Rd, Towson, Md. 21204
...	...

Handwritten notes and signatures on a piece of paper, likely related to the zoning process.

