

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 a Community Care Center, licensed by the State of Maryland as a drug abuse treatment program, or, in the alternative, a Special Hearing to determine whether the proposed use is exempt from zoning requirements because it is licensed and contracted by the State of Maryland.

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:
 Arthur H. Burris
 (Type or Print Name)
 Signature
 3508 Poole Street
 Address
 Baltimore, Maryland 21204
 City and State
 Attorney for Petitioner:
 Stanley Cieplak
 (Type or Print Name)
 Signature
 1305 Mill Creek Road
 Address
 Fallston, Maryland 21041
 City and State
 Attorney's Telephone No.: 877-2622

Legal Owner(s):
 Thomas E. Daley, D.D.S.
 (Type or Print Name)
 Signature
 521 East Joppa Road
 Address
 Towson, Maryland 21204
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Arthur H. Burris
 Name
 3508 Poole Street
 Address
 823-8200 x2355
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 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 106, County Office Building in Towson, Baltimore County, on the 22nd day of June, 1987, at 11:00 o'clock a.m.

By: *Stanley Cieplak*
 Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING

District: 9th
 Date of Posting: 6/1/87
 Posted for: Special Exception to Special Hearing
 Petitioner: Thomas E. Daley, D.D.S.
 Location of property: 521 E. Joppa Rd., approx. 900' E of Fairmount Ave.
 Location of Sign: 521 E. Joppa Rd., approx. 10' E. of 700' drive on property of E. H. H. H.
 Remarks: *Arthur H. Burris*
 Posted by: *Arthur H. Burris*
 Number of Signs: 1

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,

Susan Shuler O'Brien
 Publisher

IN RE: PETITIONS SPECIAL EXCEPTION AND SPECIAL HEARING S/S of East Joppa Road, approx. 900' E of Fairmount Avenue (521 and 523 East Joppa Road) - 9th Election District
 Thomas E. Daley,
 Petitioner

ORDER

Pursuant to a letter from the Petitioner dated June 12, 1987, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1987, that the herein Petitions for Special Exception and Special Hearing be and are hereby DISMISSED without prejudice.

Stanley Cieplak
 Zoning Commissioner of Baltimore County

AJ/srl
 cc: Stanley Cieplak, Esquire
 Thomas E. Daley, D.D.S.
 People's Counsel

ORDER RECEIVED FOR FILING
 Date: June 15, 1987
 By: *Stanley Cieplak*

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
 S/S E. Joppa Rd., approx. 900' E of Fairmount Ave. (521 & 523 E. Joppa Rd.), 9th District
 THOMAS E. DALEY, D.D.S., : Case No. 87-515-XSPH
 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
 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 Stanley Cieplak, Esquire, 1305 Mill Creek Rd., Fallston, MD 21041, Attorney for Petitioner; and Mr. Arthur H. Burris, 3508 Poole St., Baltimore, MD 21211, Contract Purchaser.

Peter Max Zimmerman
 Peter Max Zimmerman

530 East Joppa Road
 Towson, MD 21204
 Telephone: 801-296-3333
 Land Planning Consultants
 Landscape Architects
 Engineers
 5-13-83
 7-1-84
 Revised

DESCRIPTION FOR ZONING PURPOSES

27,033 +/- Square Foot Parcel
 On The South Side Of Joppa Road,
 Also Known As Nos. 521 And 523 East Joppa Road,
 Baltimore County, Maryland

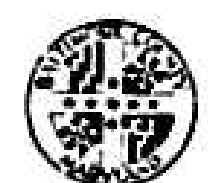
BEGINNING for the same on the southernmost side of East Joppa Road 900 feet more or less East of Fairmount Avenue at a point along the fourth of North 23 degrees 08 minutes 00 seconds East, 343.3 foot line in the lands of Vernon Henry Bevens and Marriott Chester Leitch described in a deed dated June 3, 1976, and recorded among the Land Records of Baltimore County in Liber 5650 folio 230, thence bounding on the Southernmost side of Joppa Road, South 62 degrees 39 minutes 00 seconds East, 87.8 feet more or less to a point in the lands of Black and Decker Manufacturing Company described in a deed recorded among the Land Records aforesaid in Liber 3102 folio 409, thence among the Land Records aforesaid in Liber 6055 folio 771, thence with same South 77 degrees 11 minutes 00 seconds West, 145.66 feet more or less to a point in the aforesaid lands of Vernon Henry Bevens, thence with same North 28 degrees 06 minutes 22 seconds East, 319.63 feet, more or less, to the point of beginning and containing 27,033 square feet of land, more or less.

Said parcel being the same lands conveyed by deed dated August 18, 1982 and recorded among the Land Records of Baltimore County in Liber 6427 folio 194 conveyed from Mariana T. Brown Shaffer to Thomas Edward Daley and by deed dated October 13, 1982 and recorded among the Land Records aforesaid in Liber 6444 folio 389 conveyed from A. Paul Doehler and Elizabeth B. Doehler to Thomas Edward Daley.



May 5, 1983

Our File No. 8-83009



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

June 17, 1987

Stanley Cieplak, Esquire
 1305 Mill Creek Road
 Fallston, Maryland 21041

RE: PETITION FOR SPECIAL EXCEPTION/SPECIAL HEARING
 S/S E. Joppa Rd., approx. 900' E of Fairmount Ave.
 (521 and 523 E. Joppa Rd.)
 9th Election District - 4th Councilmanic District
 Thomas E. Daley, D.D.S. - Petitioner
 Case No. 87-515-XSPH

Dear Mr. Cieplak:

This is to advise you that \$100.12 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.

Sincerely,

Arnold Jablon
 Arnold Jablon
 Zoning Commissioner
 AJ:med

PETITION FOR SPECIAL EXCEPTION/SPECIAL HEARING

9th Election District - 4th Councilmanic District

Case No. 87-515-XSPH

LOCATION: South Side of East Joppa Road, approximately 900 feet East of Fairmount Avenue (521 and 523 East Joppa Road)

DATE AND TIME: Monday, June 22, 1987, at 11:00 a.m.

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

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

Petition for Special Exception for a community care center licensed by the State of Maryland as a drug abuse treatment program or, in the alternative, a Special Hearing to determine whether the proposed use is exempt from zoning requirements because it is licensed and contracted by the State of Maryland

Being the property of Thomas E. Daley, D.D.S., 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

Stanley Cieplak, Esquire
 1305 Mill Creek Road
 Fallston, Maryland 21041

May 15, 1987

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION/SPECIAL HEARING
 S/S E. Joppa Rd., approx. 900' E of Fairmount Ave. (521 and 523 E. Joppa Rd.)
 9th Election District - 4th Councilmanic District
 Thomas E. Daley, D.D.S. - Petitioner
 Case No. 87-515-XSPH

TIME: 11:00 a.m.

DATE: Monday, June 22, 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
 No. 36001
 DATE: 6/24/87 ACCOUNT: 801-65-000
 RECEIVED FROM: *Stanley Cieplak*
 AMOUNT: \$100.00
 FOR: COMMUNITY CARE CENTER
 ITEM: 435
 \$ 801644.1003218 27027
 VALIDATION OR SIGNATURE OF CASHIER

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
15th day of May, 1987.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Thomas E. Daley Received by: James E. Dyer
Petitioner's Attorney Stanley Cieplak, Esq. Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 21, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-515-X-SPH

In view of the special hearing encompassed by this petition,
this office offers no comment at this time.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
MAY 24 1987
ZONING OFFICE

CPS-008

Pathfinders Addiction Services, Inc.

6/17/87
TO: 50
mail to client
RECEIVED
JUN 17 1987
ZONING OFFICE
June 12, 1987

Zoning Commissioner
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

Re: Petition for Special Exception/Hearing
Case 87-515-XSPH
Reference No. 439

To whom it may concern,

I am withdrawing the petition for a Special Exception in which a hearing
time was set for Monday June 22, 1987 at 11:00 am.

No further action is requested on this petition and request that it be voided
at this time.

Sincerely,
[Signature]
Thomas E. Daley, D.D.S.

cc: Stanley Cieplak, Esquire
1305 Mill Creek Road
Fallston, Maryland 21041

Mike Gimbel
512 Court House Building
Towson, Maryland 21204

TED/jmk

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

000
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Stanley Cieplak, Esquire
1305 Mill Creek Road
Fallston, Maryland 21041

RE: Item No. 439 - Case No. 87-515-X
Petitioner: Thomas E. Daley
Petition Special Exception

Dear Mr. Cieplak:

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 recom-
mendations 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,

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

JED:kbb

Enclosures

cc: Daft-McCune-Walker, Inc.
530 East Joppa Road
Towson, Maryland 21204

Bengtson, DeBell, Elkin & Titus, P.C.
2600 Cabover Drive, Suite A
Hanover, Maryland 21076

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

Paul H. Reincke
Chief

May 13, 1987

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

[Signature]
Dennis F. Baumgarten
County Executive

Re: Property Owner: Thomas E. Daley

Location: SE/S Joppa Road, 900' E. Fairmount Avenue

Item No.: 439

Zoning Agenda: Meeting of 5/12/87

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.

(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 feet along an approved road in accor-
dance with Baltimore County Standards as published by the Department
of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection 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: *[Signature]* 5/13/87
Planning and
Special Inspection Division

Noted and
Approved: *[Signature]*
Fire Prevention Bureau

Pathfinders Addiction Services, Inc.

3508 Poole Street
Baltimore, Maryland 21211

May 5, 1987

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
County Office Building, Room 109
Towson, Maryland 21204

REFERENCE TO: Item 439

Dear Mr. Jablon:

THOMAS E. DALEY

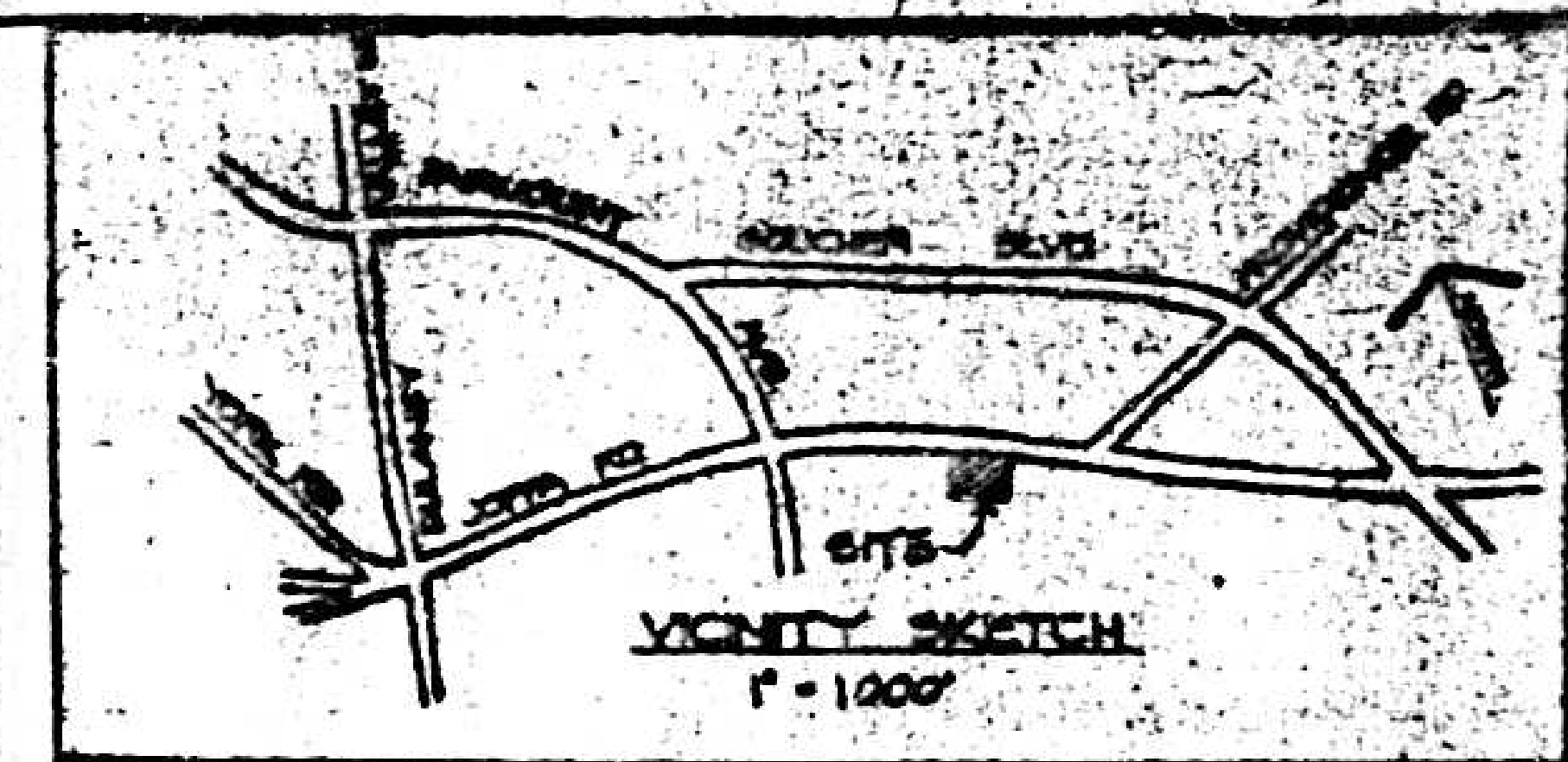
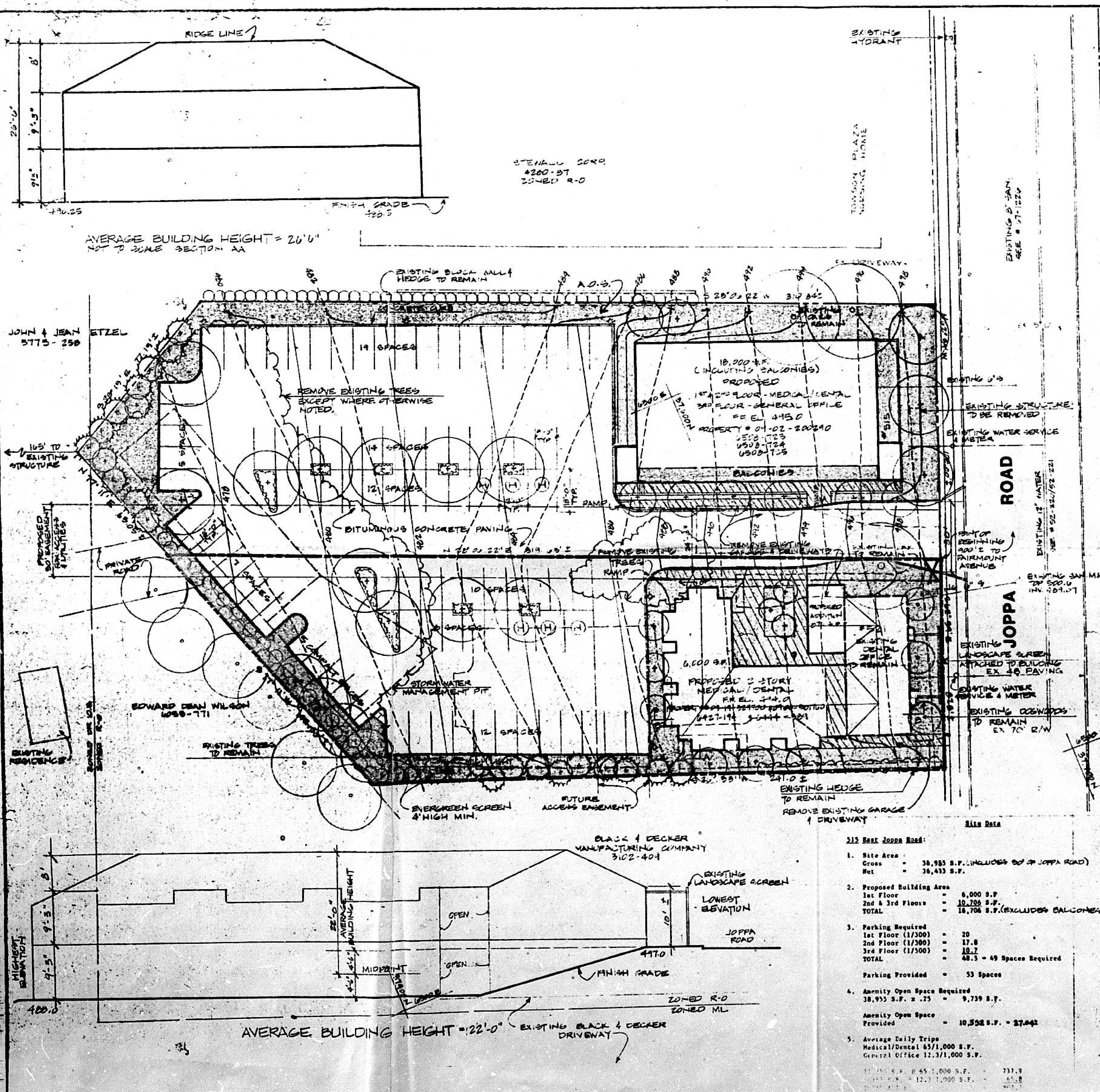
We are requesting a early hearing on the Petition of Special Exception #439.
A human services contract to operate a drug abuse treatment center in Baltimore
County was approved by the State Board of Public Works on April 1, 1987.
Pathfinders is licensed and contracted by the State of Maryland and is to begin
operations on July 1, 1987. A rental property has been located at 521 East Joppa
Road and we would request prompt resolution of the zoning issues.

Your assistance in this matter is greatly appreciated.

Sincerely,
[Signature]
Arthur H. Burris
President

AHB/tll

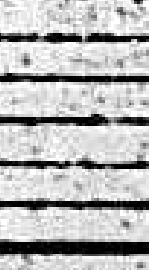
RECEIVED
MAY 5 1987
ZONING OFFICE



General Notes

1. Owner: 515 East Joppa Road
515 Associates
8600 LaSalle Road
Suite 310 - Chester Building
Baltimore, Maryland 21204
Telephone (301) 321-9756

521 East Joppa Road
Thomas Daley, D.D.S.
521 East Joppa Road
Towson, Maryland 21204
Telephone (301) 321-9477
2. 9th Election District; Councilmanic District No. "4";
Census Tract 4909.
3. Watershed 22; Subwatershed 33.
4. ~~Current Zoning on the site is B-C-1.~~
5. The subject property is serviced by public sewer and water. The proposed buildings will be connected to the existing water and sanitary sewer services to the respective lot.
6. Soils on the site are Glesely, O-82.
7. Access to 521 East Joppa Road is by means of an easement adjacent to the west lot line on the property shown as 515 East Joppa Road. Prior to the issuance of a building permit for 521 East Joppa Road, that Owner must present to Baltimore County evidence that such access easement exists.
8. In the event that 515 and 521 East Joppa Road are not developed jointly, 521 East Joppa Road must be evaluated separately for stormwater management requirements.
9. Proposed structures will be brick, wood and glass with a maximum height not-to-exceed 35 feet. Architectural plans have been filed with the Zoning Office in accordance with the requirements for Special Exception.
10. Building address will be located on Joppa Road elevation of 515 in accordance with applicable requirements for signage.
11. All outdoor lighting shall be 250 watt x 12 foot poles in locations shown on plan and will be directed away from the surrounding residences.
12. Should the existing oak tree at the southwest corner of 521 be removed in the future, the driveway entrance will be widened to 35 feet at that time.
13. MTA bus line no. 33 runs on Joppa Road in front of the subject property.
14. The site has no wetlands, geological formations, archaeological sites, critical areas, endangered species habitats, hazardous materials, streams, flood plains or proposed loading facilities.

	DAFT - MCCLURE - WALKER, INC. LAND PLANNING CONSULTANTS 1400 EIGHTH AVENUE SUITE 200 400 EAST 9TH AVENUE TORONTO, ONT. M5T 1A5 TEL: (416) 593-1100 / 593-1101
521 E. JOPPA ROAD ZONING PLAN FOR SPECIAL EXCEPTION	
	
DATE	REVISIONS
5-10-83	REVISION #1
5-12-83	REVISION #2
SCALE: 1" = 20'-0"	SHEET 1 OF 1
JOB ORDER NO. 03009	
ISSUE DATE APRIL 26, 1983	