PETITION FOR SPECIAL EXCEPTION

COMMISSIONER OF BALTIMORE COUNTY:

and the second section of the second second

THE ZONING COMMISSIONER OF BARBAR STREET, situate in Baltimore County and which	15	NE 26
The undersigned, legal owner(s) of the property situate in Baltimore County and which lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereto and made a part hereof, hereby petition for lescribed in the description and plat attached hereby petitions of Baltimore County, to use the petition of the described hereby petition and plat attached hereby petition and plat attached hereby petitions are petition and plat attached hereby petition attached hereby petition and plat attached hereby petition and plat attached hereby petition attached hereby petition and plat attached hereby petition and plat attached hereby petition attached	he	48
		15 H
FOR FOUR APARTMENTS OF THE PERSON OF THE PER	290	BF
	DP	

Property is 10 be posted and advertised as prescribed by Zoning Regul I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing N-4,420 of this petition, and further agree to and are to be bound by the zoning regulations and restrictions E-40,000 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.

, ml. com	Legal Owner(s):
Contract Purchaser:	Clarence A. Cox
(Type or Print Name)	(Type or Print Name) Cleruns A Co
Signature	Clarence A. Cox
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	528 Jastern Blyd. 196-1422-
(Type or Print Name)	Laleimore, Maryland 21221.
Signature	City and State
)	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
Address	
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this --Occenter _, 19____, 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 _25th ____ day of Jahrany 1988, at 9:00- o'clock

A.__M.

First 2-1-88 for 4-18-88 at 9.

Zoning Commissioner of Baltimore County.

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE - N/S Eastern Boulevard, 115' W of the c/l of Woodward Drive (528-530 Eastern Boulevard) 15th Election District 5th Councilmanic District

Clarence A. Cox

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-203-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

.

The Petitioner herein requests a special exception for living quarters in a commercial building to provide four (4) apartments on the second floor, pursuant to Section 233.4, and a variance to permit 27 parking spaces in lieu of the required 29 spaces, pursuant to Section 409.2B5, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by John B. Gontrum, Esquire, and Jean K. Tullius, Attorney. Also appearing on behalf of the Petition was Paul Lee of Paul Lee Engineering, Inc., an expert witness. There were no Protestants.

The profferred testimony by Counsel for the Petitioner and expert testimony by Paul Lee indicated that the subject property is located between Eastern Boulevard and Dorsey Road and consists of two separate parcels. Parcel A is located at 528 and 530 Eastern Boulevard, is zoned B.M. and is currently improved with two, two-story buildings consisting of 8700 sq.ft. total. Parcel A is currently used for retail and office space and is the subject of the requested special exception. Farcel B is located at 529 Dorsey Road, is zoned D.R. 5.5 and is currently used as a parking lot. A use permit for parking on Parcel B was granted in previous zoning Case No. 3402 on March 7, 1955. Both Parcels A and B are the subject of the requested variance. The 24 parking spaces are located on Parcel B with an additional 3 spaces located on Parcel A.

Paul Los P.E.

Paul Lee Engineering Inc. 304 W. Gennsylvania Soc. Towson, Maryland 21204 301 821 5941

DESCRIPTION 528-530 EASTERN BOULEVARD 15TH ELECTION DISTRICT

Beginning for the same at a point, said point being located on the north side of Eastern Boulevard 115 feet westerly from the center of Woodward Drive; thence binding along the north side of Eastern Boulevard, (1) South $68^{0}49^{\pm}30^{\circ}$ West 60 feet, thence leaving said north side of Eastern Boulevard, (2) North $21^{\circ}10^{+}30^{\circ}$ West 145 feet to the south side of a ten foot alley; thence binding on the south side of a ten foot alley, (3) North $68^{0}49^{+}30^{n}$ East 60 feet, thence leaving said south side of a ten foot alley, (4) South 21 10 30" East 145 feet to the point of beginning.

BALTIMORE COUNTY, MARYLAND

Containing 0.1998 acre of land, more or less.

529 DORSEY ROAD (Pance 13) 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located on the south side of Dorsey Road 75 feet westerly from the center of Woodward Drive; thence leaving said south side of Dorsey Road (1) South 21 10 30" East 145 feet to the north side of a ten foot alley, thence binding on the north side of a ten foot alley, (2) South $68^{0}49^{+}30^{m}$ West 50 feet, thence leaving said north side of a ten foot alley (3) North 210130" West 145 feet to the south side of Dorsey Road, thence binding on the south side of Dorsey Road (4) North 68°49'30" East 50 feet

Engineers - Surveyors - Sito Planners

529 Dorsey Road

Description

to the point of beginning. Containing 0.16th acre of land, more or less.

Parcel A cannot be established.

ters of support, identified herein as Petitioner's Exhibits 4, 5, 6 and 7, which indicated that the use proposed will be a benefit to the community. The letters of support were submitted by Joseph Eikenberg, Jr., President of the Essex Development Corporation; Gary L. Jennings, President of Jim Jennings Transmissions; Morris Schechman, President of Fleming & Sheeley, Inc.; and a neighboring resi-

After due consideration of the testimony and evidence presented, it is clear that the B.C.Z.R. permit the use requested by the Petitioner in a B.M. zone by special exception. It is equally clear that the proposed use as apartments would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular llocation described by Petitioner's Exhibit I would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

In support of the proposed project, the Petitioner introduced four let-

dent, Mark William Stoecker.

It is clear from the testimony that if the variance was granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good. It has been established that the requirement from which the Petitioner seeks relief would unduly reI, or we, agree to pay expenses of above Variance 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.

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

Variance from Section 409.2 of the zoning code to permit 27 parking

spaces in lieu of the required 29 parking spaces (a variance of

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

2 spaces). Also Section 409.5 to permit parking maneuvering within an

Buildings have existed for a long time. Failure to grant the variance would force portions of the buildings to deterrorate.

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

I/We do solemnly declare and affirm,

	are the legal owner(s) of the proper which is the subject of this Petition.
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Clarence A. Cox (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
John B. Gontrum	528 Eastern Boulevard 686-1
(Type or Print Name)	Address Phone No.
Ahr B Stortreng	Essex, Myryland 21221
Signature	City and State
809 Eastern Boulevard Address	Name, address and phone number of legal owner, o tract purchaser or representative to be contacted
Essex, Maryland 21221 City and State	Name
Attorney's Telephone No.: 686-8274	Address Phone No.

of 18-18-18-19 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

Zoning Commissioner of Baltimore County ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. AVAILABLE FOR HEARING

MON./TUES. WED. - NEXT TWO MONTHS REVIEWED BY: U.C. CATE 2/10/88

> RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER N/S Fastern Blvd., 115' W of C/L of Woodward Dr. (528-530 Eastern Blvd.), 15th District

OF BAUTIMORE COUNTY

CLARENCE A. COX, Petitioner Case No. 88-203-X

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned 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.

> Highie Cole Friedman 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 13th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Clarence A. Cox, 528 Eastern Blvd., Baltimore, MD 21221, Fetitioner.

Pul La 9.6

Page 2

<u>2/9/88</u>



4-18.88 - 9am

87-208-XA #35 and 4500) 1) Part #6:37 Seeing See 18:1-57 四世 聖世 二 1) Service Sec. (4.47 per \$1.02. Sec. 10.12.51)
2) Service Sec. (7.25) for 56.42 per 10.2-26. - Rechards

Posted 4.2 Del 10 Page CI Con

indi 34 Py. It En X

15 h 15 h 15 h 15 h 15 h

18117.55

BH27

PETITION FOR SPECIAL EXCEPTION

TO THE BORING COMMISSIONER OF BALTIMORE COUNTY:

herein described property for _LIVING QUARTERS IN A COMMERCIAL BUILDING. FOR FOUR APARTMENTS ON THE SECOND PLOUR.

I, or we, agree to pay expenses of shove Special Exception advertising, posting, etc., upon filing N -4, 520 of this polition, and further agree to and are to be bound by the zoning regulations and restrictions E -40,000 of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Element Cat
Signature	Signature
Admi	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
(Type or Print Name)	Address Paltimure, <u>jury land /15221</u> City and State
Signature .	
Address	tract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address No.
ORDERED By The Zoning Commissioner of	of Baltimore County, this - the subject matter of this petition be advertised
required by the Zoning Law of Baltimore Coun	ity, in two newspapers of general circulation through

Levet 2-1-88 for 4-1888 at 9 Joning Commissioner of Baltimore County

HCO-MA I

core Doulevard, 115' W of OF BALTIMONE COMPT Case No. 88-203-X

> Clarence A. Cox

> > PUBLISCS OF FACT AND CONCLUSIONS OF LAN

The Petitioner berein requests a special exception for living querters in a connercial building to provide four (4) apartments on the second floor, pursuant to Section 233.4, and a variance to permit 27 parking spaces in lieu of the required 29 spaces, pursuant to Section 409.285, all as more particularly described on Petitioner's Exhibit 1.

The Potitioner appeared, testified, and was represented by John B. Gontrum, Esquire, and Jean K. Tullius, Attorney. Also appearing on behalf of the Petition was Paul Lee of Paul Lee Engineering, Inc., an expert witness. There were no Protestants.

The profferred testimony by Counsel for the Petitioner and expert testimony by Paul Lee indicated that the subject property is located between Eastern Boulevard and Dorsey Road and consists of two separate parcels. Parcel A is located at 528 and 530 Eastern Boulevard, is zoned 8.M. and is currently improved with two, two-story buildings consisting of 8700 sq.ft. total. Parcel A is currently used for retail and office space and is the subject of the requested special exception. Parcel B is located at 529 Dorsey Hoad, is zoned D.R. 5.5 and is currently used as a parking lot. A use permit for parking on Parcel B was granted in previous zoning Case No. 3402 on March 7, 1955. Both Parcels A and B are the subject of the requested variance. The 24 parking spaces are located on Parcel B with an additional 3 spaces located on Parcel A.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements met Forth in Section 502.1. In Fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit I would have any adverse impact above and beyond that inherently associsted with such a special exception use, irrespective of its location within

It is clear from the testimony that if the variance was granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good. It has been established

Paul La 9.8.

Paul Les Engineering Inc. 301 821 5541

DESCRIPTION 528-530 EASTERN HOULEVALD

HALTIMONE COUNTY, MARYLAND

15TH ELECTION DISTRICT

Parcel A

Beginning for the same at a point, asid point being located on the north side of Eastern Houlevard 115 feet westerly from the center of Woodward Drive; thence binding along the north side of Eastern Boulevard, (1) South 68 40 you Vest 60 feet, thence leaving sold porth side of Eastern Baulevard, (2) North 21° 10' 30° West 145 feet to the south made of a ten foot alley; thence binding on the south side of a ten foot alley, ()) North 68 40* 30° East 60 feet, thence leave ing said south side of a fen foot alley, (4) South 21° 10° 10° East 145 feet to the

Containing 0.1998 acre of land, more or less.

point of beginning.

529 DOUSEY ROAD 15TH ELECTION DISTRICT

BALTIMONE COUNTY, MARYLAND

Regiming for the same at a point, said point being located on the south side of Dorsey Road 75 feet westerly from the center of Woodward Drive; thence leaving said south side of Dorsey Road (1) South 21 10 30" East 145 feet to the north wide of a ten foot alley, thence binding on the north wide of a ten foot alley, (2) South $68^{0}49^{\circ}10^{o}$ West 50 feet, thence leaving said north side of a ten foot alley (3) North 21° 10' 30" West 165 feet to the south side of Dorsey Road, thence binding on the south side of Dorwy Road (4) North 68049-30" East 50 feet

Engineers - Sito Planaus

2/9/88

Description 529 Dorsey Rose

to the point of beginning. Containing 0.1664 acre of land, more or less,



Red La 98

Page 2

2,79,788

In support of the proposed project, the Petitioner introduced four letters of support, identified berein as Potitioner's Exhibits 4, 5, 6 and 7, which the use progosed will be a benefit to the community. The letters of support were submitted by Joseph Eihenberg, Jr., Procident of the Essex Dovelopment Corporation; Gary L. Jennings, President of Jim Jennings Transmissions; Morris Scheckmen, President of Flaming & Sheeley, Inc.; and a meighboring resident. Mark William Stoecher.

After due consideration of the testimony and evidence presented, it is clear that the B.C.Z.R. permit the use requested by the Petitioner in a B.M. some by special exception. It is equally clear that the proposed use as apartments would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated in Section 502.1 are satisfied by the Petitioner.

the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

that the requirement from which the Petitioner seeks relief would unduly re-

AVAILABLE FOR HEARING MOR./TUES./NED. - NEXT TWO NOWING

N/S Eastern Blvd., 115' W of C/L of Woodward Dr. (528-530 Eastern Blvd.), 15th District

OF BALTI: WE COUNTY

MCE REVIOUS HOME

1/We do sciencely declare and affirm, under the poneities of perjury, that 1/we are the legal owner(s) of the property which is the subject of this Potition.

Essex, Maryland 21221

...........

528 Eastern Houlevard 686-1422

Logal Owner(s):

(Type or Print Name)

Clary A Co

Clarence A. Con

spaces in lies of the required 29 parking spaces (a variance of

2 spages). Also Section 609.5 to permit parking managering within an

Buildings have existed for a long time. Failure to grant the variance would force portions of the buildings to deterrorate.

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

(Type or Pytat Hume)

City and State

John B. Gontrum

809 Eastern Boulevard

Essex, Maryland 21221

...........

Hu B Hontrey

Atterney's Telephone No.: 686-827-

CLARENCE A. COX, Petitioner Case No. 68-203-X

ENTRY OF APPEARANCE

E FOR \$530.1 TO

Please enter the appearance of the People's Counsel in the abovecaptioned 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

> Thyllie Orle 7 w. Aman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 221, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 13th day of November, 1987, a copy of the foregoing Entry of Appearance was mailed to Clarence A. Cox. 528 Eastern Blvd., Baltimore, MD 21221, Petitioner,

The requested variance is required due to current parking requirements of the Baltimore County Zoning Regulations (B.C.Z.R.) and the mixed uses on Parcel A. Even with the use permit for parking on Parcel B, the Petitioner cannot provide the required number of parking spaces for both Parcels A and B.

Mr. Lee testified that the revised site plan, identified herein as Petitioner's Exhibit 1, complies with all use regulations of the B.C.Z.R. and the requirements of Section 502.1. He indicated that the subject property is located on Eastern Boulevard, a four-lane divided highway. Most of the zoning on both sides of Eastern Boulevard is used as mixed commercial and residential. Mr. Lee testified that in his opinion, the proposed use of the buildings on Parcel A for apartments is a lesser use than others permitted by Special Exception in a B.M. Zone. He indicated that the use proposed is compatible with the area, that it will not create an over-concentration of population, and that adequate public services exist at the site. Mr. Lee further testified that the subject project complies with all applicable requirements of Section 307 of the B.C.Z.R. and that the use proposed will not result in substantial detriment to the public good. He indicated that the buildings would deteriorate without the proposed improvements and requested variance, therefore depriving the community of good, low cost housing.

Mr. Cox testified that he proposes to use the subject site for four apartments and mixed commercial uses. He testified that he will comply with all zoning requirements and recommendations of the Baltimore County Zoning Plans Advisory Committee comments. Mr. Cox introduced as Petitioner's Exhibits 2 and 3 photographs of the subject property and surrounding area. Both Mr. Cox and Mr. Lee testified that the subject project either does, or will, comply with all of the requirements of Section 502.1 of the B.C.Z.R. Further testimony indicated that the use of Parcel A is inextricably intertwined with the use of Parcel B and without the requested parking variance, the proposed use for apartments on strict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, it appears that the relief requested in the special heari. g and variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County day of May, 1988 that the Petition for Special Exception to permit living quarters on the second floor of two commercial buildings to provide four (4) apartments, and the Petition for Zoning Variance to permit 27 parking spaces in lieu of the required 29 spaces, in accordance with that set forth in Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his building permit upon receipt of this Order; however, Petitioner is advised that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION

15th Election District - 5th Councilsanic District

Case No. 88-203-X

North Side of Eastern Boulevard, 115 feet West of Centerline of Woodward Drive (528-530 Eastern Boulevard)

DATE AND TIME: Tuesday, December 1, 1987, at 9:00 a.m.

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

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 living quarters in a commercial building for four apartments on the second floor

, as shown on plat Being the property of Clarence A. Coxplan 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 EALTIMORE COUNTY

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

Mr. Clarence A. Com 528 Eastern Blvd. Baltimore, Heryland 21221

Ret Patitions for Special Exception and Zoning Variance Cam sudders 68-203-IA M/3 Pastern Blvd., 115° W c/1 Woodward Drive

(528 Eastern Roulevard) 7th Election District - Sth Councilmanie District Petitioner(s): Clarence A. Cox

HEARING SCHUMED: MONDAY, APRIL 18, 1938 at 9:00 a.m.

Pear Hr. Coxt

Please be advised that _____ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Torson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours.

Zoning Commissioner of Baltimore County

JRH:gs

cc: John B. Gontrum, Esq.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

FEB 2 6 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Rossa 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception and Zoning Variance Case number: 38-203-XA M/S Enstern Mivd., 115' W c/1 Woodward Prive (523 Dastern Conlevard) 7th Election District - 5th Councilmanic District Petitioner(s): Ciarence A. Cox MEARING SCHEDULED: HOMBAY, APRIL 16, 1988 at 2:90 a.m.

Special Exception: Living quarters in a compercial building for four opartments on the and floor. Variance to permit 27 perking spaces in lieu of the required 20 parking spaces (a variance of 2 spaces). Also to permit parking maneuvering within an existing alley.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Zoning Commissioner of Baltimore County

cc: Clarence A. Cox John P. Gontrum, Mag.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines
Zoning Commissioner

NOTICE OF EEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Speical Exception Case number: 88-203-X N/S Eastern Blvd., 115' W c/l Woodward Drive 528 Eastern Blvd. 7th Election District - 5th Councilmanic District Petitioner: Clarance A. Cox DATE/TIME: THURSDAY, FEBRUARY 25, 1988 at 9:00 a.m.

Special Exception - Living quarters in a commercial building for four apartments on the second floor.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

Zoning Commissioner of Baltimore County

J. Robert Haines.

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

J. Robert Haines

December 14, 1987

Mr. Clarence A. Cox 528 Eastern Blvd. Baltimore, MD 21221

RE: Clarence A. Cox N/S Fastern Blvd., 115' W of c/l of Woodward Drive Petition for Special Exception (Case #88-203-X)

Dear Mr. Cox:

Please be advised that $\frac{5000}{0.000}$ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

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.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

J. ROBERT HAINES

Zoning Commissioner of Baltimore County

cc: John B. Gontrum, Esquire

December 22, 1987

Pennis F. Rasmussen

John B. Gontrum, Esq. Romadka, Gontrum, Hennegan & Foos 009 Eastern Boulevard Essex, Maryland 21221

Res Petition for Special Exception. Case #89-203-I

Dear Mr. Contrust

Pursuant to your letter of November 24, 1987, hearing of the above matter has been postponed and reset. Enclosed you will find a copy of the new Hearing Notice.

Although your request reached us in time to mave your client the posting fee, unfortunately, such time was too late to halt the newspaper advertisments relative to the December 1, 1987 date.

Therefore, kindly forward a check in the amount of \$56.02 to reimburse the County for these adversting fees.

Thank you for your prompt attention and cooperation.

Very truly yours,

J. ROBERT HAINES Zoning Commissioner of Baltimore County

The requested variance is required due to current parking requirements of the Beltimore County Zoniag Regulations (B.C.Z.R.) and the mixed uses on Parcel A. Even with the use permit for parking on Parcel B, the Petitioner cannot provide the required number of parking spaces for both Parcels & and B.

Mr. Lee testified that the revised site plan, identified herein as Petitioner's Exhibit 1, complies with all use regulations of the B.C.Z.R. and the requirements of Section 502.1. He indicated that the subject property is located on Eastern Boulevard, a four-lane divided highway. Most of the soning on both sides of Eastern Boulevard is used as mixed commercial and residential. Mr. Lee testified that in his opinion, the proposed use of the buildings on Parcel A for apartments is a lesser use them others permitted by Special Exception in a B.M. Zone. He indicated that the use proposed is compatible with the area. that it will not create an over-concentration of population, and that adequate public services exist at the site. Mr. Lee further testified that the subject project complies with all applicable requirements of Section 307 of the B.C.Z.R. and that the use proposed will not result in substantial detriment to the public good. He indicated that the buildings would deteriorate without the proposed improvements and requested variance, therefore depriving the community of good, low cost housing.

Mr. Cox testified that he proposes to use the subject site for four apartments and mixed commercial uses. He testified that he will comply with all zoning requirement, and recommendations of the Baltimore County Zoning Plans Advisory Committee comments. Mr. Cox introduced as Petitioner's Exhibits 2 and 3 photographs of the subject property and surrounding area. Both Mr. Cox and Mr. Lee testified that the subject project either does, or will, comply with all of the requirements of Section 502.1 of the B.C.Z.R. Further testimony indicated that the use of Parcel A is inextricably intertwined with the use of Parcel B and without the requested parking variance, the proposed use for apartments on

strict the use of the land due to the special conditions unique to this particular percel. In addition, the variance requested will not be detrimental to the public health, sefety, and general welfers.

Purpuent to the adverticement, posting of the property, and public hearing on this Potition held, and for the reasons given above, it appears that the relief requested in the special hearing and variances should be greated.

THEREGORE. IT IS ORDERED by the Toning Commissioner for Beltimore County this / day of May. 1988 that the Petition for Special Exception to permit living quarters on the second floor of two commercial buildings to provide four (4) apartments, and the Petition for Zoning fariance to permit 27 parking spaces in lieu of the required 29 spaces, in accordance with that set forth in Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his building permit upon receipt of this Order; however, Petitioner is advised that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > Zoning Commissioner of Baltimore County

JRH:bjs

FEB 2 8 1985

MUTICE OF MEARING

Dennis F. Rassauman Capty Essentive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for "pecial acception and Jonine Jarlance Case number: 39-203-XA M/S Eastern Made, 115' W c/l Moodward Orive (528 Fastern Couleward) 7th Election Pistrict - 5th Councilmante Santrict

Seeing Commissioner Office of Planning & Seein Towns, Maryland 22(0) 604-666

Petitioner(s): Charance 1. Cox HEARING SCHEDULIDE MONDAY, APPIL 15, 1985 at 2:00 a.m.

Special Exception: Swinn consters in a commercial building for four apartments on the 2m' (lear. Variance to percit 77 persia - seaces in lieu of the required 20 parking spaces (a rapigace of 2 mans of, then to permit parking maneuverine within an existing allow.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert fries . ROBERT HAINES Zoning Commissioner of Baltimore County

cc: Clerence A. Cox John R. Contrum, Jac.

MOTICE OF MEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesepeake Avenue in Towson, Maryland as follows:

Petition for Speical Exception Case number: 68-203-X N/S Eastern Blvd., 115° W c/l Woodward Drive 528 Eastern Blvd. 7th Election District - 5th Councilmanic District Petitioner: Clarance A. Cox DATE/TIME: THURSDAY, FEBRUARY 25, 1988 at 9:00 n.m.

Special Exception - Living quarters in a commercial building for four apart. ments on the second floor.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert fries I. ROBERT HAINES Zoning Commissioner of Baltimore County

December 14, 1987

Mr. Clarence A. Cox 528 Eastern Blvd. Baltimore, MD 21221

Towner, Herriand 27804

RF: Clarence A. Cox N/S Eastern Blvd., 115' W of c/l of Woodward Drive Petition for Special Exception (Case #88-203-X)

PRINTED THE SPECIAL DISTRICT.

Coos He. 66-203-X

LOCATION:

13th Election District - 5th Councilemnic District

of Mondamed Drive (526-530 Sectors Boulevers)

Tuesday, Bocamber 1, 1987, at 9:00 a.m.

Regulations of Baltimore County, will hold a public hearing:

for four sportments on the second floor

Being the property of Classes & Con-

hearing set above or made at the hearing.

PUBLIC MEASURE: Been 106, County Office Building, 111 V. Chompsohe Avenue,

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Special Exception for living quarters in a connercial building

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 issuence of said permit during this period

for good cause shown. Such request must be received in writing by the date of the

J. BOBERT BAINES

2081%G COMMISSIONER

OF BALTINDRE COUNTY

North Side of Rosters Boulevard, 115 feet West of Conterline

as shown on plat

Dear Mr. Cox:

Please be advised that $\frac{M_{\rm c}C^2}{M_{\rm c}}$ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

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.

Please make your check payable to Baltimore County, baryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours.

J. Robert Springs J. ROBERT HAINES Zoning Commissioner of

Baltimore County

cc: John B. Gontrum, Esquire

Penals 7. Degrees

Stigger, Hersland 21221

Ros Potitions for Special Managetian and Manage Verlance Chan company 60-609-54 M/S Restorn Blvd., 115° V c/1 Woodward Srive (528 Basters Resignant) Rob Maction Matrict - Sth Contailmonia District Patitioner(a): Clarence A. Com

Bear Mr. Com

Places be advised that is due for advertising and posting of the above-referenced property. All fees oust be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

MARKET SERVICE IN HOUSE, APRIL 18, 1988 at 9109 c.s.

THIS PAR HOST BE PAID AND THE SCHOOL SHOR(S) AND POST(S) RETURNED OF THE BAY OF THE MARINE OF THE CHEST SHALL HOT BE ISSUED.

Please make your check payable to Baltimore County. Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room Ill. Towson, Maryland 21206 fifteen (ii) minutes before your hearing is "cheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours.

A. Robert Haines J. ROBERT HAINES Zoning Commissioner of Beltimore County

ect John B. Contrum, Roq.

4.0

Dennis F. Rastonium Onesy Essentia

Personal to your better of Benedic St. 1987, bearing of the class make her book prospected and reset. Backered you will stook a copy of the cast Starting Settles.

Although your request reached us in time to now your chiese the punting for, unfortunately, such time use too late to half the prompter advertisamente reletivo to the Beamber 1, 1987 date.

Therefore, hindly forward a stock in the amount of \$36,02 to palebures the County for those advanting force.

Yory truly pours.

J. MINET BUTHE

Mr. Clarence A. Cox 528 Eastern Boulevard Baltimore, Maryland 21221 NOTICE OF HEARING RE: PETITION FOR SPECIAL EXCEPTION N/S Eastern Blvd., 115' W of c/1 of Woodward Dr. (528-530 Eastern Blvd.) 15th Flection District - 5th Councilmanic District Clarence A. Cox - Petitioner Case No. 88-203-X John B. Contrum, Esquire Jean K. Tullius, Esquire Romadka, Gontrum & Hennegan 9:00 a.m. 809 Eastern Boulevardet Tuesday, December 1, 1987 Baltimore, Maryland 21221 RE: Petitions for Special Exception and Zoning Variance
N/S Eastern Boulevard, 115' W of the c/l of Woodward Drive
(528 - 530 Eastern Boulevard) CERTIFICATE OF PUBLICATION PLACE: Room 106, County Office Building, 111 West Chesapeake The Zening Commissioner of Bakimere County, by authori-ry of the Zening Act and Regu-lactions of Bakimere County will held a public hearing on Avenue, Towson, Maryland 15th Election District; 5th Councilmanic District Clarence A. Cox - Petitioner CERTIFICATE OF PUBLICATION Case No. 88-203-XA THE AVENUE NEWS the property identified herein in floom 105 of the County Dear Mr. Contrum & Ms. Tullius: Office Building, located at 111 W. Chesapeake Avenue in Towsen, Maryland as follows: Putitions for Speedril Eucoption Enclosed please find the decision rendered in the above-referenced case.

The Potations for Special Exception and Zoning Variance have been granted, sub-SPECIAL EXCEPTIONS
19th Election District
5th Councilmonic District
Case No. 00-205-X ject to the restrictions noted in the attached Order. and Zaning Vorlance Case number 88-203-XA N/S Eastern Bird., 11.5' W THIS IS TO CERTIFY, that the annexed advertisement was OCATION: North Side of East 442 Eastern Blvd. orn Insterded, 115 test West of Centerline of Waselward Dyine (526-510 Fastern Sculpture) DATE AND TIME: Bartely, Decem-In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. published in THE JEFFERSONIAN, a weekly newspaper printed c/I Woodward Drive

(528 Eastern Boulevard)

7th Election District - 5th
Councilmanic District - 5th
Partitioner(s): Clarence A. Can
HEARING SCHEDULED: Balto., Md. 21221 For further information on filing an appeal, please contact this office. PUBLIC HEARING Room to and published in Towson, Baltimore County, Md., appearing on County Office Building, 312 W. Chesapunka Avenue, Tourcon Maryland Nov 12 1047 THIS IS TO CERTIFY, that the annexed advertisement of MONDAY, APRIL 18, The Zoning Community of Bab-timere County, by authority of the Zaning An and Regulations of Batti-more County, trul hold a public 7. Robert Hunes PO#98715 REQ# M11848 TO ADVERTISE PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE CASE NUMBER 88-203-XA.

N/S EASTERN BLVD., 115' W C/1 WOODWARD DR. (528 EAST-ERN BLVD) 7th E.D. 5th COUNCILMANIC DISTRICT.

PETITIONERS: CLARENCE A.COX HEARING SCHEDULED: MONDAY Special Exceptions Living of Baltimore County querters in a commercial building for four apartments on the 2nd floor, Variance to J. ROBERT HAINES Potition for Special Exception for Zoning Commissioner permit 27 parting spaces in lieu of the required 29 part-ing spaces (a variance of 2 spaces). Also to permit partiliving quarters in a commercial building his lour spartments on the of Baltimore County Bring the property of Charace A. APRIL 18, 1988 at 9:00 am ing monouvering within a 91 lines at \$50.05 existing alley. was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for one successive week(s) before the <u>lst</u> day of <u>APRIL</u> 1988: By Order CV RUMPHT HAINES that is to say, the same was inserted in the issues of 3/31/ 1988. J. ROBERT HAINES The Avenue Inc. By Minis A Coldwell CERTIFICATE OF PUBLICATION TOWSON, MD., F16. 4, 1938 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 88- 203-XA THIS IS TO CERTIFY, that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper printed Discrict 1574

Date of Posting 1/2/88

Posted for: Vorions & Special Exception and published in Towson, Baitimore County, Md., appearing on CERTIFICATE OF POSTING Feb. 4, 1088 Posted for: Special Excoption Location of property: N/S Fastory Are, 115 W/ Wood Word Drive District / 57/ THE JEFFERSONIAN. Petitioner: Choronco A. Con Posted for: Charge no Market Mark (15 of Market 1972)

Location of property: NA Fortier Miles (15 of Market 1972) Location of property: N/S Fastorn Blud. 115' W/ Wood word Dr. Location of Signs: Tocing Estern Blud , energy 4' Ex 100 dwg, 528-30 Fas For 13/12 on proporty of Palalioner LUCATION + Some Publisher Location of Signs. Tacing Fotory Blud expres & Fr. Kondway. Location of Signer, Constant for the first fill and the file of th Posted by Dete of return: 11/13/82 Number of Signs: 2 I ROBERT HAINES Number of Signes / CERTIFICATE OF PUBLICATION Petition For Special Exception **Uge Times** NATICE OF HEARING CERTIFICATE OF POSTING 88-203-K 15th Election District
5th Councilmanic District
Case No. 88-203-X The Zoning Continuous of that timore County, by authority of the Zoning Act and Regulations of that more County will hold a public TOWSON, MD. 11/12/21/21. 19 1/3 NOTICE OF HEARING THIS IS TO CERTIFY, that the annexed advertisement was between at the property streets Date of Posting 2/9/88 This is to Certify, That the annexed ing Act and Regulations of Baltimore County will hold a public hearing on published in THE JEFFERSONIAN, a weekly newspaper printed cember 1, 1987, at 9:00 a.m. PUBLIC HEARING: Room 106 Posted for: Spacial Exception This is to Certify, That the annexed Case Number 18 323 RA No Eastern Blvd , 115 W ci Number Drive (CB Eastern Boulev sol) (a,500 867) cated at 111 W. Chesapeake Avenue in Tette Con Petitioner: Clarence A. Co. 11/11/12/12/13/19.55 The Zoning Commissioner of Balti Towson, Maryland as follows: more County, by authority of the Zon Towson, Maryland as follows:
Potition for Special Exception
Case Number: 88-303-X
N/S Entern Blvd., 115' W c/l
Woodward Drive
528 Eastern Blvd. Location of property: N/S Fostern Blud, 11st w/ woodward Dr. 528-530 Fostern Blud was inserted in (he Times, a newspaper printed 7th Electron District 5th Councilmana District Petitionerisk Cherrice A Coning Act and Regulations of Baltimore - Reg 11 10757 County, will hold a public hearing: Patition for Special Exception for and published in Baltimore County, once in each Picaring blue Monday
April 18. 1988 at 9:00 a. a.
Special Exception Every contretes
in a commercial building for four living quarters in a commerical build was inserted in Oge Times, a newspaper printed 7th Election District - 6th Coun-Location of Signer Foring Fortern Orange como & For modewy in front Ond THE JEFFERSONIAN, Special Exception - Living quar-ters in a commercial building for four Being the property of Clarence A. and published in Baltimore County, once in each of property of Politicans Cox, as shown on plat plan filed with tiones to permit 27 parking spaces to lines at the required 29 parking the Zoning Office. speriments on the second floor.
In the event that this Petition is of _____ successive In the event that this Petitionis) is Note Temarks: 519 71 Yomov 3-4/11/17, per Phone Cell Franco Contra Office

Posted by Miller Date of return: 7/11/88 spaces (a variance of 2 spaces). Also, to permit perking maneuvering Glusan Seudin Okrestt Publisher granted, a building permit may be is-sued within the thirty (30) day appeal granted, a building permit may be lewishin an existing alley sued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuence of said perperiod. The Zoning Commissioner In the event that the Petro n is Signature

Signature

Signature

Whom new way to cossigned granted, a building permit may be material within the thirty (3th day ap-peal period. The Linning Commuwill, however, entertain any request for a stay of the issuance of said per mit during this period for good cause mit during this period for good cause shown. Such request must be in writ-ing and received in this office by the source wall, demoner, entertain any proposed for a stay of the souther of shown. Such request must be received in writing by the date of the hearing said pertist during his period for it all cause shown. Such tripiest date of the hearing set above or I re-Coning Commissioner of Baltimore County How at the by the date of the hears I KYMERT HAINES Zoning Communicater of Battamore County

October 30, 1987

Declared places flad the declares rendered in the short-referenced into

In the orant the deciples rendered is unforcerable to my party, places be advised that may party may file as opposit to the County Board of Aspeals. For further information on filing as appeal, places contact this office.

Bening Commissioner of Baltimore County

Protect 1374

Protect for Versions of Sprint Execution

Date of Posting 11/2/87 Possesson Clotemen A. Con Lacres of property. Note that leave Act, 115 w/ Word word Orde 528 Foston Blat Lacober at time Leciny Estern Blod , secure 4 is to due, on fro for to of Libeliers

Pented by MASALY Date of return. 4/8/8/

Post for Sport Escapica Clarence Alux Lacution at grangery. Mis Forton Alle to 11st w/ woodwar & Dr. 528-530 For land Alve Landin of San Bridge Steel Land Ung some C' 12 miles La Land property of literal Muto -> Remarks Sign Company - Ville du Photo Sale sun Leving Of Live Date of return . 2/11/82

Sign policiolister reposting when were date is essigned

Mr. Clarence A. Cox 528 Eastern Boulevard Baltimore, Maryland 21221

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION N/S Eastern Blvd., 115' W of c/1 of Woodward Dr. (528-530 Eastern Blvd.) 15th Election District - 5th Councilmanic District Clarence A. Cox - Petitioner Case No. 88-203-X

October 30, 1987

Tuesday, December 1, 1987 PLACE: Room 166, County Office Building, 111 West Chesapeake Avenue, Towers, Maryland

of Soltimore County

DATE AND TIME: Tendey, December I, 1987, at 8.69 a.m.
PUBLIC HEARING: Room 188.
County Office Building, 211, W. Chee speaks Avenue, Townen, Maryland
The Zening Commissioner of Beltimore County, by authority of the Zening Act and Regulations of Heltimore County, will held a public hearing:
Publics for Special Enception for living quarters in a commercial building for four spertments on the accordings:

Roing the property of Clarence A. Con. on observe the plat plan filed with the Zening Office.

In the event than his Publicated is granted, a building permit may be inneed within the thirty 190 day pipped period. The Zening Commissioner will, however, entertain any dequerator a stoy of the insurance of and pure the decima this section for a stoy of the insurance of and pure

mit during this period for good comes shows. Such request must be received in writing by the date of the hearing

set above or made at the hearing.
A. Seburt State
Loning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

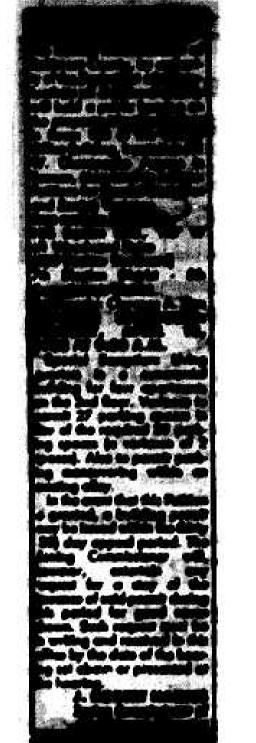
442 Eastern Blvs HARCH 31. 19 88. Balto., Md. 21221

THIS IS TO CERTIFY. that the annexed advertisement of

PO#98715 REQ# MILBAS TO ADVERTISE PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCE CASE NUMBER 88-203-XA . N/S EASTERN BLVD., 115° W C/I WOODWARD DR. (528 EAST-ERN BLVD) 7th E.D. 5th COUNCILMANIC DISTRICT. PETITIONERS: CLARENCE A.COX HEARING SCHEDULED: MONDAY APRIL 18, 1988 at 9:00 am 91 lines at \$50.05

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for one successive week(s) before the __in__ day of APPLL______1988 ... that is to say, the same was inserted in the issues of ______19 88__

The Avenue Inc.



CERTIFICATE OF PUBLICATION

Nov 12 1077



TOWSON, MD. F. 10.88 Feb. 4 1088

THE JEFFERSONAM,

(comment of the contract of

CERTIFICATE OF PUBLICATION

and published in Towson, Baltimere County, Md., appearing /

TOWSON, MD. NOV. 108

THE JEFFERSONIAN.

Posted to Security Exception Tomas Cheronic A. Cor received at property. N/3 Fostern Black. 112' up Nordwood Dr. 528-30 Faster 131.6 Longitus at Same Facing Linkery Mich , come I was Kee descript. Posted on submatte in invest at solls tolar det Posted by Mt Aftering Date of return 11/13/12 Pember of Signes _____

Qe Times

This is to Cartily. That the annexed 1 . 2 . 1 was insorted in the Times, a newspaper printed and published in Baltimere County, once in each

Publica for Special Recoycles
Com Number: U-380-X
M/S Sectors Sivd., 116' W c/l
Nondward Drive
Add Eastern Sivd.
The Election District - Add Com-Apaciel Exception - Living quarters in a commercial building for low operators on the second flate.

In the event that this Publics is granted, a building parent day appearing within the thirty the day appearing with however, constant any request will, however, constant any request for a city of the incentes of said persuit dering this period for good season shows. Buck request must be in writing and received in this office by the date of the haaring out above as presented at the hearing.

A Subset States **Qe Times**

This is to Cortify, That the annexed y or # xr · · · · · · · was inserted in the laures, a newspaper printed and published in Baltimore County, once in each successive weeks before the

granted, a building permit they be would within the thart; (30) day appeal period. The Zuning Commisnumer will however enterton any required for a star of the consistor of need permit thuring this period for good course shown buch request must be a writing and received in net above or parsented at the hear I ROBERT HAZNES

Zoning Commissioner of Beltimage County

heating on the property identified berein in Scient IIIs of the County Office Building, located at III W. Chenapeake Assense in Townson Maryland as follows

7th Electron District 5th Councilmons District

Hearing Date Member April 28, 1988 at 960 a.m.

on a commencial traditions has hour apartments on the 2nd floor. Yes

same as permit 27 parking spaces in one of the required 29 parking reporter or vacuum of 2 species. Also

to permit parking maneuvering within an existing alley

in the event that this Petition is

Pressumental Clarence A. Lin.

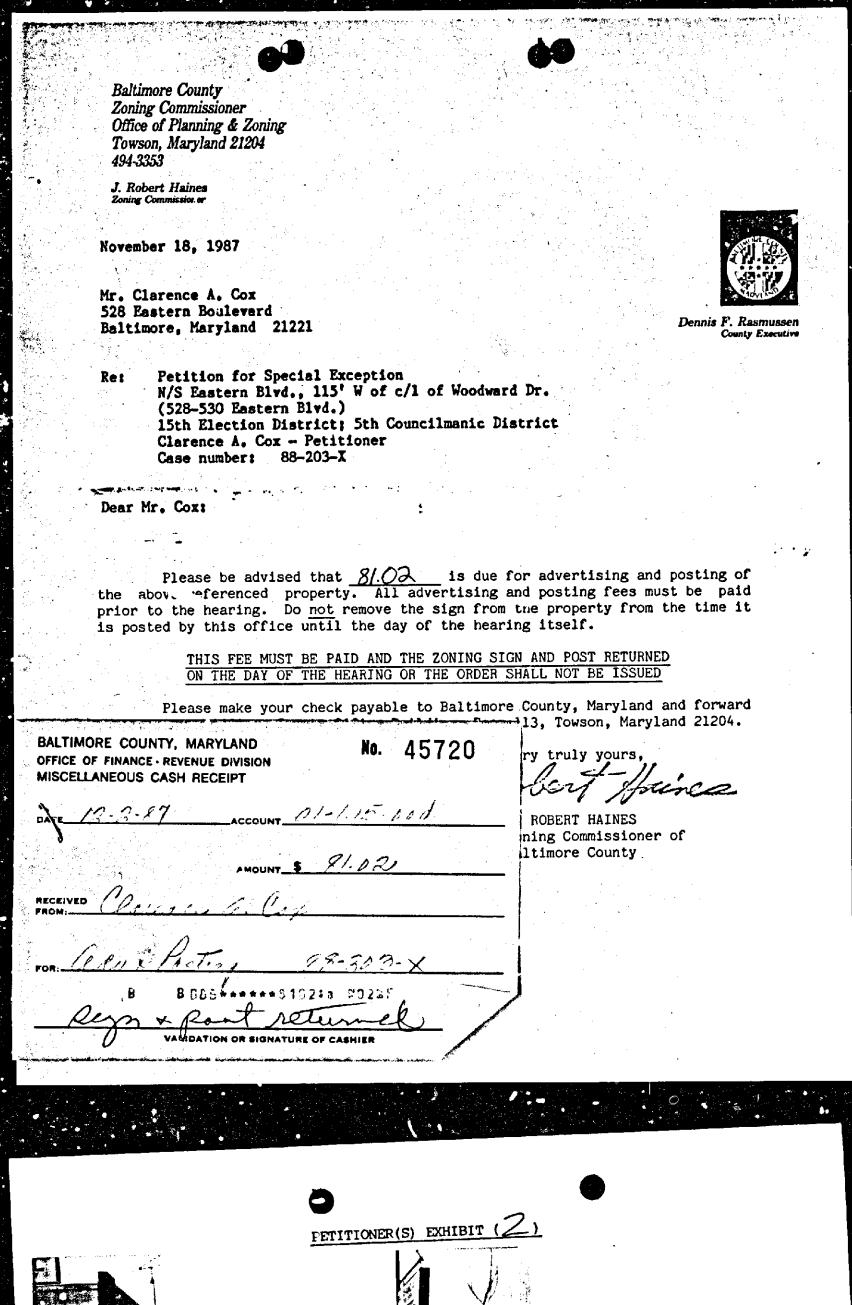
iportal Exception: Living quarters

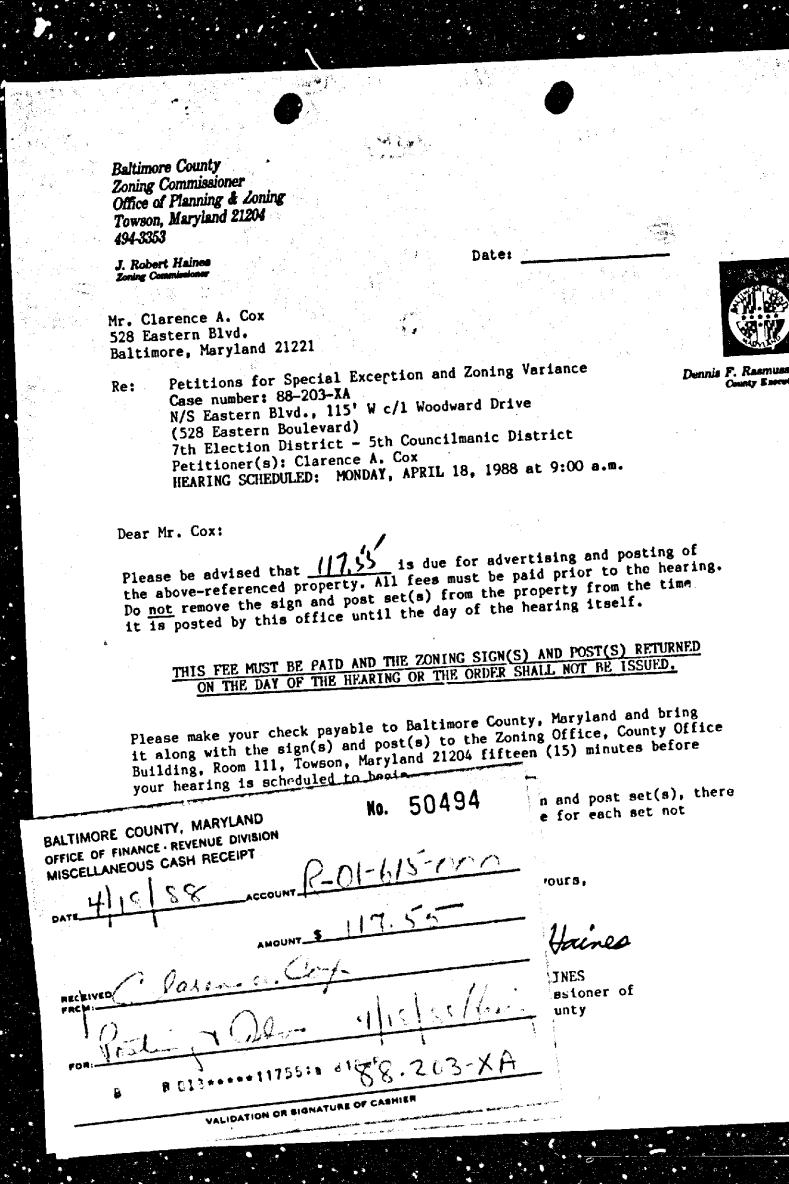
CERTIFICATE OF PUBLICATION

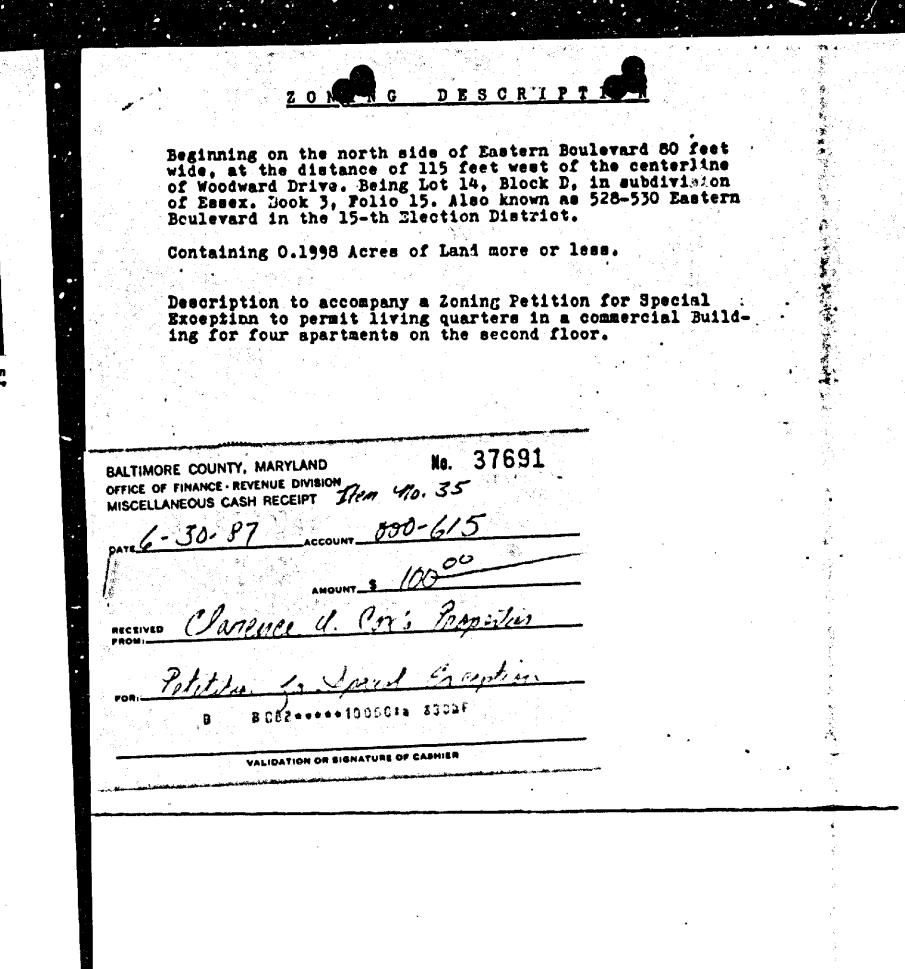
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson Baltimore County, Md. appearing on

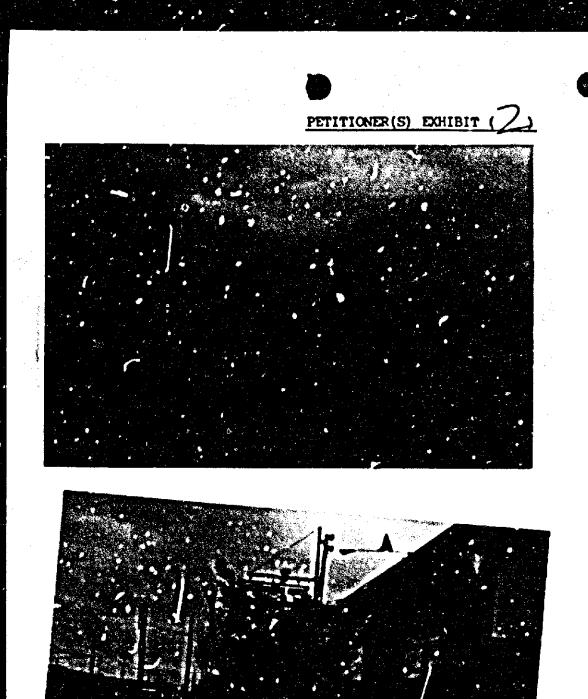
THE JEFFERSONIAN.

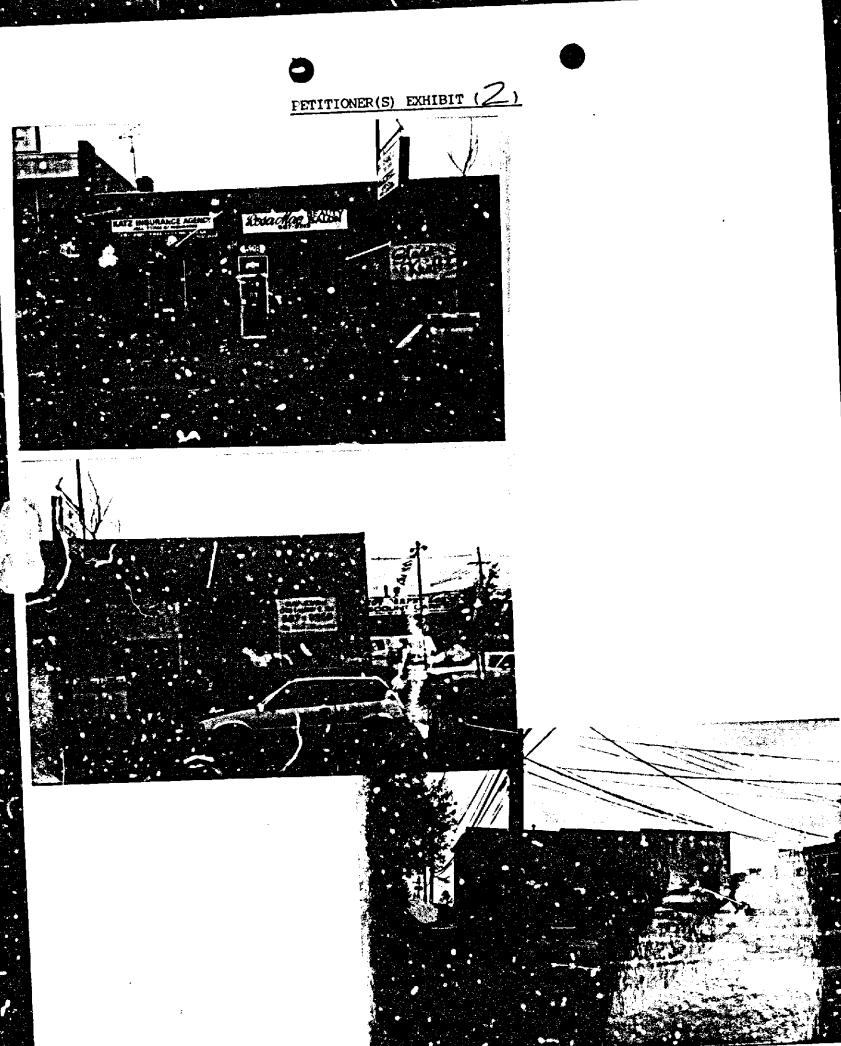
Summer Christer Publisher

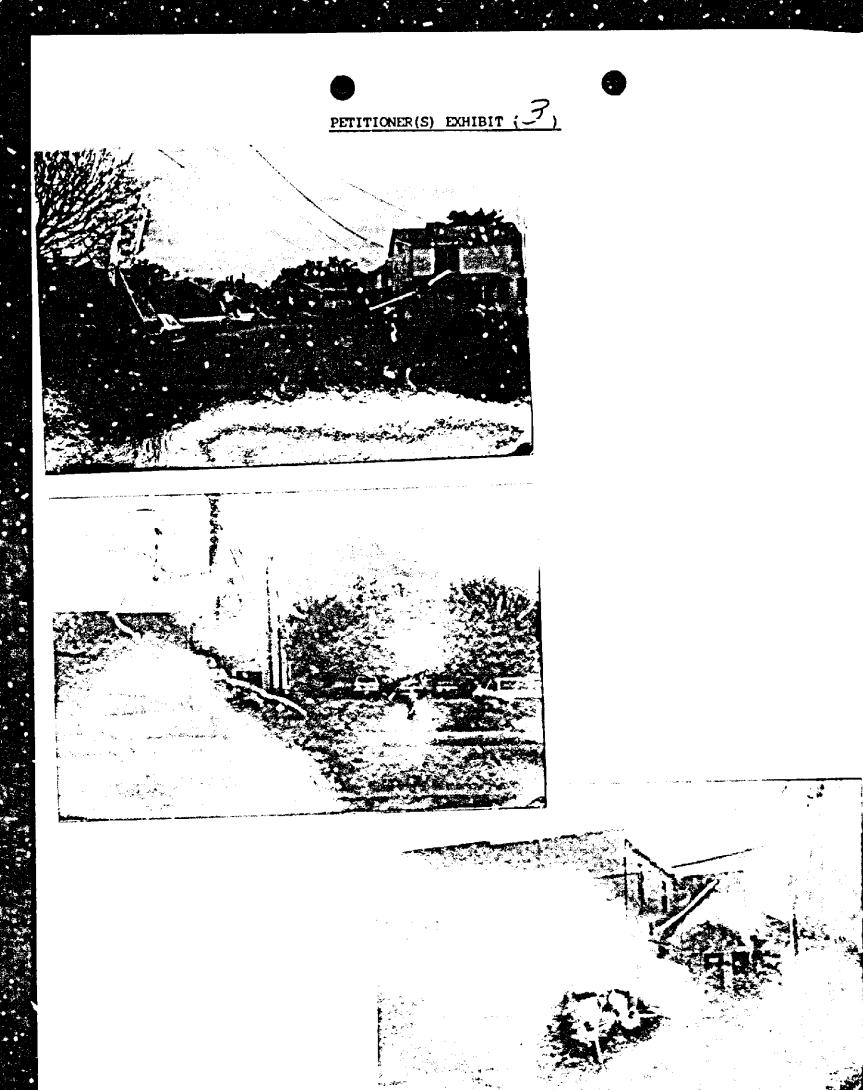


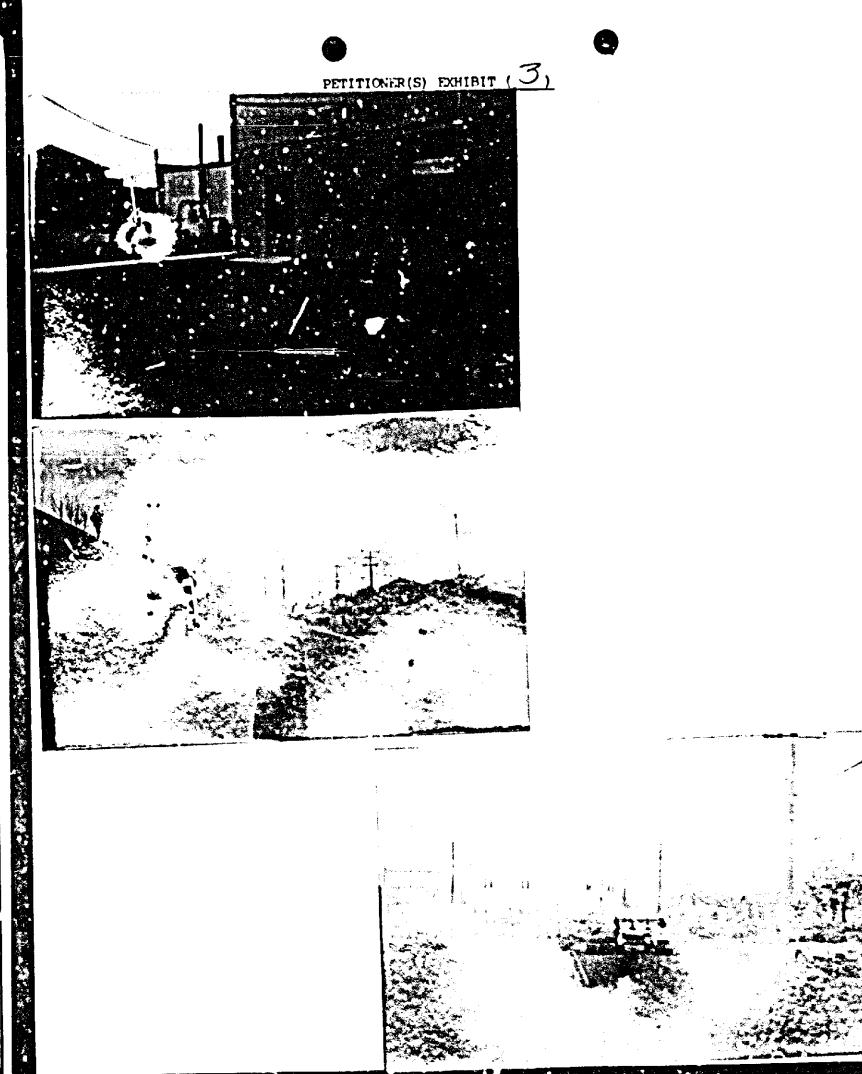


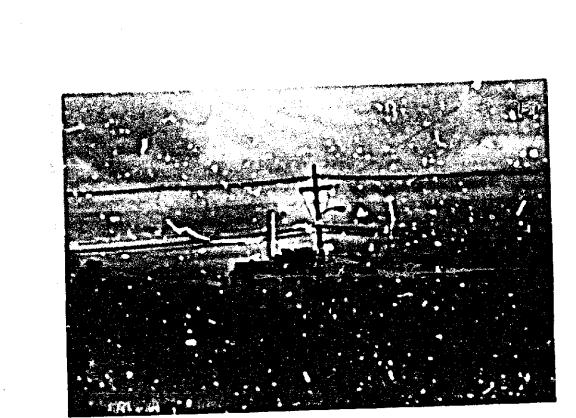












Initioere County Zoning Commissioner Office of Planning & Zoning Townse, Maryland 21394 494-3452

Mr. Clorence A. Cox 938 Restorn Bouleverd Baltimore, Maryland 21221



Re: Potition for Special Reception
W/S Rectorn Elvd., 115' W of c/l of Mondard Dr.
(330-530 Rectorn Elvd.)
15th Election District: 5th Councilmanic District
Clarence A. Cox - Potitioner
Case number: 60-203-I

Door Hr. Cous

Please be advised that 8/.02 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS PEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

45720

Please make your check payable to Baltimore County, Maryland and forward

BALTHAGRE COUNTY, MARYLAND OFFICE OF POWERCE - REVENUE REACTION MISCOLLANDOUS CARM PRODUCT

ry truly yours. ROBERT HAINES

ming Commissioner of Altimore County

BO85 517217 702-Regar & Root returned

Mr. Clarence A. Cox 528 Eastern Blvd. Baltimore, Maryland 21221



Re: Petitions for Special Exception and Zoning Variance
Case number: 88-203-XA
M/S Eastern Blvd., 115' W c/l Woodward Drive (528 Eastern Boulevard) 7th Election District - 5th Councilmanic District Petitioner(s): Clarence A. Cox HEARING SCHEDULED: MONDAY, APRIL 18, 1988 at 9:00 a.m.

Dear Mr. Coxt

Please be advised that 11755 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Po not remove the sixn and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

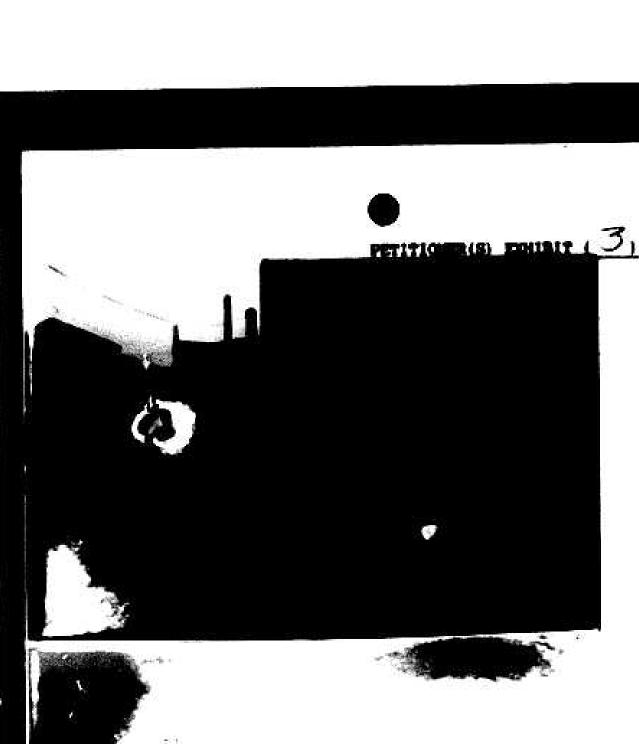
THIS PER MUST HE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE MEARING ON THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bri q it along with the sign(s) and post(s) to the Zoning Office, County Office building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to besie

BALTIMORE COUNTY, MARYLAND OFFICE OF PRIMARCE - REVENUE OWNERS

@ 112 11750:0 21 KV

n and post set(s), there e for each set not







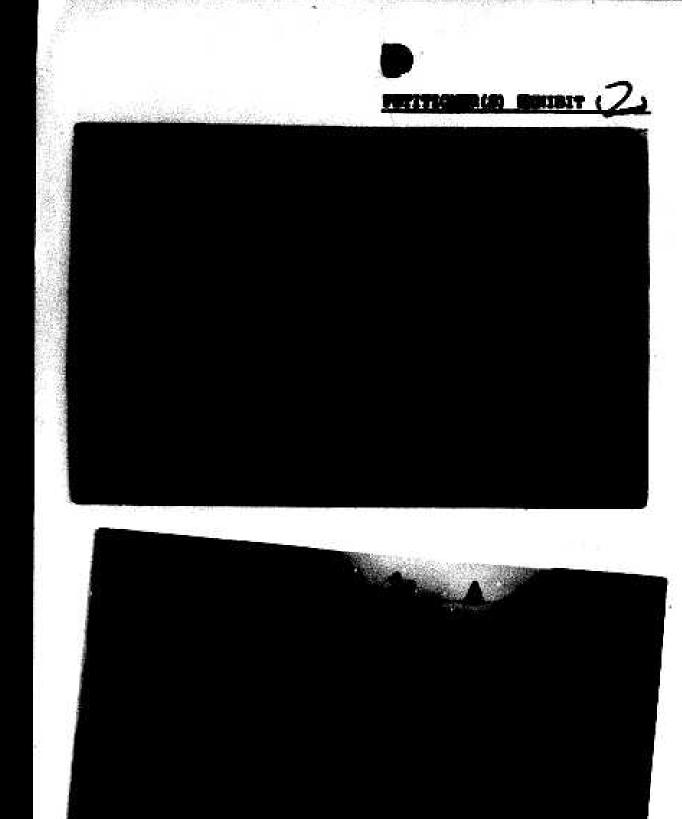
Deplement of the next of the Contract Deplement of feet of the contract of the

LOS DELECTIONS

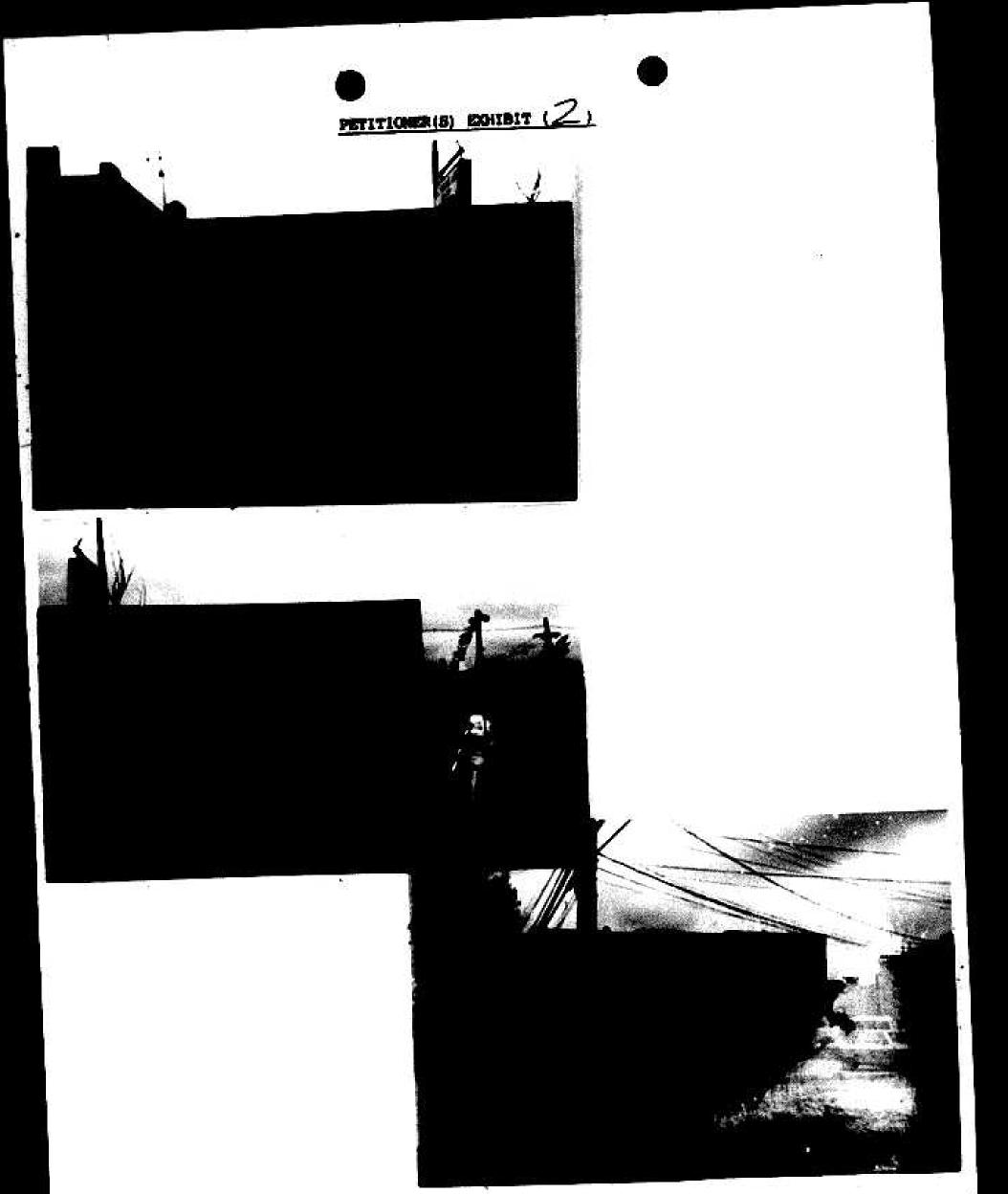
Containing 0.1998 Acres of Land nore or less.

Description to accompany a loning Potition for Special Smoophine to permit living quarters in a commercial Bailding for four apartments on the e-cond floor.

B B 82 - - - 10 00 01 a 8502 f VALIBATION OF DIGNATURE OF CARMEN The second residue to the second of the second second second second second second second second second second



PETITIONER(S) EXHIBIT (





PLAN SCALE: 1"-200"

VICINITY & ZONING SITE PLAN

ESSEX, MD 21221

- For-Clarence A. Cox.

SUBDIVISION ! Block D Facilities Facilities CEAS Son. MELECICAL Clarente A. 18 Mayore G. Cox 528-550 Eastern Eyd & 229 Dorsey Dd. LIDET 6143, Folio: 408-13 Pla BL. WUC 3 Felio 15-EASTERN ! PARKILLS NOTLS (9-20):

3120, Retaile 1-1/200:

16sp.

12-1-20, Offices & Spaces Required: 32

Spaces Indicates: 32 No.530-157 Floor - 3120 "Retail No.528-167 Floor - 3420" Offices No.528-30-2 Floor - 3000 Present Use-Storage. Produce-April PLAN SCALEIT 50 PARTIMURE CONTITY ELL DIST 10 SITE PLAN REVISIONS-528-30 EASTERN BLVD. 8-529 DORSEY RD. GANERAL - 4/187 CHA CHARLES A. LOGAN FEBRUARY 3 1981 CLARENCE A. & MAGGIE G. COX
DALTIMORE, MD. 555 S. MARLYN AVE. ESSEX, MD. 21221. TX:ALE: 1" 50" SHEET I OF I. 88-203-X

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines TO Zoning Commissioner November 4, 1987 Norman E. Gerber, AICP FROM Director of Planning and Zoning

SUBJECT Zoning Potition No. 88-203-X

This office is opposed to the requested special exception, believing that yet another dwelling unit would merely increase the development intensity that already exceeds modern day standards.

88-203-X

2600 to MARLYN AVE.

JUNE 1,1987

SHEET 1 OF 1.

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 30th day of October 1987.

Petitioner Clarence A. Cox Petitioner's Attorney

James E. Dyer
Chairman, Zoning Plans
Advisory Committee

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

March 10, 1988

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 288 Property Owner: Location:

Existing Zoning: Proposed Zoning:

Areas District:

> Dear Mr. Haines: Please see the comments for item number 35.

Michael S. Flanigan
Traffic Engineer Associate II

MSF/pml-b

Rec'd 3-16-88

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 4943554

September 16, 1987

0.1998 acres

Meeting of August 4, 1987 Clarence A. Cox N/S Eastern Blvd., 115 feet W

Special Exception for living

quarters in a commercial building

for 4 apartments on the second floor

centerline Woodward Drive

15th Election District

Dennis F. Rasmussen
County Esecutive

County Office Building Towson, Maryland 21204 Item No. 35

Property Owner: Location: Existing Zoning:

Zoning Commissioner

Proposed Zoning:

Area: District:

Dear Zoning Commissioner: We have reviewed the submitted site plan and have the following

1. A 10' wide alley is not adequate access for commerical

2. The parking fails to meet County standards. Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF.1t

Meeting of February 23, 1988 Clarence A. Cox ADDITION TO 88-203X item #35
Parcel "A" - N/S Eastern Blvd. 115' W c/1 of Woodward Dr; Parcel "B" - S/S Dorsey Rd. 75' W c/1 of Woodward Dr.

Parcel "A" - B.M. Parcel "B" - D.R. 5.5 Variance to permit 27 parking spaces in lieu of the required 29 parking spaces (a variance of 2 spaces). Also to permit parking maneuvering within an existing alley. Parcel "A" - 0.1998 acre Parcel "B" - 0.1664 acre

15th Election District

Very truly yours, ZUING OFFICE

Enclosures

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. Clarence A. Cox

Buteau of

Bureau of

Indusersal

Engineering

Department of

Fire Prevention

Realth Department

Building Department

Board of Education

toning Administration

Project Planning

Traffig Engineering

State Roads Commissi

528 Eastern Blvd. Baltimore, Maryland 21221

RE: Item No. 35 - Case No. 88-203-7 Petitioner: Clarence A. Cox Petition for Special Exception

Dear Mr. Cox:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours, -JAMES E. DYER Chairman Zoning Plans Advisory Committee

Maryland Department of Transportation State Highway Administration

RICHARD H. TRAINOR

August 6, 1987

Mr. J. Robert Haines Zoning Comissioner County Office Building Towson, Maryland 21204 Att: James E. Dyer

RE: Baltimore County Item #35 Property Cwner:
Clarence A. Cox
Location: N/S Eastern
Boulevard (Maryland Route
150), 115' W centerline
Woodward Drive
Existing Zoning: B.M.
Proposed Zoning: Special
Exception for living
quarters in a commercial
building for a apartments
on the second floor
Area: 0.1998 acres Area: 0.1998 acres District 15th

Dear Mr. Haines:

On review of the submittal of June 1, 1987 (revised) the State Highway Administration finds the plan generally acceptable, with all required parking beyond the State Highway Administration right-of-way.

Very truly yours, John Meyen John Meyers-Assistant Bureau Chief-Engineering Access Permits

by: George Wittman

My telephone number is 333-1350

Teletypewriter for impaired Hearing Speech
383-7555 Baltim = Metro = 565-0451 D.C. Metro = 1-800-492-5062 Statewide Toli Free
707 North Caivert St., Baltimore, Maryland 21203-0717

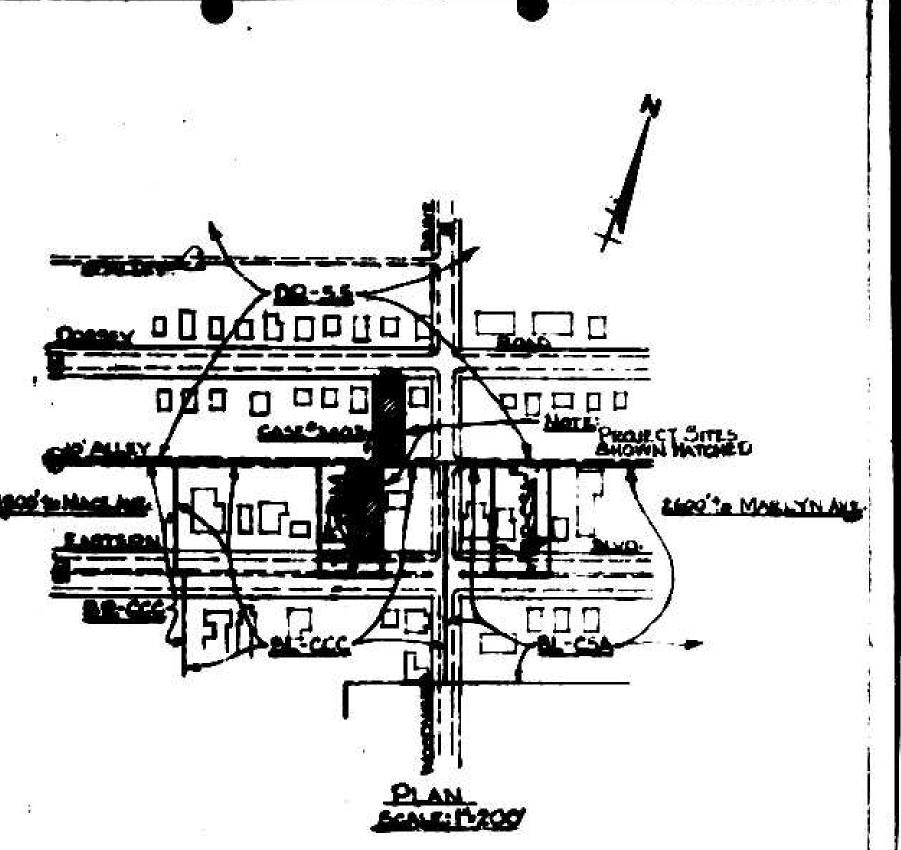
JM-GW/es

1800 to MACE AVE. BR-CCC

BALTIMORE COUNTY ELEC. DIST. 15. 528-30 EASTERN BLVD 8 529 DORSEY RD Charles A. Logan PIG.P.E.81.5 1908

BALTIMORE, MD. 528 EASTERN BLVD., ESSEX, MD., 21221.





BALTIMORE COUNTY ELEC. DIST. 15.

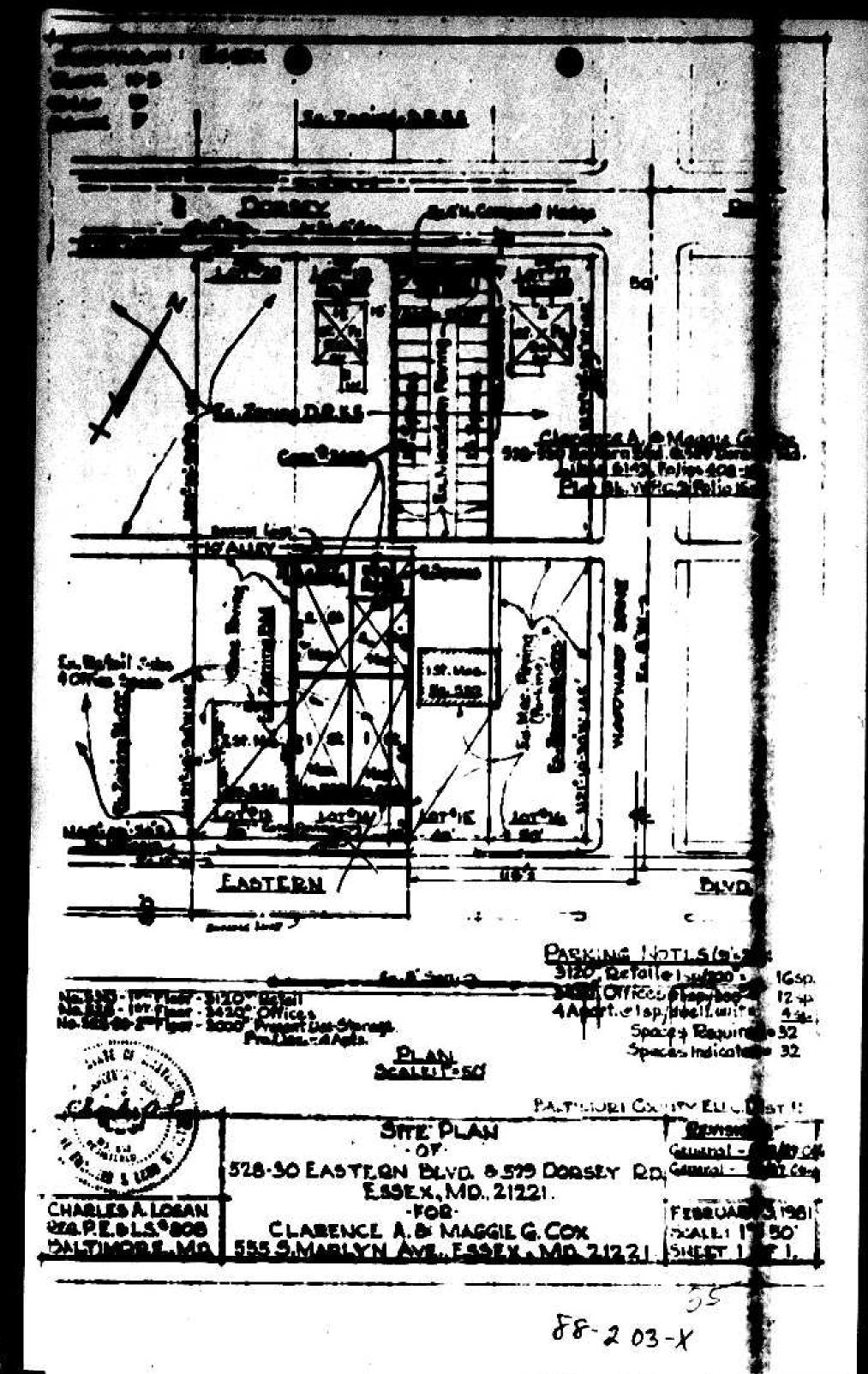
CHARLESA LOCAN PEGREALS BOX

WCHITY & ZONING SITE PLAN

528-30 EASTERN BLVD & 529 DURSEY RD ESSEX MD 21221

CLARENCE A. COK.

SALTIMORE MO STREASTERN BLYD ESSEX, MD. 21221. SHEET 1 OF 1.



INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines TO Zoning Commissioner

November 4, 1987

Norman E. Gerber, AICP FROM Director of Planning and Zoning

SUBJECT, Zoning Petition No. 88-203- λ

This office is opposed to the requested special exception, believing that yet another dwelling unit would merely increase the development intensity that already exceeds modern day standards.

88-203-X

JUNE 1,1967

SCALE: 1"- 200

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 ______ day of ______, 19 87.

Petitioner Clarence A. Cox Petitioner's Attorney

Received by:

Chairman, Loning Plan

Meeting of February 23, 1988 Clarence A. Cox <u>ADDITION TO 88-2031 -</u>

75' W c/1 of Woodward Dr.

Parcel "A" - B.M.

Parcel "B" - D.k. 5.5

Parcel "A" - M/S Eastern Blvd. 115' W c/l

Variance to permit 27 parking spaces in

of Woodward Dr; Parcel "B" - S/S Dorsey Rd.



Zoning Commissioner County Office Building Towson, Maryland 21204

Mr. J. Robert Haines

Item No. 288 Property Owner:

Location:

Existing Zoning: Proposed Zoning:

lieu of the required 29 parking spaces (a variance of 2 spaces). Also to permit. parking maneuvering within an existing alley. Parcel "A" - 0.1998 acre Parcel "B" - 0.1664 acre 15th Election District

Dear Mr. Halnes: Please see the comments for item number 35,

Michael S. Flanigan Traffic Engineer Associate II

MSF/pml-b

District:

Tac # 5 6 7.

Bultimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 191 3554

September 16, 1987

Clarence A, Cox

0.1998 acres

Meeting of August 4, 1987

centerline Woodward Drive

15th Election District

N/S Eastern Blvd., 115 toot W

Special Exception for living

quarters in a commercial builting

for 4 apartments on the second floor

Pennus F. Rasmusoen

Zoning Commissioner County Office Building Towson, Maryland 21204

> ltem No. 35 Property Owner: Location;

Existing Zoning: rroposed Zoning:

Area: Pistrict:

Dear Joning Commissioner: we have reviewed the submitted site plan and have the following

1. A 10' wide alley is not adequate access for commercial traffic.

2. The parking fails to meet County standards.

Very truly yours, Michael S. Flanigan

Traffic Engineer Associate II

MSF: It

comments:

BALTIMORE COUNTY SONING PLANS ADVISORY COMMITTEE

Mr. Clarence A. Cox 528 Eastern Blvd. Baltimore, Maryland 21221

RE: Item No. 35 - Case No. 88-203-X Petitioner: Clarence A. Cox Petition for Special Exception

Movember 23, 1987

Pire Prevention Beelth Department Project Planaine Building Department

Board of Education Soning Administration Industrial

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 essure that all parties are made sware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will formard them to you. Otherwise, may 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, Chairman Zoning Plans Advisory Committee

JED: kkb

Enclosures



CHARD H. TRAMOR

Augus: 6, 1982

RE: Baltimore County

Property Owner:

Item #35

Mr. J. Robert Haines Zoning Comissioner County Office Building Towson, Maryland 21.05 Att: James E. Dyrr

ZONING OFFICE

Clarence A. Cox Location: N S Eastern Boulevart (Maryland Route 150), 115 m centerline Woodward Drive Existing Zoning: B.M. Proposed Zoning: Special Exception for living quarters in a commercial building for 4 apartments on the second floor Area: 0.199 - acres District 15th

Dear Mr. Haines:

On review of the submittal of fune 1, 1987 (revised) the State Highway Administration finds the plan generally acceptable, with all required parking beyond the State highway Administration right-of-way.

> Very truly yours. joke neger

John Meyers Assistant Bureau Chief-Engineering Access Permits

This wester wittman

MIGHTER CS

My telephone number is 111-1130

Teletypesriter for Impelred Mearing or Speech
383-7555 Battimore Metro - 565-0651 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717



Re: Property Owner: Clarence A. Cox

Location: N/S Eastern Blvd., 115' W. c/1 Woodward Drive

Item No.: 35

Zoning Agenda: Meeting of 8/4/87

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.

() 7. The Fire Prevention Bureau has no comments at this time.

() 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.

pecial Inspection Division



ESSEX DEVELOPMENT CORPORATION 439 Eastern Blvd. • Essex, Md. 21221 • 687-9080

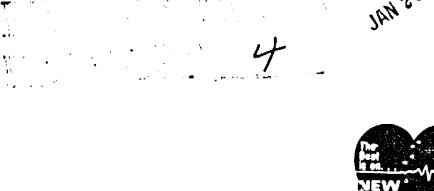
January 26, 1988

Clarence Cox 528 Eastern Boulevard Essex, MD 21221

Dear Mr. Cox:

This letter is to document the Essex Development Corporation's support for your special exception request to install four apartments at 528 Eastern Boulevard in Essex. The Board of Directors of EDCO feel that the apartments will be beneficial to the community as they will be used for senior citizens who often have trouble finding affordable housing. The proximity of the property to the Essex Senior Center and MTA bus routes makes it an ideal location for senior citizen apartments.

Sincerely, President



JIM JENNINGS TRANSMISSIONS

601 Eastern Boulevard • Essex, Maryland 21221 • (301) 686-0662

February 5, 1988

Clarence Cox Cox Properties 528 Eastern Boulevard Essex, Maryland 21221

Dear Clarence,

I wanted to follow up our recent conversation relative to the area you propose to locate four apartments in the second floor of 528 Eastern Boulevard. As I Mentioned on the phone, anytime vacant space can be put to a productive use without causing problems to adjoining properties or neighbors is an excellent idea.

I believe your plan to convert the second floor to residential use will be beneficial to Essex and would cause less conjection than if it were used for commercial purposes. I also applaud your unique idea of lessing those apartments to senior citizens who then would be within a short walk to our beautiful Senior Center.

I wish you the best of luck in this endeavor and if I can be of further assistance, please don't hesitate to call

FLEMING & SHEELEY, INC.

101 MARGARET AVENUE

ESEEX, MARYLAND 21221

687-4684

February 12, 1988

To Whom It May Concern:

Fleming & Sheeley, has been a local business in the Essex area since 1945. Many of our customers our senior citizens. I feel that anyway the business community can make life easier for senior citizens in the area would be a good decision.

It has come to my attention that Clarence Cox is planning to create four apartments at his property on 528 Eastern Blvd. Mr. Cox informed me that these apartments will souly be for senior citizens.

This is good for the community. Please except this letter as an endorsement for Mr. Cox to build his apartments.

Very truly yours.

6

Romadka, Gontrum, Hennegan & Foos IRVINGTON PEDERAL BUILDING 809 EASTERN BOULEVARD ESSEX, MARYLAND 21221 TELEPHONE (301) 686-8274

ROBERT J. ROMADKA JOHN B. GONTRUM JOHN O. HENNEGAN CHARLES R. FOOS, III DONALD & BRAND DONALD H. SHEFF

November 24, 1987

Zoning Commissioner of Baltimore County Room 106, County Office Building Towson, Maryland 21204

Re: Case No. 88-203-X Clarence Cox

Dear Sir:

Please be advised that we represent Clarence Cox in the above referenced matter. A hearing is presently scheduled for Tuesday, December 1, 1987 at 9:00 a.m. We have been advised that our engineer, Charles Logan, has been hospitalized for a serious illness and is unable to attend the December 1, 1987 hearing.

Therefore, it would be appreciated if you would reschedule the above matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Gontrum

ec: Mr Cox.

Dear Mr. Cox:

Pursuant to your conversation with my secretary, this is to confirm that you have agreed to postpone the December 1st hearing for special exception because of the recent illness of your engineer, Mr. Logan. This is also to confirm that we have scheduled an appointment with you and Mr. Logan on Tuesday, December 1st at 2:00 P.M. Romadka, Gentrum, Hennegan & Ties IRVINGTON PEDERAL BUILDING HIM EASTERN BOULEVARD PSSEX, MARYLAND 21221 TELEPHONE (301) 888-8274

ROBERT J. ROMADKA JOHN B. GONTRUM JOHN O. HENNEGAN CHARLES E. FOOS, III DONALD E. BRAND DONALD H. SHEFFY

November 24, 1987

Zoning Commissioner of Baltimore County Room 106, County Office Building Towson, Maryland 21204

Re: Case No. 88-203-X Clarence Cox

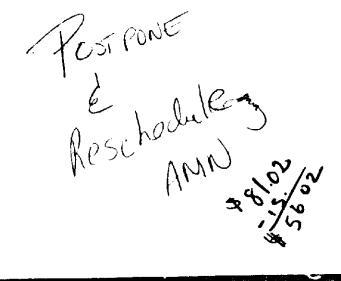
Dear Sir:

Please be advised that we represent Clarence Cox in the above referenced matter. A hearing is presently scheduled for Tuesday, December 1, 1987 at 9:00 a.m. We have been advised that our engineer, Charles Logan, has been hospitalized for a serious illness and is unable to attend the December 1, 1987 hearing. Therefore, it would be appreciated if you would reschedule the above matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter. Very truly yours,

John B. Gontrum

JBG:kb



LAW FIRM Romadka, Gentrum & Hennegan INVINGTON PROBRAL BUILDING GRAFFICH MEETING GOD RESEX, MARYLAND SIZES TELEPHONE (501) 404 0274

February 15, 1988

ROBERT & ROMADEA JOHN B GONTBUM JOHN O HENNEGAN DONALD M SHEPPY JEAN E. TULLIUB

COURTON M PHYOMET Mr. Bob Haines Zoning Commission of Baltimore County Room 106

County Office Building Towson, Maryland 21204

> RE: Clarence Cox Case Number: 88-203-X, Item #288

Dear Mr. Haines:

Please be advised that we represent Clarence Cox in the above referenced matter. In the previous week we had conferred with Carl Richards of the Zoning Office. As you may recall the original hearing was postponed because of a serious illness of the engineer. Subsequent to this, Mr. Cox obtained another engineer, Paul Lee.

At the request of Paul Lee and Carl Richards we revised the site plan to include a Petition for Variance for 27 parking spaces rather than the 29 required by 409.2 of the BCZR and a variance to permit maneuvarability in an alley. This Variance is inextricably intertwined and interdependent with the original Petition for Special Exception. Therefore, Carl suggested that both the above referenced cases be combined in a proposed hearing date of April 18, 1988. In addition, Carl asked for us to request that the fee in Case Number 88-203-X be enforced and that a revisory fee of \$35.00 in addition to the \$100.00 submitted for the Petition for Variance.

We are therefore requesting that both of the above matters be set in for April 18, 1988 in the interest of efficiency.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

JBG/kmc

To Whom it may concern.

This letter is in reference to a request from Mr. Clarence Cox for the reconing of his property at 523 Pastern Avenue.

I sem the property alongside of the parking lot which is situated behind "r. Cox's building. The parking lot address would be 529 Dorsey Avenue. I own 531 Lorsey Avenue. I also own a 3 agartment building at 203 N. woodward Dr. which is one block away from the subject property. ir. Jox has inferred me that he would like to convert his building

into 4 a cart into. To also but is that it would be necessary for the

tenants of these apartments to park in this lot which he owns. I have absolutely no objections whatsoever to the recening of this property into 4 amartments. Nor any objections to the tenants ranking in the lot.

> THINK YOU. ALKO ALLIAN OKA

Park Town

Mr. Arnold Jobion Soning Commissioner
Office of Planning and Soning Baltimore County Office Building Towers, NO 21204

W/S Mestern Blvd., 115' W. c/l Modered Drive

Gunt Lemma

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "K" 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 ____

Excess the meximum allowed by the Pire Department.

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

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

THE REST NAME OF THE OWNER, WHEN MARIE MARYLAND MARI

THE RESIDENCE CONTRACTOR

PARTY & CONTRACTOR OF THE PARTY ر مستان و مساور

Movember 24, 1987

Zoning Commissioner of Baltimore County Room 106, County Office Building Towson, Maryland 21304

> Re: Case No. 88-203-X Clarence Cox

Dear Sir:

Please be advised that we represent Clarence Cox in the above referenced matter. A hearing is presently scheduled for Tuesday, December 1, 1987 at 9:00 a.m. We have been advised that our engineer, Charles Logan, has been hospitalized for a serious illness and is unable to attend the December 1, 1987 hearing. Therefore, it would be appreciated if you would reschedule the above matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter.

very truly yours, John B. Gontrum

ec: Mc Cox.

Dear Mr. Cox:

Pursuant to your conversation with my secretary, this is to confirm that you have agreed to postpone the December 1st hearing for special exception because of the recent illness of your engineer, Mr. Logan. This is also to confirm that we have scheduled an appointment with you and Mr. Logan on Tuesday, December 1st at 2:00 P.M.

January 26, 1988

Clarence Con 528 Eastern Boulevers Recox. NO 21221

Dear Mr. Cou:

This letter is to document the Essux Development Corporation's support for your special exception request to install four spertments at 528 Resters Boulevard in Essex. The Board of Directors of EDCO feel that the apartments will be beneficial to the community as they will be used for senior citizens who often have trouble finding affordable housing. The proximity of the property to the Essex Senior Center and MIA bus routes makes it an ideal location for senior citizen spartments.

Sincerely.

Joseph Eikenberg, Gr.
President

JEics

I sented to follow up our recent convergation relative to the area per propose to Locate four appropriate in the second floor of 500 Heaters bullowerd. As I Mentioned as the phone, saytime vacant space can be put to a productive one without counting problems to adjoining proporties or neighbors is an excellent idea.

I believe your plan to convert the second floor to residential use will be beneficial to Essex and would seuse less conjection them if it were used for commercial purposes. I also applaud your unique idea of lessing those apartments to senior citizens who then would be within a short walk to our beautiful Senior Center.

I wish you the best of luck in this endeavor and if I can be of further assistance, please don't besitate to call

27.12:23

FLEMING & SHEELEY, INC.

COSCE. MARYLAND 21221 ICI MARBARET AVENUE

February 12, 1988

687 4884

To Whom It May Concern:

Floring & Sheeley, has been a local business in the Essex area since 1945. Many of our customers our menior citizens. I feel that enymay the business community can make life easier for senior citizens in the area would be a good decision.

It has come to my attention that Clarence Cox is planning to create four spertments at his property on 528 Eastern Blvd. Mr. Cox informed me that these spertments will souly be for senior citisens.

This is good for the community. Please except this letter as an endorsement for Mr. Cox to build his apartments.

Very truly mours,

S. 1. 11 1. 1 6

Romadka, Gentrum, Henregan & Foos INVENTION PRIMITAL INTERNAL OF KANTERN WHILE AND PASSES, MARYLAND 11771 TREADYNOME CONTRACTOR

AND MAINTAIN A PROPERTY JOHN & COMPRESS ACHTH IT MICHIGAN CHARLES & PERS 18 DINALDE MAND STREET, H. SHOWN'S

November 24, 1987

Zoning Commissioner of Baltimore County Room 106, County Office Building Towson, Maryland 21204

> Re: Case No. 88-203-X Clarence Cox

Dear Sirt

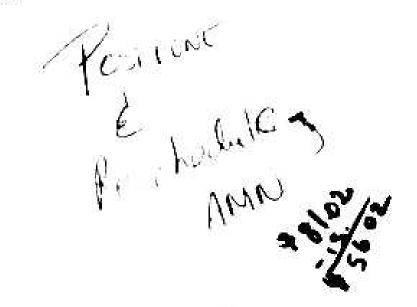
Please be advised that we represent Clarence Cox in the above referenced matter. A hearing is presently scheduled for Tuesday, December 1, 1987 at 9:00 a.m. We have been advised that our engineer, Charles Logan, has been hospitalized for a serious illness and is unable to attend the December 1, 1987 hearing. Therefore, it would be appreciated if you would reschedule the above matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter.

very truly yours,

John B. Gontrum

JBG: kb



ZUMME UFFICE

Romadha, Gentrum & Harregus STREETED PROBLEM OF WARPING CONTRACTOR OF LEVACO MARKETLAND SIZE

February 15, 1988

ACCOUNTS OF CHARACTERS. ACCRECATE OF MISSESSEE A.P. HORSE STREET MAN S. TALLAND

TRACTUT III GOTTON'S Mr. Bob Haines Zoning Commission of Baltimore County Room 106 County Office Building Towson, Maryland 21204

> RE: Clarence Cox Case Number: 88-203-X, Item #288

Dear Mr. Haines:

Please be advised that we represent Clarence Cox in the above referenced matter. In the previous week we had conferred with Carl Richards of the Zoning Office. As you may recall the original hearing was postponed because of a serious illness of the engineer. Subsequent to this, Mr. Cox obtained another engineer, "aul lae.

at the request of Paul Lee and Carl Richards we revised the lite plan to include a Petition for Variance for 27 parking spaces rather than the 29 required by 409.2 of the BCZR and a variance to permit maneuvarability in an alley. This Variance is inextricably intertwined and interdependent with the original Petition for Special Exception. Therefore, Carl suggested that both the above referenced cases be combined in a proposed heating date of April 18, 1988. In addition, Carl asked for us to request that the fee in Case Number 88-203-X be enforced and that a revisory fee of \$35.00 in addition to the \$100.00 submitted for the Petition for Variance.

We are therefore requesting that both of the above matters be set in for April 18, 1988 in the interest of efficiency.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Gontrum

JBG/kmc

To Whom it may concern.

This letter is in reference to a request from Mr. Clarence Cox for the rezoning of his property at 529 Eastern Avenue.

I own the property alongside of the parking lot which is situated behind Mr. Cox's building. The parking lot address would be 529 Darsey Avenue. I own 531 Dersey Avenue. I also own a 3 apartment building at 202 N. woodward Dr. which is one block away from the subject property.

Mr. Jox has infor ed me that he would like to convert his building into 4 a arthents. He also tel' we that it would be nucessary for the tenants of these apartments to park in this lot which he owne.

I have absolutely no objections whatsoever to the rezoning of this property into 4 apartments. Nor any objections to the tenants parking in the lot.

> THANK YOU. VARK WILLIAM STOECKER

Mark Willer Stoech

PETER MANAGES EXHIB.T Z

February 15, 1988

Mr. Bob Maines Soning Commission of Baltimore County Room 106 County Office Building Towson, Maryland 21204

> RE: Clarence Cox Case Number: 88-203-X, Item \$288

Dear Mr. Haines:

Please be advised that we represent Clarence Cox in the above referenced matter. In the previous week we had conferred with Carl Richards of the Soning Office. As you may recall the original hearing was postponed because of a serious illness of the engineer. Subsequent to this, Mr. Cox obtained another engineer, Paul Lee.

At the request of Paul Lee and Carl Richards we revised the site plan to include a Petition for Variance for 27 parking spaces rather than the 29 required by 409.2 of the BCER and a variance to permit maneuvarability in an alley. This Variance is inextricably intertwined and interdependent with the original Petition for Special Exception. Therefore, Carl suggested that both the above referenced cases be combined in a proposed hearing date of April 18, 1988. In addition, Carl asked for us to request that the fee in Case Number 88-203-X be enforced and that a revisory fee of \$35.00 in addition to the \$100.00 submitted for the Petition for Variance.

We are therefore requesting that both of the above matters be set in for April 18, 1988 in the interest of efficiency.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Gontrum /gkt

JBG/kmc

LAST PRINTS Ranadla, Sentum & Harrage

January 13, 1988

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

RE: Petition for Special Exception, Case #88-203-X

Please find enclosed a check from Clarence A. Cox in the amount of \$56.02 to cover advertising fees.

Very truly yours,

Kaun & Bocker

Karen E. Becker. Secretary to John B. Gontrum

KEB/kmc

Enclosure

Dear Mr. Haines:

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

J. Robert Haines Anny Commissioner

December 22, 1987

John B. Gentrum, Esq. Romadka, Gontrum, Hennegan & Foos 809 Eastern Boulevard Essex, Maryland 21221

Re: Petition for Special Exception. Case #88-203-X

Dear Mr. Gontrum:

Pursuant to your letter of November 24, 1987, hearing of the above matter has been postponed and reset. Enclosed you will find a copy of the new Hearing Notice.

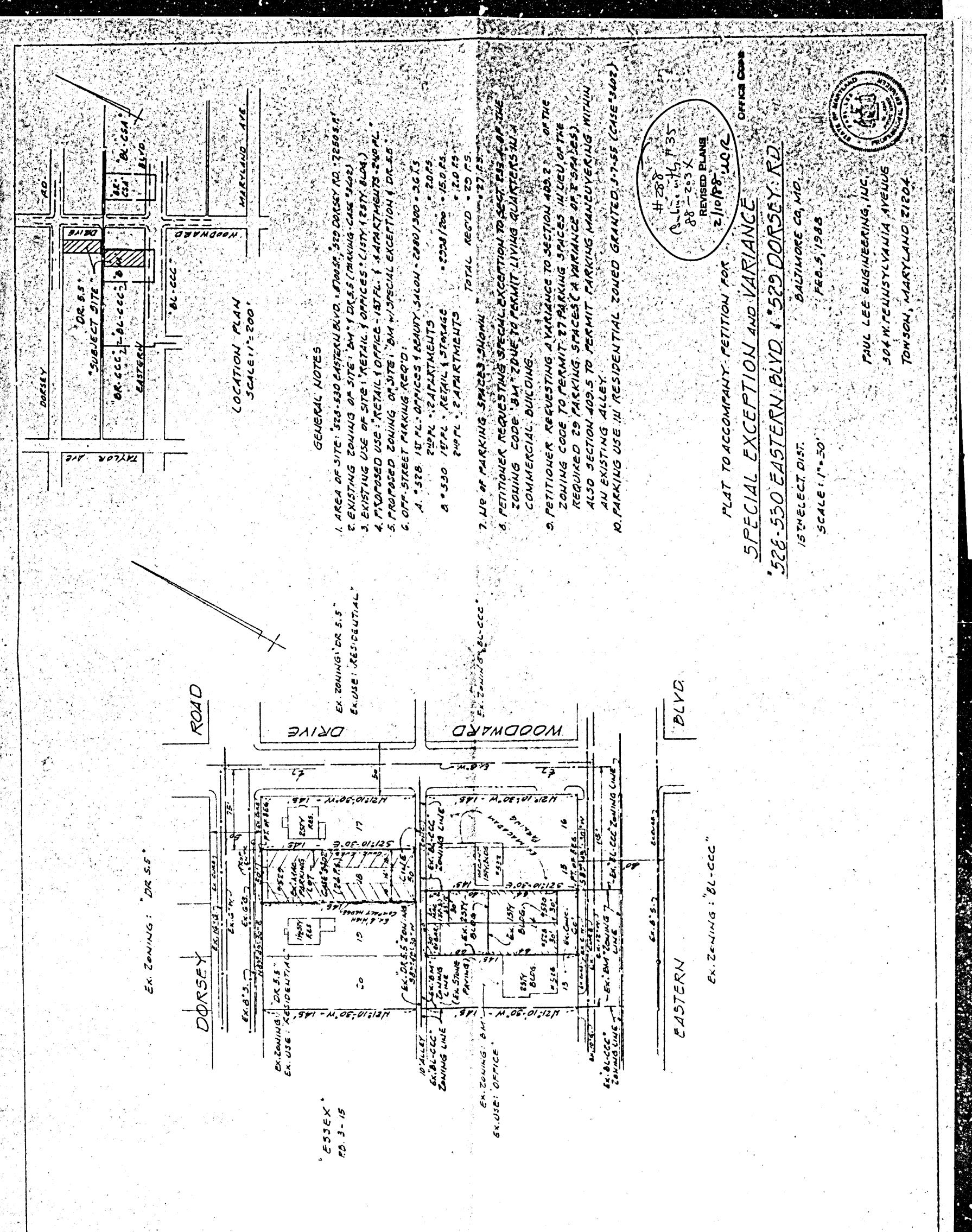
Although your request reached us in time to save your client the posting fee, unfortunately, such time was too late to halt the newspaper advertisments relative to the December 1, 1987 date.

Therefore, kindly forward a check in the amount of \$56.02 to reimburse the County for these adversting fees.

Thank you for your prompt attention and cooperation

Very 'ruly yours,

J. ROBERT HAINES Zoning Commissioner of Baltimore County



900 EASTERN SOULEVARD ROSEX, MARYLAND BIRRI TELEPHONS (801) 606-5274

February 15, 1988

Robert J. Romadka John B. Gontrum John O. Hennegan Donald E. Sheppy JEAN E. TULLIUS

TIMOTHY M ROTROCO
Mr. Bob Haines
Zoning Commission of Baltimore County Room 106 County Office Building Towson, Maryland 21204

RE: Clarence Cox Case Number: 88-203-X, Item #288

Dear Mr. Haines:

JBG/kmc

Please be advised that we represent Clarence Cox in the above referenced matter. In the previous week we had conferred with Carl Richards of the Zoning Office. As you conferred the original hearing was postponed because of may recall the original hearing was postponed because of a serious illness of the engineer. Subsequent to this, Mr. Cox obtained another engineer, Paul Lee.

At the request of Paul Lee and Carl Richards we revised the site plan to include a Petition for Variance for 27 parking spaces rather than the 29 required by 409.2 of the BCZR and a spaces rather than the 29 required by 409.2 of the BCZR and a spaces rather than the 29 required by 409.2 of the BCZR and a spaces rather than the 29 required by 409.2 of the BCZR and a space variance to permit maneuvarability in an alley. This Variance variance to permit maneuvarability in an alley. This Variance spaces that the original is inextricably intertwined and interdependent with the original retition for Variance.

At the request of Paul Lee and Carl Richards we revised and in a proposed hearing the support of the Petition for Variance.

We are therefore requesting that both of the above matters be set in for April 18, 1988 in the interest of efficiency.

Thank you for your anticipated cooperation in this matter.

Very truly yours, Min B. Hontrum Romadka, Gontrum & Hennegan INVINCTOR PROBRAL BUILDING 600 BASTERN BOULEVAED BOSEX, MARYLAND SIZZI

JOHN B. GONTRUM JOHN O. MENNEGAR DONALD B. SHEFFT

JEAN E. TULLIUS TIMOTHY IL EOTDOCO January 13, 1988

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

RE: Petition for Special Exception, Case #88-203-X

Dear Mr. Haines:

Please find enclosed a check from Clarence A. Cox in the amount of \$56.02 to cover advertising fees.

Very truly yours,

Karen E. Becker, Secretary to John B. Gontrum

KEB/kmc

Enclosure



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

J. Robert Haines
Zoning Communicar

December 22, 1987

John B. Gontrum, Esq. Romadka, Gontrum, Hennegan & Foos 809 Eastern Boulevard Essex, Maryland 21221

Re: Petition for Special Exception, Case #88-203-X

Dear Mr. Gontrum:

Pursuant to your letter of November 24, 1987, hearing of the above matter has been postponed and reset. Enclosed you will find a copy of the new Hearing Notice.

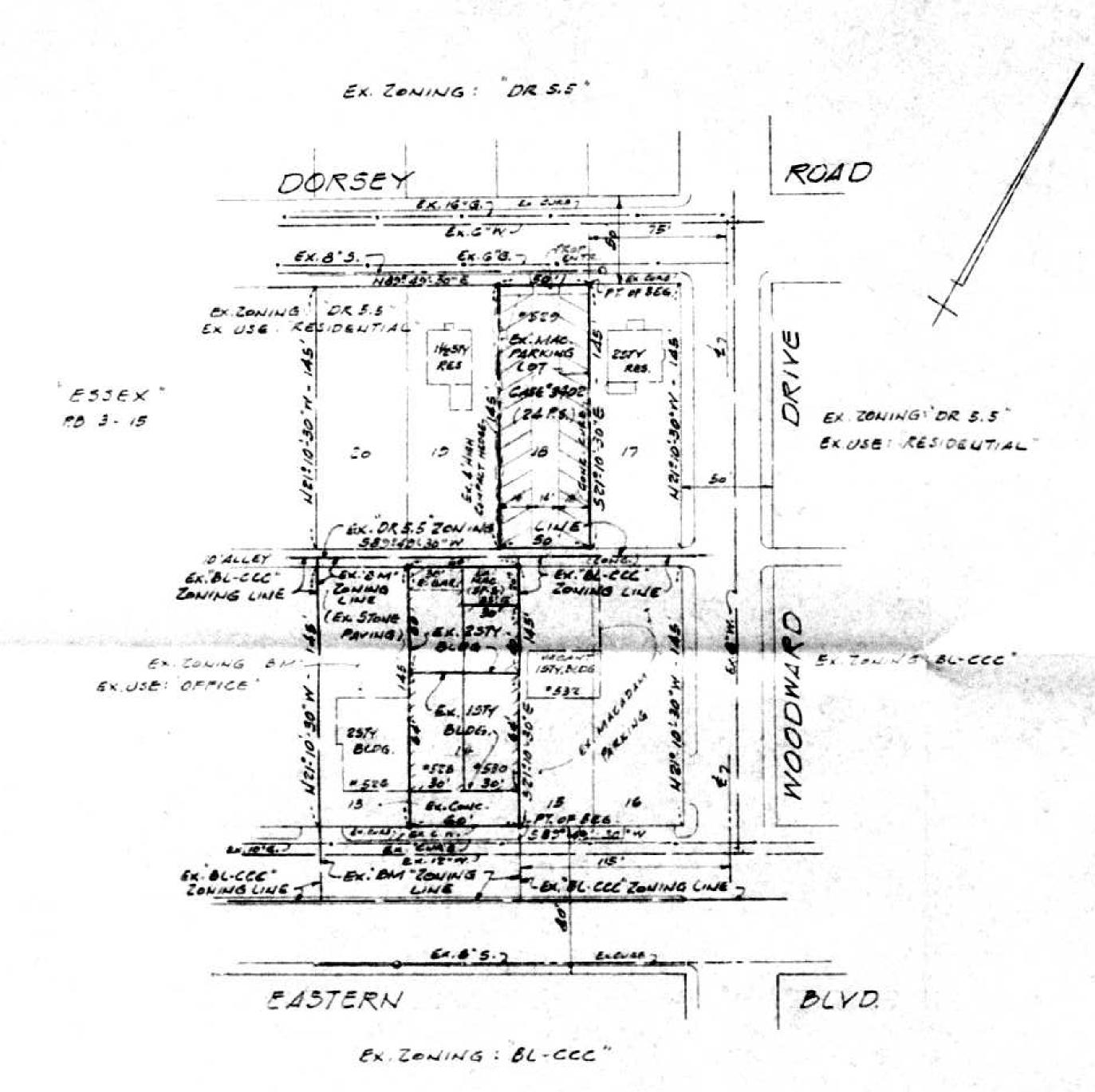
Although your request reached us in time to save your client the posting fee, unfortunately, such time was too late to halt the newspaper advertisments relative to the December 1, 1987 date.

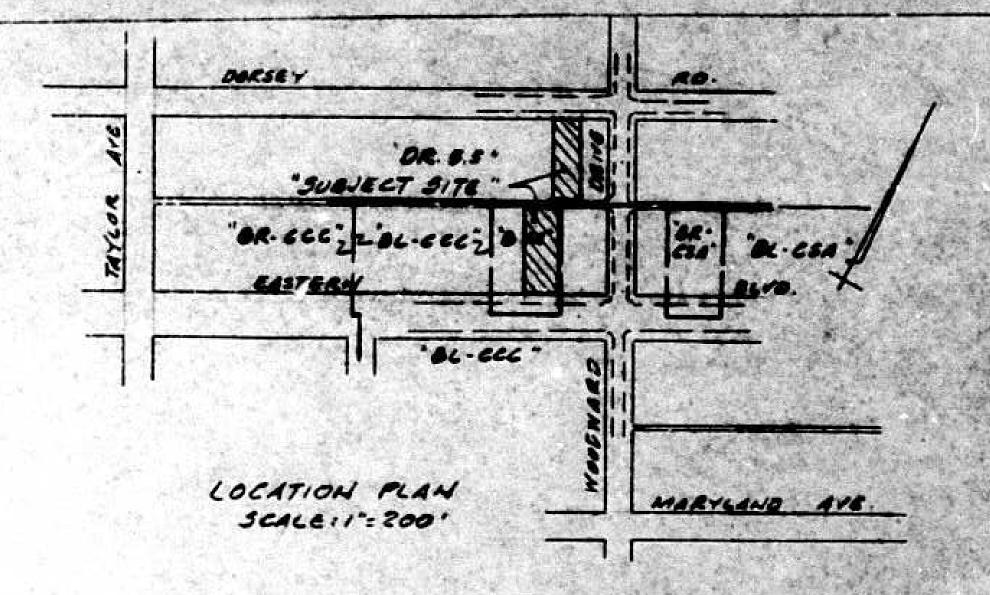
Therefore, kindly forward a check in the amount of \$50.02 to reimburse the County for these adversting fees.

Thank you for your prompt attention and cooperation.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County





GENERAL NOTES

- I AREA OF SITE: SEB-630 EASTERH BLVD. : 6700 SP. 529 DORSEY RD. ZEBOS.R"
- 2 EXISTING ZONING OF SITE : BM & DR S.S (MIKING-CASE "BADE)
- 3. EXISTING USE OF SITE : RETAIL & OPPICES "(ISTY 188TY BURG.)
- 4. PROPOSED USE : "RETAIL & OFFICE IST FL. & AAPARTMENTS SUPPL."
- 5. PROPOSED ZONING OF SITE : BM W/ SPECIAL EXCEPTION & DR. S.S.
- 6. OFF. STREET PARKING REQ'D:
 - 4. " 578 IST FL: OFFICES & BEAUTY SALOH . 2000 / 300 . 36 RS . 2075
 - PUPE . PAPARTMENTS
- 2998/200 15.0 PS.
- 8 . 530 ISTAL . RETAIL & STORAGE ZMPPL . ZAPARTMENTS
- 2.0 RS TOTAL REGIO . 29 F.S.
- 7. HO OF PARKING SPACES SHOWN
- 6. PETITIONER REQUESTING SPECIAL BACOFTION TO SEE THE SE TOWING CODE 'SM' ZONE TO PERMIT LIVING QUARTERS MI COMMERCIAL BUILDING.
- 9. PETITIONER REQUESTING A VARIANCE TO SECTION WEST ZONING CODE TO PERMIT 27 PARKING SPACES IN LIEU OF THE REQUIRED 29 PARKING SPACES (A VARIANCE OF & SPACES). ALSO SECTION 409.5 TO PERMIT PARKING MANEUVERING WITHIN AN EXISTING ALLEY.
- 10. PARKING USE IN RESIDENTIAL ZONED GRANTED 3-7-55 (CASE"SHOE)

Buline with #35 88-203X REVISED PLANS 2/10/88 uca

PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION AND VARIANCE

528-530 EASTERN BLYD. 1°529 DORSEY RD.

ISTHELECT. DIST.

SCALE: 1". 50"

BALTIMORE CO, MO.

FEB. 5, 1988

PAUL LEE GUGINEERING, INC. 304 W. PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204

