

4-18-88 - 9am

88-203-XA #35 and #228

CERTIFICATE OF POSTING

1) Posted 4-18-88 Hearing Date 4-18-88

2) Posted 4-18-88 Hearing Date 4-18-88

3) Posted 4-18-88 Hearing Date 4-18-88

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100) Posted 4-18-88 Hearing Date 4-18-88

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4/18/88

30427

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for LIVING QUARTERS IN A COMMERCIAL BUILDING FOR FOUR APARTMENTS ON THE SECOND FLOOR.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing 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.

Contract Purchaser: Clarence A. Cox
(Type or Print Name)
Signature Clarence A. Cox
Address 528 Eastern Blvd., #686-1422
City and State Baltimore, Maryland 21221

Attorney for Petitioner: Paul Lee P.C.
(Type or Print Name)
Signature Paul Lee P.C.
Address 304 W. Pennsylvania St.
City and State Towson, Maryland 21204

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1988, at 9:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

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

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 88-203-X

Clarence A. Cox
Petitioner

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 proffered 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. Parcel 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.

Parcel A cannot be established.

In support of the proposed project, the Petitioner introduced four letters 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 Elkenberg, 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 resident, Mark William Stocker.

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 location described by Petitioner's Exhibit 1 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).

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 re-

Description

529 Dorsey Road

to the point of beginning.

Containing 0.1645 acre of land, more or less.



Paul Lee P.C.

PETITION FOR ZONING VARIANCE REVISED PLANS 4-2-88-203X

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

The undersigned, legal owner(s) of the property situate in Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Undue hardship or practical difficulty)

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

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

I, 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Clarence A. Cox
(Type or Print Name)
Signature Clarence A. Cox
Address 528 Eastern Boulevard #686-1422
City and State Baltimore, Maryland 21221

Attorney for Petitioner: John B. Gontrum
(Type or Print Name)
Signature John B. Gontrum
Address 529 Dorsey Road
City and State Baltimore, Maryland 21221

Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1988, at 9 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING 1 1/2 HRS.
AVAILABLE FOR HEARING MON./TUES. WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY W.C.N. DATE 2/10/88

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S Eastern Blvd., 115' W of : OF BALTIMORE COUNTY
C/L of Woodward Dr. (528-530 :
Eastern Blvd.), 15th District :
CLARENCE A. COX, Petitioner : Case No. 88-203-X

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
444-2188

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.

Peter Max Zimmerman
Peter Max Zimmerman

87-203-XA 4-18-88 - 9am

1) Board 4-17-88 Meeting Date 4-18-88
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PETITION FOR SPECIAL EXCEPTION

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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name) CLARENCE A. COX

Signature [Signature]

Address _____

City and State _____

Attorney for Petitioner:

(Type or Print Name) JOHN B. CONTRUM

Signature [Signature]

Address _____

City and State _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of January, 1988, at 9:00 o'clock A.M.

Paul Lee P.L. Zoning Commissioner of Baltimore County

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE - R/S

Eastern Boulevard, 115' W of the C/L of Woodward Drive (528-530 Eastern Boulevard) 15th Election District 5th Councilmanic District

OF BALTIMORE COUNTY

Case No. 88-203-X

CLARENCE A. COX Petitioner

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. Contrum, 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 proffered 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. Parcel 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.

Parcel A cannot be established.

In support of the proposed project, the Petitioner introduced four letters 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 Elmsberg, Jr., President of the Essex Development Corporation; Gary L. Jennings, President of Jim Jennings Transmissions; Morris Schochman, President of Fleming & Shoelby, Inc.; and a neighboring 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. 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 location described by Petitioner's Exhibit 1 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).

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 re-

Description

529 Dorsey Road

Containing 0.1664 acre of land, more or less.



Paul Lee P.L.

Paul Lee Engineering Inc.

301 W. Chesapeake Ave.

Towson, Maryland 21204

301 821 5541

DESCRIPTION

528-530 EASTERN BOULEVARD (Parcel A)

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

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°49'30" West 60 feet, thence leaving said north side of Eastern Boulevard, (2) North 21°10'30" West 145 feet to the north side of a ten foot alley; thence binding on the south side of a ten foot alley, (1) North 68°49'30" East 60 feet, thence leaving said south side of a ten foot alley, (2) South 21°10'30" East 145 feet to the point of beginning.

Containing 0.1098 acre of land, more or less.

529 DORSEY ROAD (Parcel B)

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°49'30" West 50 feet, thence leaving said north side of a ten foot alley (3) North 21°10'30" 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

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 in variance of Section 409.2B5. Also Section 409.5 to permit parking maneuvering within an existing alley.

of the Board of Commissioners of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate briefly and concisely the reasons.)

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

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

I, 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name) _____

Signature _____

Address _____

City and State _____

Attorney for Petitioner:

(Type or Print Name) JOHN B. CONTRUM

Signature [Signature]

Address 528 Eastern Boulevard 686-1422

City and State Essex, Maryland 21221

Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____

Attorney's Telephone No.: 686-827

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of January, 1988, 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 15th day of April, 1988, at 9 o'clock A.M.

J. Robert Hines Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1 1/2 HRS.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER DATE 3/10/88

RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman

Phyllis Cole Friedman

People's Counsel for Baltimore County

Peter Max Zimmerman

Peter Max Zimmerman

Deputy People's Counsel

Room 221, Court House

Towson, Maryland 21204

410-2188

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.

Peter Max Zimmerman

Peter Max Zimmerman

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 hearing and variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th 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.

JRH:bjs

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

PETITION FOR SPECIAL EXCEPTION
15th Election District - 5th Councilmanic District
Case No. 88-203-X

LOCATION: 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, Towson, Maryland

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

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

Being the property of Clarence A. Cox, as shown on plat plan filed with the Zoning Office.

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

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

J. Robert Haines
Zoning Commissioner

Date: _____

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

Re: Petitions for Special Exception and Zoning Variance
Case number: 88-203-X
N/2 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. Cox:

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.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED 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, Towson, 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,

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

JRH:gs

cc: John B. Contrum, Esq.
File

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

J. Robert Haines
Zoning Commissioner

FEB 26 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 Special Exception and Zoning Variance
Case number: 88-203-X
N/2 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.

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

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 Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Clarence A. Cox
John B. Contrum, Esq.
File

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

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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 Special Exception
Case number: 88-203-X
N/2 Eastern Blvd., 115' W c/l Woodward Drive
528 Eastern Blvd.
7th Election District - 5th Councilmanic District
Petitioner: Clarence 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.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

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

J. Robert Haines
Zoning Commissioner

December 14, 1987

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

RE: Clarence A. Cox
N/2 Eastern Blvd., 115' W c/l of
Woodward Drive
Petition for Special Exception (Case #88-203-X)

Dear Mr. Cox:

Please be advised that _____ 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 is 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 111, Towson, Maryland 21204.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Contrum, Esquire

December 22, 1987

John B. Contrum, Esq.
Roadside, Contrum, Neunegan & Foss
309 Eastern Boulevard
Essex, Maryland 21221

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

Dear Mr. Contrum:

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 advertisements relative to the December 1, 1987 date.

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

-2-

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 hearing and variance should be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th 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.

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

JRH:bjs

PETITION FOR SPECIAL EXCEPTION
15th Election District - 5th Councilmanic District
Case No. 88-203-X

LOCATION: 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, Towson, Maryland

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

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

Being the property of Clarence A. Cox, as shown on plat plan filed with the Zoning Office.

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

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-6852

J. Robert Haines
Zoning Commissioner

Date: _____

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

Re: Petition for Special Exception and Zoning Variance
Case number: 88-203-X
N/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. Cox:

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.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED 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, Towson, 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,

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

JRH:gs

cc: John B. Contrum, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-6852

J. Robert Haines
Zoning Commissioner

FEB 24 1988

NOTICE OF HEARING

Daniel F. Rasmussen
County Executive

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 Special Exception and Zoning Variance
Case number: 88-203-X
N/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.

Special Exception: Living quarters in a commercial building for four apartments on the 2nd floor. 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 alleyway.

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 Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Clarence A. Cox
John B. Contrum, Esq.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-6852

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

Daniel F. Rasmussen
County Executive

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 Special 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: Clarence 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.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-6852

J. Robert Haines
Zoning Commissioner

December 14, 1987

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

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

Dear Mr. Cox:

Please be advised that \$6.00 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 is 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 111, Towson, Maryland 21204.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Contrum, Esquire

December 21, 1987

John B. Contrum, Esq.
Baltimore, Maryland, Managers & Partners
600 Eastern Boulevard
Baltimore, Maryland 21204

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

Dear Mr. Contrum:

Pursuant to your letter of November 24, 1987, hearing of the above matter has been postponed and rescheduled. 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 advertisements relative to the December 1, 1987 date.

Therefore, kindly forward a check in the amount of \$34.00 to reimburse the County for these advertising fees.

Thank you for your prompt attention and cooperation.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

John B. Conrum, Esquire
Jean K. Tullius, Esquire
Rondak, Conrum & Hennegan
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petitions for Special Exception and Zoning Variance
N/S Eastern Blvd., 115' W of c/l of Woodward Drive
(528 - 530 Eastern Boulevard)
15th Election District - 5th Councilmanic District
Clarence A. Cox - Petitioner
Case No. 88-203-XA

Dear Mr. Conrum & Ms. Tullius:

Enclosed please find the decision rendered in the above-referenced case. The Petitions for Special Exception and Zoning Variance have been granted, subject to the restrictions noted in the attached Order.

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. For further information on filing an appeal, please contact this office.

Very truly yours,

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

JRH:bjs

Enclosures

cc: People's Counsel

File

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

October 30, 1987

NOTICE OF HEARING

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

TIME: 9:00 a.m.

DATE: Tuesday, December 1, 1987

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

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

JRH:md

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

MARCH 31, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

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/L WOODWARD DR. (528 EAST-
ERN BLVD) 7th E.D. 5th COUNCILMANIC DISTRICT
PETITIONER: 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 1st day of APRIL 1988.

that is to say, the same was inserted in the issues of 3/21/88 1988.

The Avenue Inc.

per publisher

By Diana Blomquist

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 Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, to receive and consider the following:

Petitioner's Name: Clarence A. Cox
Petitioner's Address: 528 Eastern Blvd., 115' W of Woodward Drive
Petitioner's Phone: 83-203-XA
Case Number: 88-203-XA
Public Hearing Scheduled: Monday, April 18, 1988 at 9:00 A.M.

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 of Clarence A. Cox, an applicant for a Special Exception and Zoning Variance, in a commercial building for four apartments on the 2nd floor, variance to permit 27 parking spaces in lot of the required 29 parking spaces (to meet variance of 2 spaces). Also to permit parking maneuvering within, on street alley.

In the event that this Petition is granted, a building permit is required for the construction of the building. The Zoning Commissioner will, however, entertain any request for a stay of the hearing on the date of the hearing and will, however, entertain any request for a stay of the hearing on the date of the hearing.

J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov. 13, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Nov. 12, 1987.

THE JEFFERSONIAN,

Susan Seidman O'Connell

Publisher

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-XA

District: 15th Date of Posting: 11/18/87
Posted for: Variance & Special Exception
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Drive
528 Eastern Blvd.
Location of Sign: County Office Bldg., Room 106, 111 W. Chesapeake Ave., Towson, Md. 21221
Remarks: See Petition for details.
Posted by: J. Robert Haines
Number of Signs: 2

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-X

District: 15th Date of Posting: 11/18/87
Posted for: Special Exception
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Drive
528 Eastern Blvd.
Location of Sign: County Office Bldg., Room 106, 111 W. Chesapeake Ave., Towson, Md. 21221
Remarks: See Petition for details.
Posted by: J. Robert Haines
Number of Signs: 2

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203

District: 15th Date of Posting: 11/18/87
Posted for: Variance
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Drive
528 Eastern Blvd.
Location of Sign: County Office Bldg., Room 106, 111 W. Chesapeake Ave., Towson, Md. 21221
Remarks: See Petition for details.
Posted by: J. Robert Haines
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., Feb. 4, 1988

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 Feb. 4, 1988.

THE JEFFERSONIAN,

Susan Seidman O'Connell

Publisher

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-X

District: 15th Date of Posting: 2/1/88
Posted for: Special Exception
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Drive
528 Eastern Blvd.
Location of Sign: County Office Bldg., Room 106, 111 W. Chesapeake Ave., Towson, Md. 21221
Remarks: See Petition for details.
Posted by: J. Robert Haines
Number of Signs: 2

Petition For Special Exception

15th Election District
5th Councilmanic District
Case No. 88-203-X
LOCATION: 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, Towson, Maryland.
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 of Clarence A. Cox, an applicant for a Special Exception and Zoning Variance, in a commercial building for four apartments on the 2nd floor, variance to permit 27 parking spaces in lot of the required 29 parking spaces (to meet variance of 2 spaces). Also to permit parking maneuvering within, on street alley.

The Times

Middle River, Md., Nov. 19, 1987

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of 12 successive

weeks before the 1st day of

Nov. 19, 1987.

J. Robert Haines

Zoning Commissioner
of Baltimore County

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 Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, to receive and consider the following:

Petitioner's Name: Clarence A. Cox
Petitioner's Address: 528 Eastern Blvd., 115' W of Woodward Drive
Petitioner's Phone: 83-203-XA
Case Number: 88-203-XA
Public Hearing Scheduled: Monday, April 18, 1988 at 9:00 A.M.

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 of Clarence A. Cox, an applicant for a Special Exception and Zoning Variance, in a commercial building for four apartments on the 2nd floor, variance to permit 27 parking spaces in lot of the required 29 parking spaces (to meet variance of 2 spaces). Also to permit parking maneuvering within, on street alley.

J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Feb. 4, 1988

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of 12 successive

weeks before the 1st day of

Feb. 4, 1988.

J. Robert Haines

Zoning Commissioner
of Baltimore County

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 Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland, to receive and consider the following:

Petitioner's Name: Clarence A. Cox
Petitioner's Address: 528 Eastern Blvd., 115' W of Woodward Drive
Petitioner's Phone: 83-203-XA
Case Number: 88-203-XA
Public Hearing Scheduled: Monday, April 18, 1988 at 9:00 A.M.

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 of Clarence A. Cox, an applicant for a Special Exception and Zoning Variance, in a commercial building for four apartments on the 2nd floor, variance to permit 27 parking spaces in lot of the required 29 parking spaces (to meet variance of 2 spaces). Also to permit parking maneuvering within, on street alley.

J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21, 1988

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 March 21, 1988.

THE JEFFERSONIAN,

Susan Seidman O'Connell

Publisher

John C. Gorman, Register
John A. Waller, Recorder
Baltimore, Maryland 21201

RE: Petition for Special Exception and Zoning Variance
S/S Eastern Boulevard, 115' W of the c/l of Woodward Drive
(S/S - 530 Eastern Boulevard)
15th Election District - 5th Councilmanic District
Clarence A. Cox - Petitioner
Case No. 88-203-X

Dear Mr. Gorman & Mr. Waller:

Enclosed please find the decision rendered in the above-referenced case. The Petition for Special Exception and Zoning Variance have been granted, subject to the restrictions noted in the attached Order.

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. For further information on filing an appeal, please contact this office.

Very truly yours,

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

JRH:js

Enclosures

cc: People's Counsel

File

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

October 30, 1987

NOTICE OF HEARING

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

TIME: 9:00 a.m.

DATE: Tuesday, December 1, 1987

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

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

JRH:med

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

MARCH 21, 1988

THIS IS TO CERTIFY, that the annexed advertisement of

POPPOPIA REOF MIFMAN TO ADVERTISE PETITION FOR SPECIAL
EXCEPTION AND ZONING VARIANCE CASE NUMBER 88-203-XA -
N/S EASTERN BLVD., 115' W C/L 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 1st day of APRIL, 1988.

that is to say, the same was inserted in the issues of 1, 11, 1988.

The Avenue Inc.

per publisher

By J. Robert Haines

CERTIFICATE OF POSTING

BALTIMORE DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-XA

District: 15th Date of Posting: 4/1/88
Posted for: Clarence A. Cox
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Dr.
528-530 Eastern Blvd.
Location of Sign: 528-530 Eastern Blvd., across 4th St. to the
from 400 Party of Baltimore
Remarks: 1/1/88
Posted by: J. Robert Haines Date of return: 4/1/88
Number of Signs: 2

CERTIFICATE OF POSTING

BALTIMORE DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-X

District: 15th Date of Posting: 4/1/88
Posted for: Clarence A. Cox
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Dr.
528-530 Eastern Blvd.
Location of Sign: 528-530 Eastern Blvd., across 4th St. to the
from 400 Party of Baltimore
Remarks: 1/1/88
Posted by: J. Robert Haines Date of return: 4/1/88
Number of Signs: 2

CERTIFICATE OF POSTING

BALTIMORE DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 4/1/88
Posted for: Clarence A. Cox
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Dr.
528-530 Eastern Blvd.
Location of Sign: 528-530 Eastern Blvd., across 4th St. to the
from 400 Party of Baltimore
Remarks: 1/1/88
Posted by: J. Robert Haines Date of return: 4/1/88
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 4, 1988

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
Feb. 4, 1988.

THE JEFFERSONIAN,

Susan Shuler Obrecht
Publisher

CERTIFICATE OF POSTING

BALTIMORE DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-203-X

District: 15th Date of Posting: 2/2/88
Posted for: Clarence A. Cox
Petitioner: Clarence A. Cox
Location of property: N/S Eastern Blvd., 115' W of Woodward Dr.
528-530 Eastern Blvd.
Location of Sign: 528-530 Eastern Blvd., across 4th St. to the
from 400 Party of Baltimore
Remarks: 1/1/88
Posted by: J. Robert Haines Date of return: 2/2/88
Number of Signs: 2

The Times

Middle River, Md., 19

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of successive

weeks before the 1st day of

1988.

Publisher.

The Times

Middle River, Md., 19

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1988.

Publisher.

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb. 4, 1988

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and published in Towson, Baltimore County, Md., appearing on
Feb. 4, 1988.

THE JEFFERSONIAN,

Susan Shuler Obrecht
Publisher

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

J. Robert Haines
Zoning Commissioner

November 18, 1987

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

Re: Petition for Special Exception
N/S Eastern Blvd., 115' W of c/l of Woodward Dr.
(528-530 Eastern Blvd.)
15th Election District; 5th Councilmanic District
Clarence A. Cox - Petitioner
Case number: 88-203-X

Dear Mr. Cox:

Please be advised that \$117.50 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 FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) 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, Room 111, Towson, Maryland 21204.

Very truly yours,
Robert Haines
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45720
DATE 11-18-87 ACCOUNT 01-115-100
AMOUNT \$ 117.50
RECEIVED FROM Clarence A. Cox
FOR 115' Posting & Post return
B 8065*****31023 87225
Validation or Signature of Cashier

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

J. Robert Haines
Zoning Commissioner

Date: _____

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

Re: Petitions for Special Exception and Zoning Variance
Case number: 88-203-XA
N/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. Cox:

Please be advised that \$117.50 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.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED 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, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Very truly yours,
Robert Haines
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50494
DATE 4-18-88 ACCOUNT R-01-615-000
AMOUNT \$ 117.50
RECEIVED FROM Clarence A. Cox
FOR Posting & Post
B 811*****11755 88203-XA
Validation or Signature of Cashier

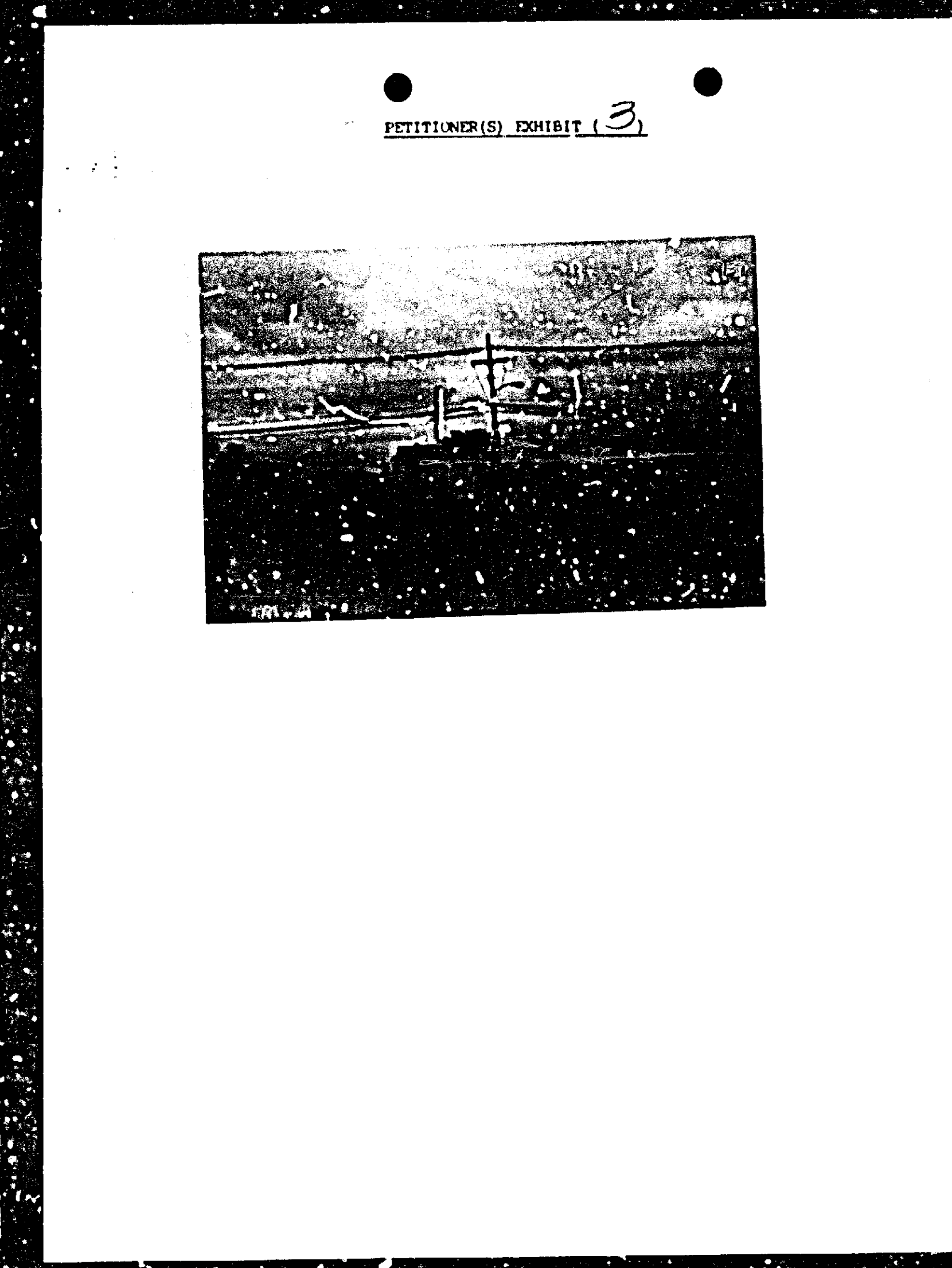
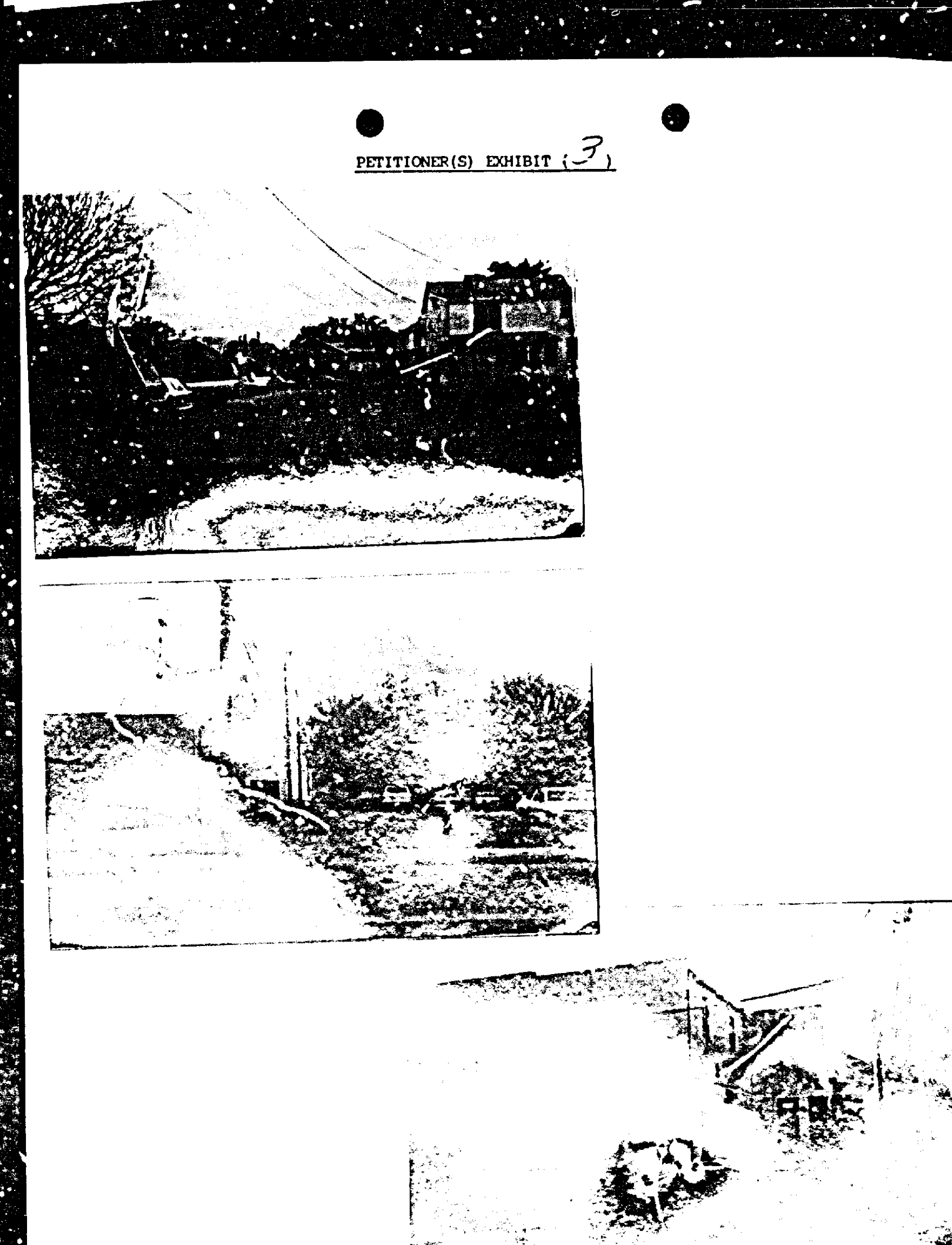
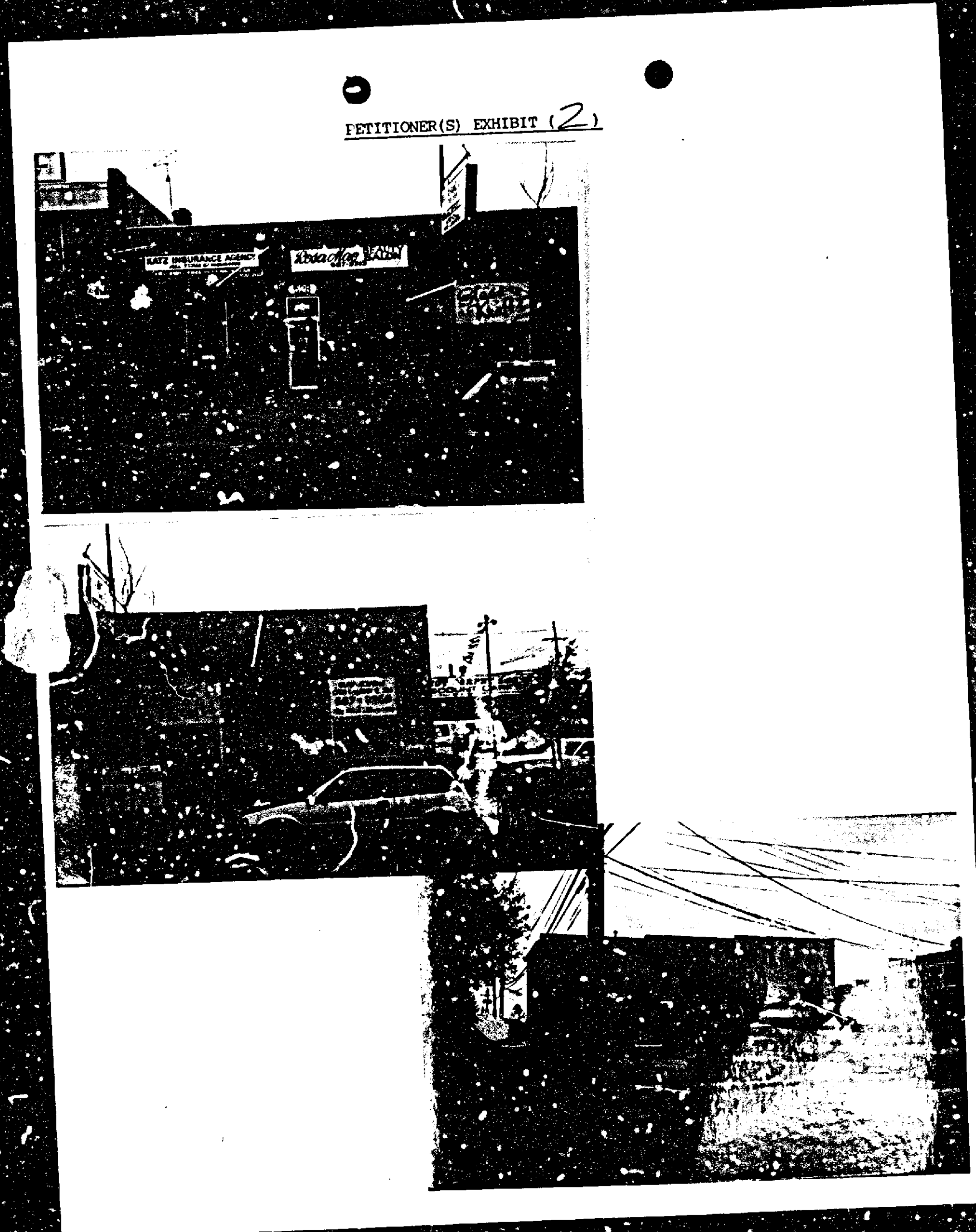
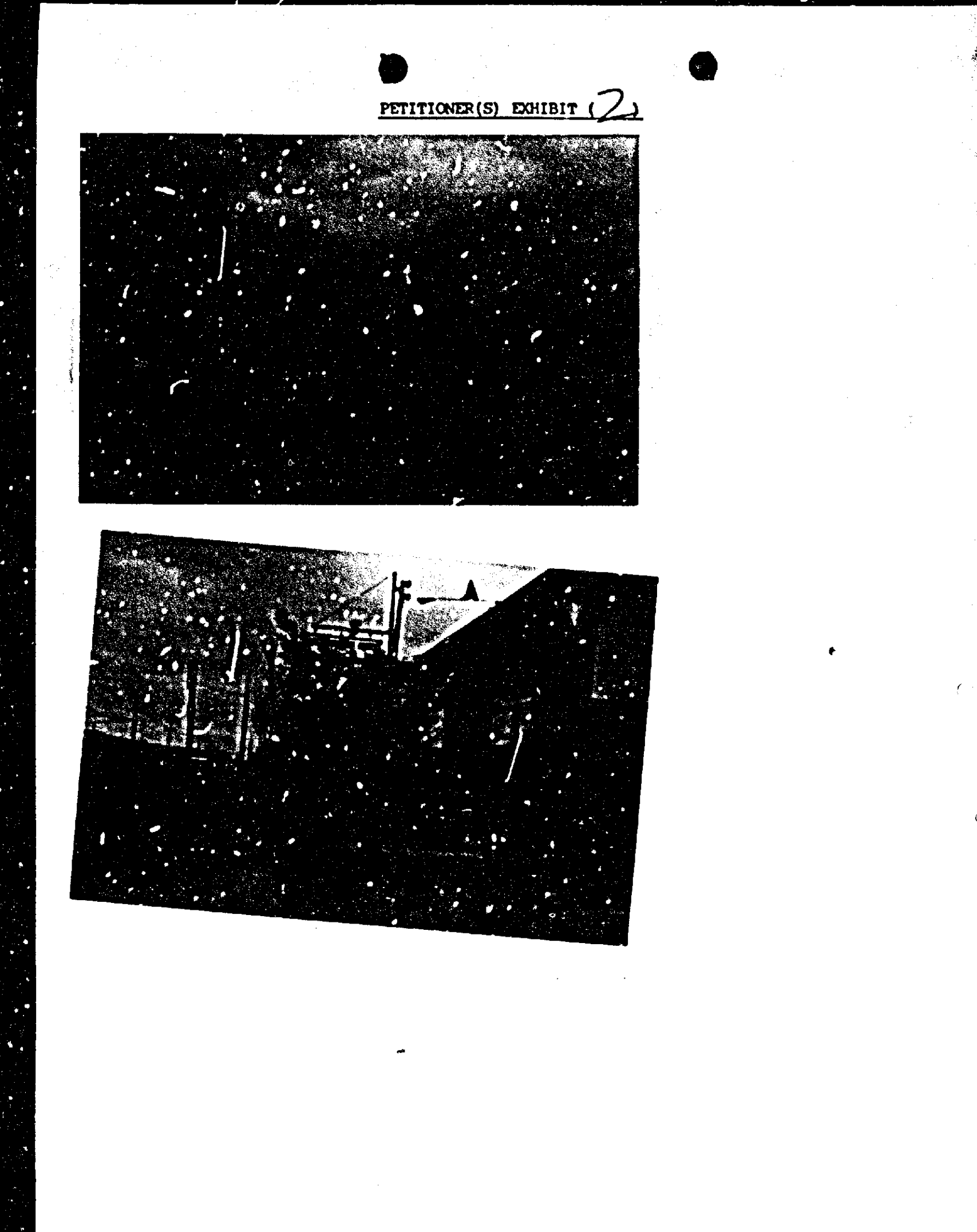
ZONING DESCRIPTION

Beginning on the north side of Eastern Boulevard 80 feet wide, at the distance of 115 feet west of the centerline of Woodward Drive, being Lot 16, Block D, in subdivision of Essex, Book 3, folio 15. Also known as 528-530 Eastern Boulevard in the 15th Election District.

Containing 0.1998 Acres of Land more or less.

Description to accompany a Zoning Petition for Special Exception to permit living quarters in a commercial building for four apartments on the second floor.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37691
DATE 6-30-87 ACCOUNT 000-615
AMOUNT \$ 100.00
RECEIVED FROM Clarence A. Cox
FOR Petition for Special Exception
B 8065*****10000 87030
Validation or Signature of Cashier



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
410-3883

J. Robert Haines
Zoning Commissioner

November 18, 1987

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

Re: Petition for Special Exception
N/S Eastern Blvd., 115' W of c/l of Woodward Dr.
(528-530 Eastern Blvd.)
15th Election District; 5th Councilmanic District
Clarence A. Cox - Petitioner
Case number: 88-203-1

Dear Mr. Cox:

Please be advised that \$102 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 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 it to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Sincerely yours,

Bert Haines
ROBERT HAINES
Zoning Commissioner of
Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
410-3883

J. Robert Haines
Zoning Commissioner

Date: _____

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

Re: Petitions for Special Exception and Zoning Variance
Case number: 88-203-1A
N/S Eastern Blvd., 115' W of 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. Cox:

Please be advised that \$175 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.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
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, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

and post set(s), there
is for each set not

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

No. 50494

DATE 4/18/88 ACCOUNT 88-01-615-000
AMOUNT \$ 17.50
RECEIVED BY *Bert Haines*
FOR *Bert Haines*
VALIDATION OR SIGNATURE OF CARRIER

Beginning on the north side of Eastern Boulevard 60 feet wide, at the distance of 115 feet west of the centerline of Woodward Drive. Being lot 1A, Block 5, in subdivision of Block 3, Folio 15. Also known as 528-530 Eastern Boulevard in the 15th Election District.

Containing 0.1998 Acres of Land more or less.

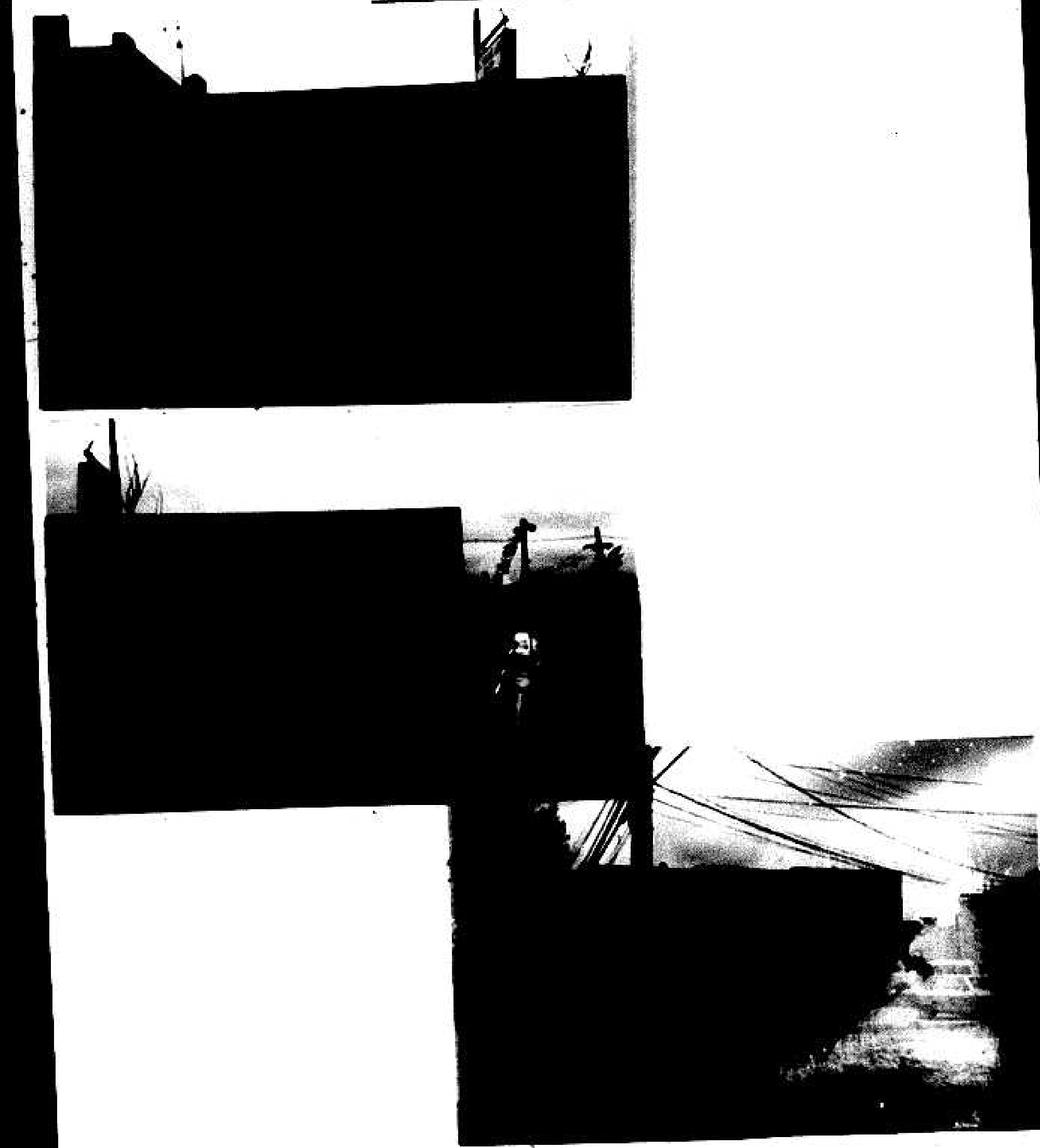
Description to accompany a Zoning Petition for Special Exception to permit living quarters in a commercial building for four apartments on the second floor.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 37691
DATE 6-30-87 ACCOUNT 880-615
AMOUNT \$ 100.00
RECEIVED BY *Clarence A. Cox*
FOR *Petition for Special Exception*
VALIDATION OR SIGNATURE OF CARRIER

PETITIONER(S) EXHIBIT (2)



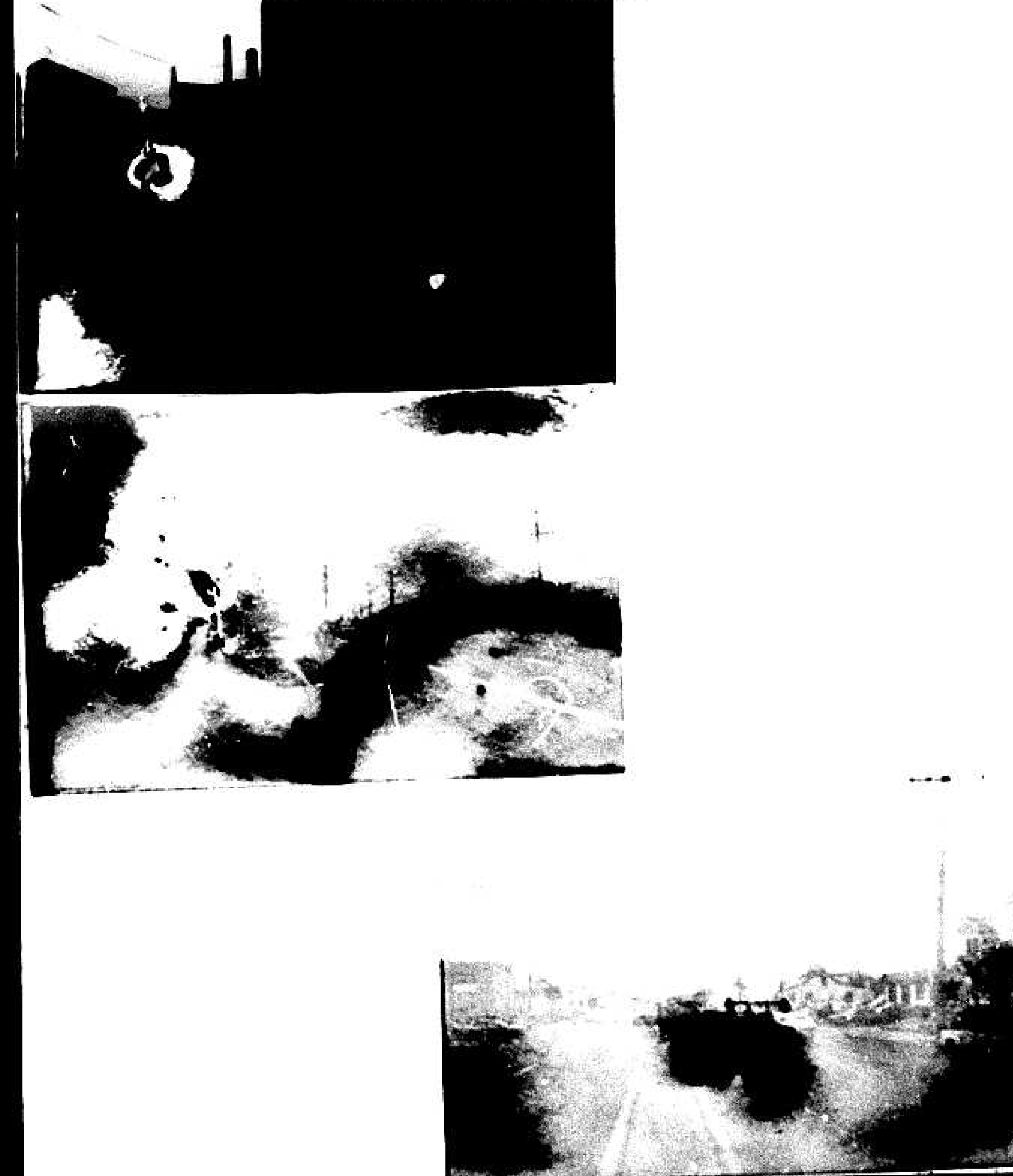
PETITIONER(S) EXHIBIT (2)



PETITIONER(S) EXHIBIT (3)

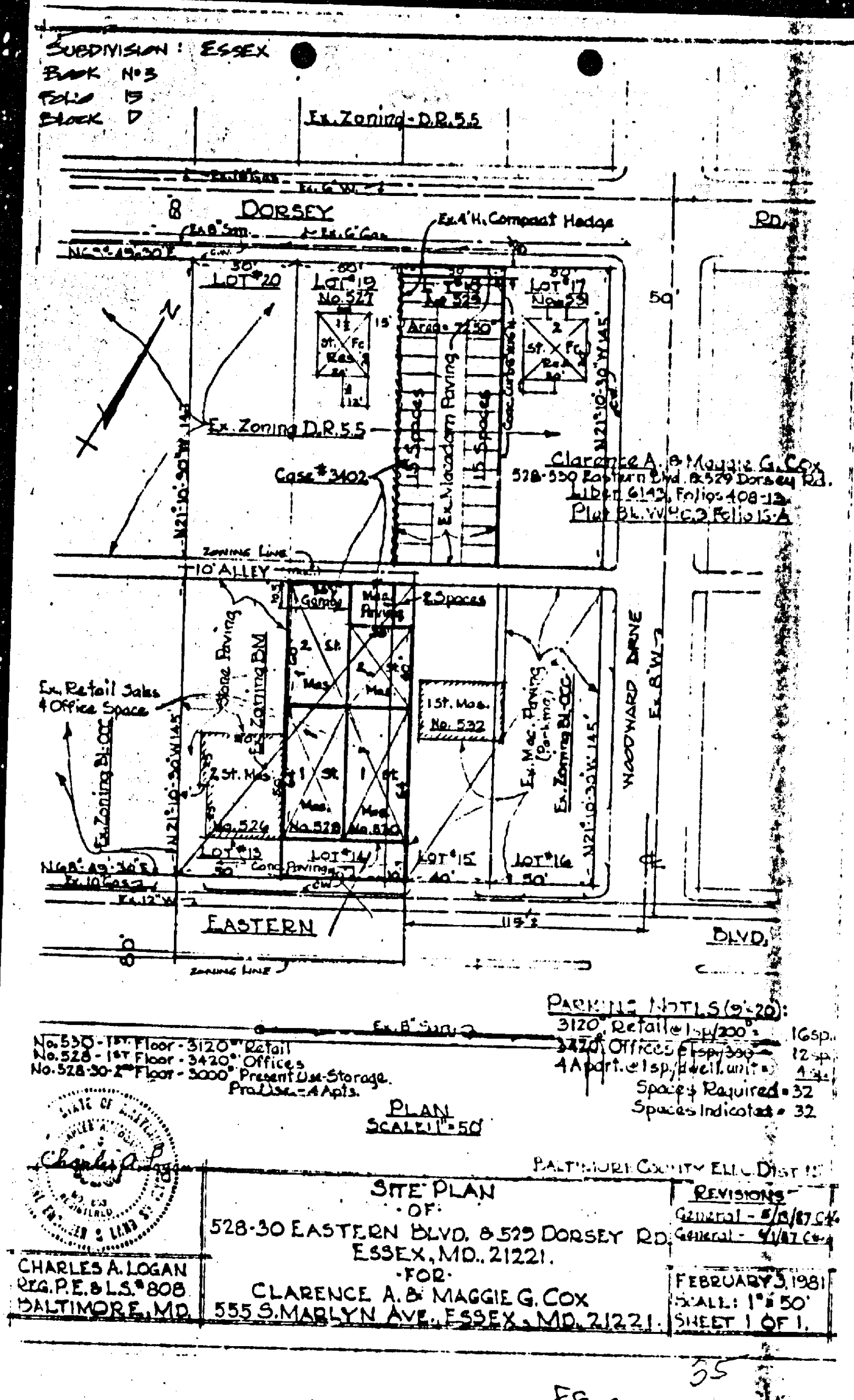
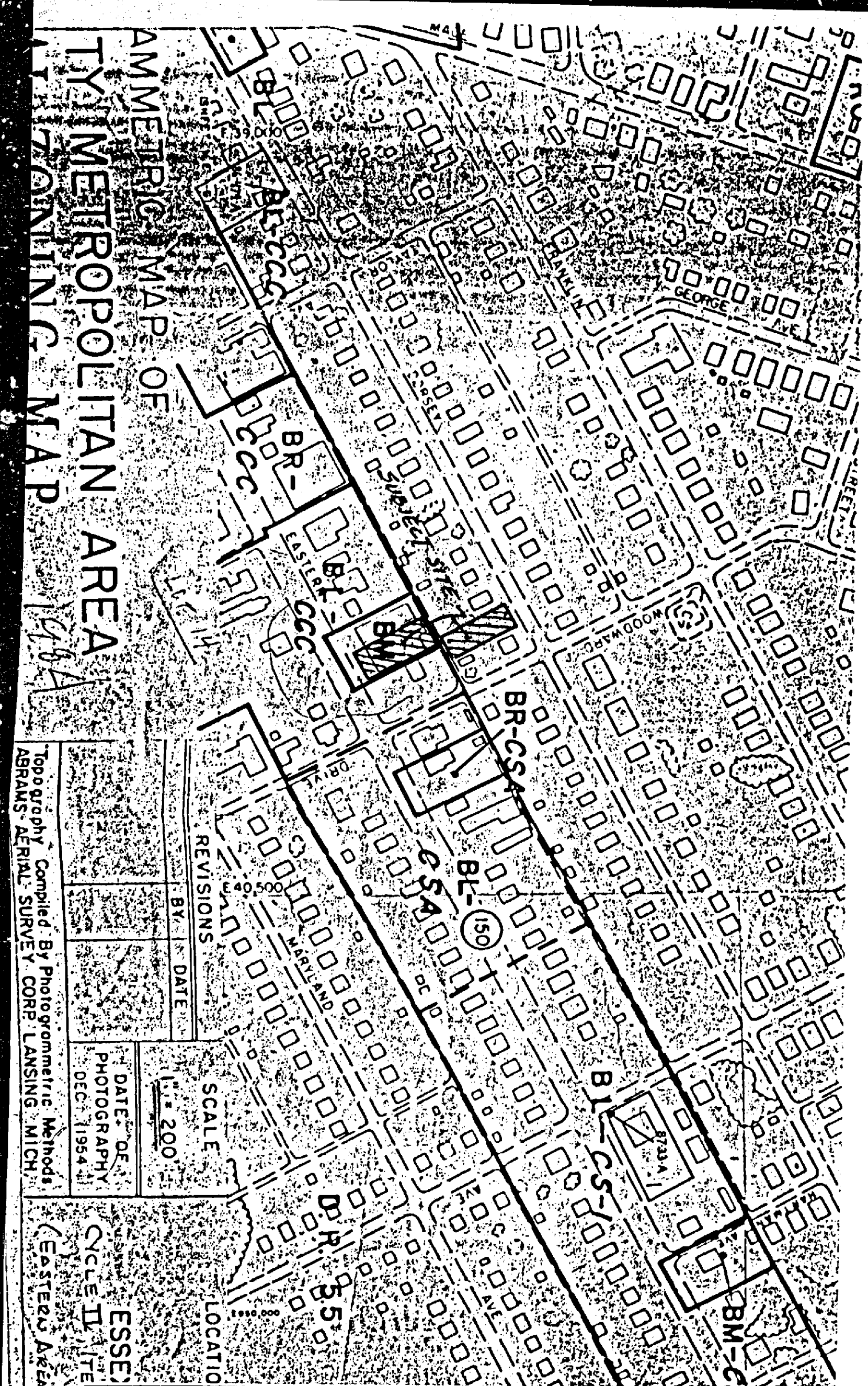


PETITIONER(S) EXHIBIT (3)



PETITIONER(S) EXHIBIT (3)





Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 408
Towson, Maryland 21204
494-3554

March 10, 1988

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

Item No. 288 - ZAC -
Property Owner: - ZAC -
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

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

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

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

RECEIVED
MAY 15 1988

MSF/pml-b
Rec'd 3-16-88

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 23, 1987

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

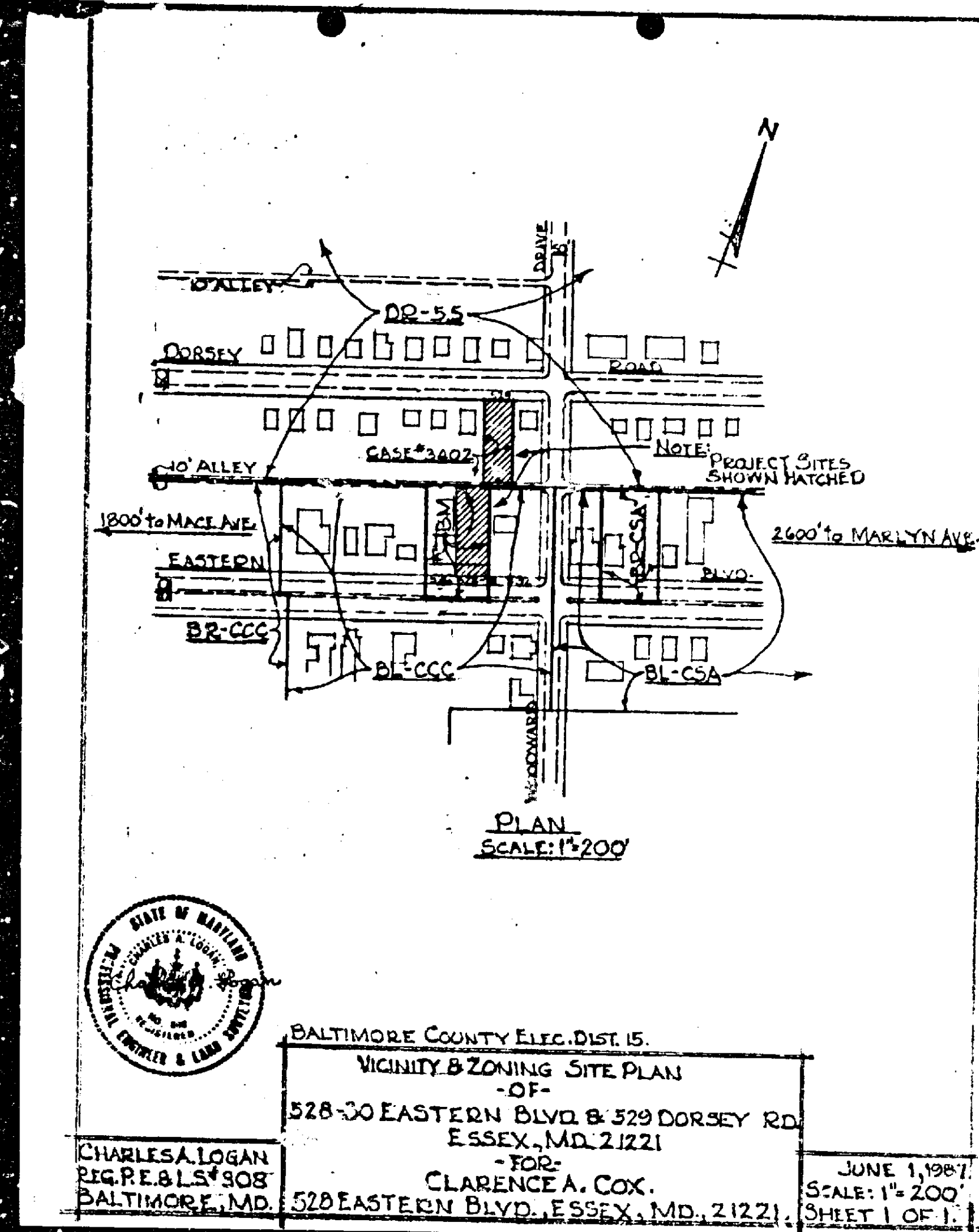
Dear Mr. Cox:

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

JED:kbb
Enclosures



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
DIRECTOR OF PLANNING AND ZONING
SUBJECT: Zoning Petition No. 88-203-X

Date: November 4, 1987

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.

Norman E. Gerber, AICP
Director of Planning and Zoning

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.

J. Robert Haines
Zoning Commissioner

Petitioner: Clarence A. Cox
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 408
Towson, Maryland 21204
494-3554

September 16, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 35 - ZAC -
Property Owner: - ZAC -
Location:
Existing Zoning:
Proposed Zoning:
Area:
District:

Meeting of August 4, 1987
Clarence A. Cox
N/S Eastern Blvd., 115 feet W
centerline Woodward Drive
B.M.
Special Exception for living
quarters in a commercial building
for 4 apartments on the second floor
0.1998 acres
15th Election District

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

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

August 6, 1987

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

RE: Baltimore County
Item #35
Property Owner:
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 4 apartments
on the second floor
Area: 0.1998 acres
District 15th

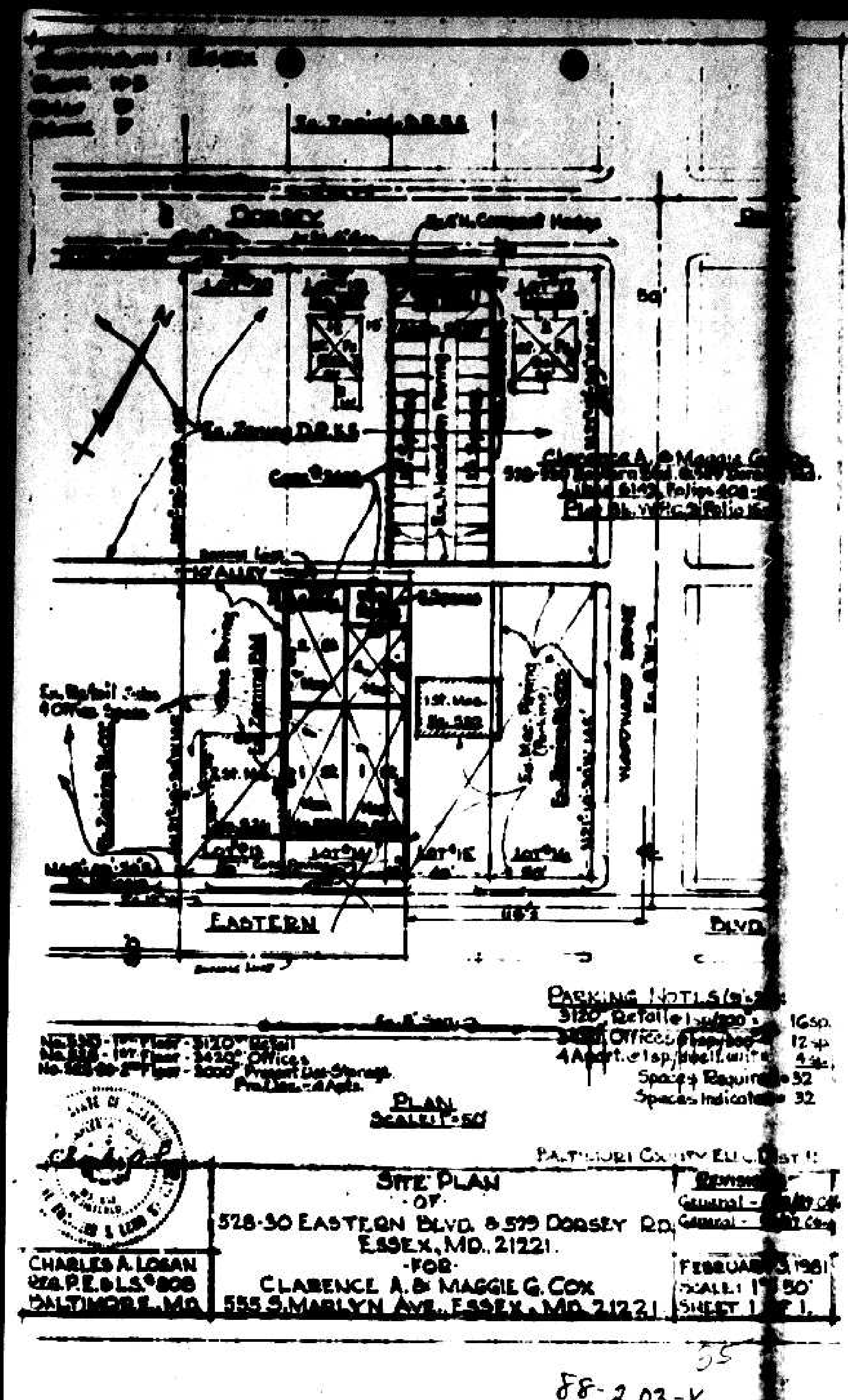
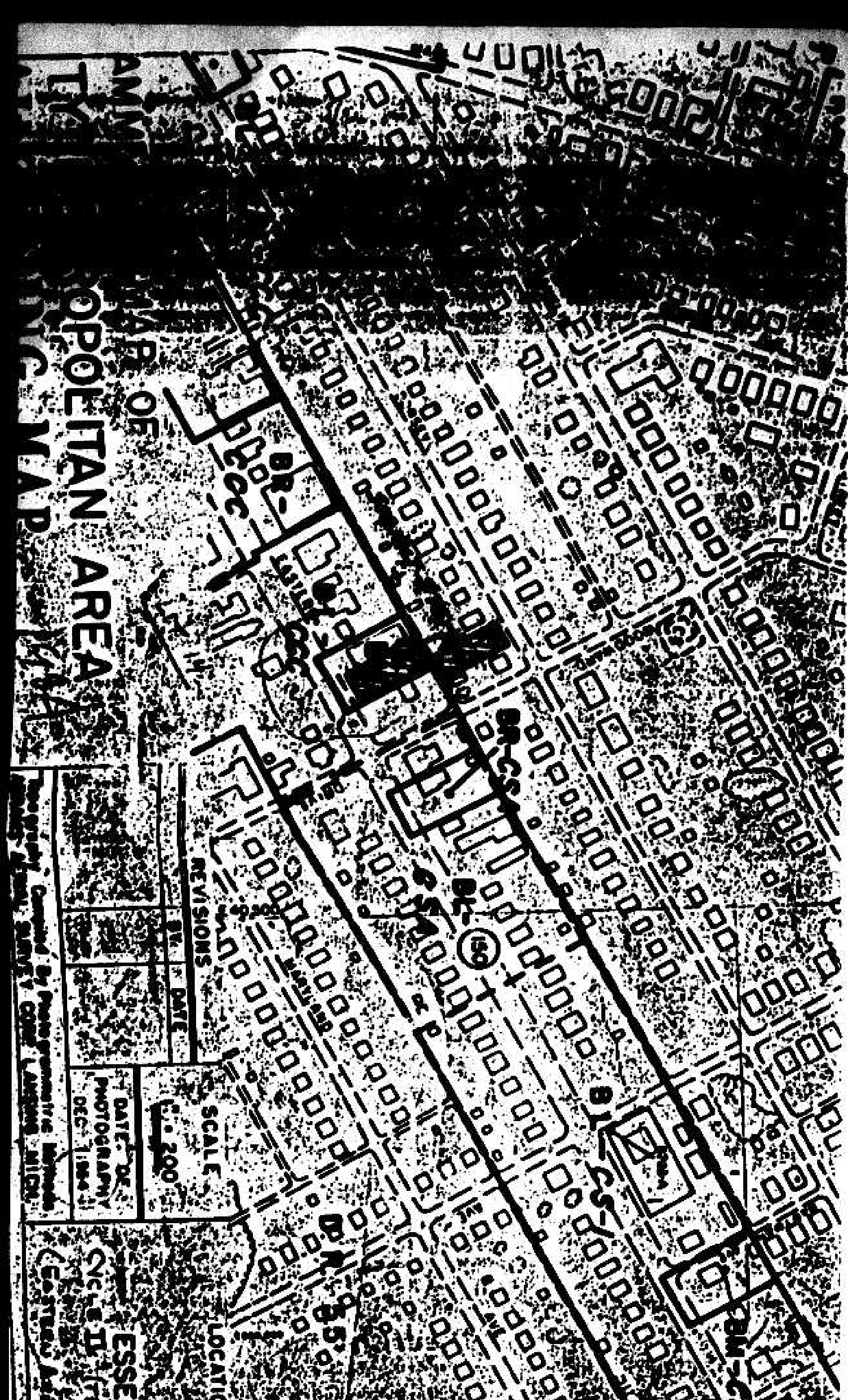
Dear Mr. Haines:

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 Meyers
John Meyers-Assistant
Bureau Chief-Engineering
Access Permits
by: George Wittman

My telephone number is 331-1330

383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-627-3688 Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
DIRECTOR OF PLANNING AND ZONING
SUBJECT: Zoning Petition No. 88-203-X

Date: November 4, 1987

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.

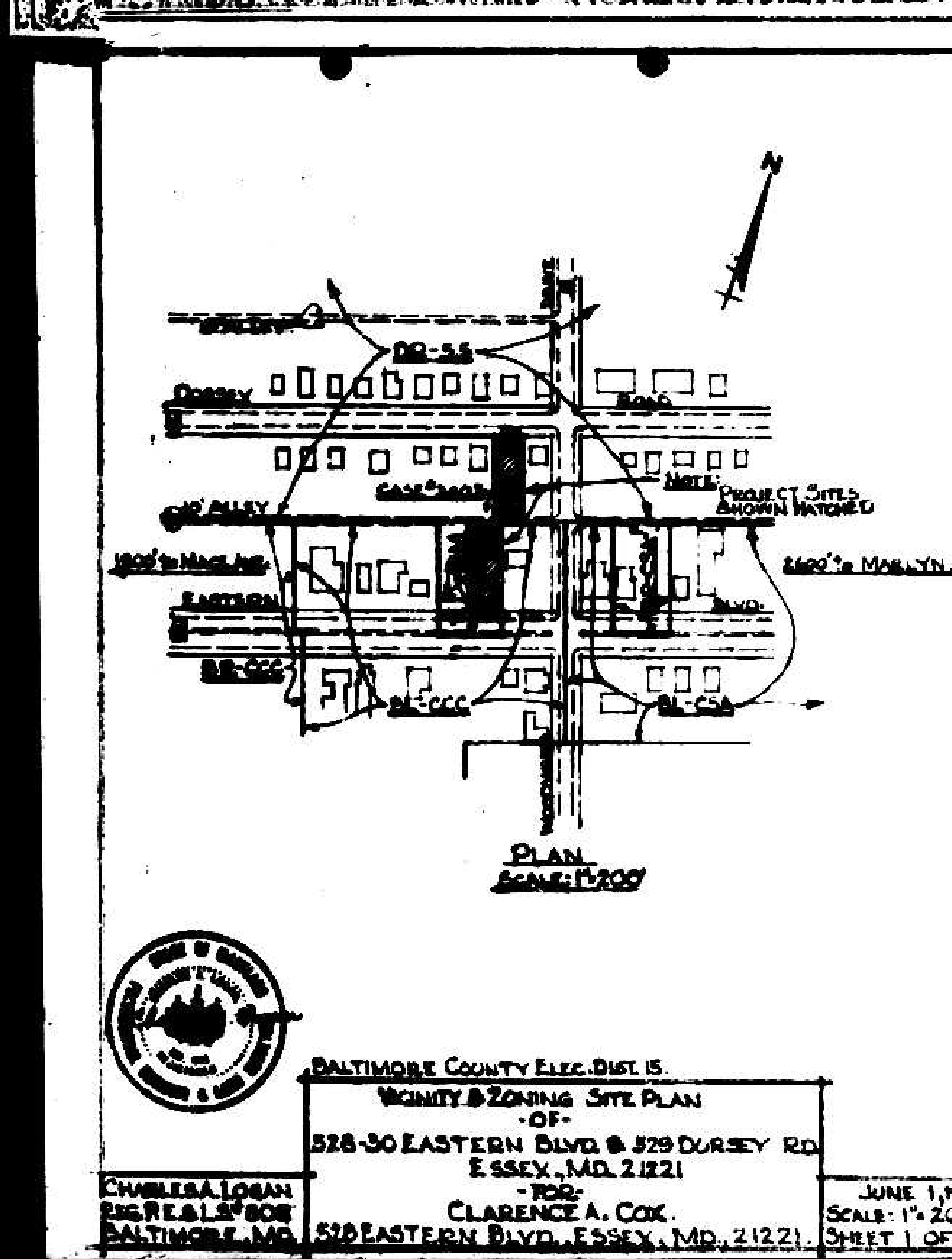
Norman E. Gerber
Norman E. Gerber, AICP
Director of Planning and Zoning

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.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Clarence A. Cox
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
204-3554

March 10, 1988

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

Item No. 288
Property Owners: - ZAC -
Location:
Existing Zoning:
Proposed Zoning:
Area:
Districts:

Meeting of February 23, 1988
Clarence A. Cox ADDITION TO 88-203X -
Parcel 1A - W/S Eastern Blvd. 115' W o/l
of Woodward Dr. Parcel 1B - S/S Dorsey Rd.
75' W o/l of Woodward Dr.
Parcel 1A - B.M.
Parcel 1B - D.K. 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 1A - 0.1998 acre
Parcel 1B - 0.1664 acre
15th Election District

Dear Mr. Haines:

Please see the comments for item number 35.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

RECEIVED
JAN 15 1988
ZONING OFFICE

MSF/pml-b

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
204-3554

September 16, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 35
Property Owners: -ZAC-
Location:
Existing Zoning:
Proposed Zoning:
Area:
Districts:

Meeting of August 4, 1987
Clarence A. Cox
N/S Eastern Blvd., 115 feet W
centerline Woodward Drive
B.M.
Special Exception for living
quarters in a commercial building
for 4 apartments on the second floor
0.1998 acres
15th Election District

Dear Zoning Commissioner:

We have reviewed the submitted site plan and have the following comments:

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. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:tt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 23, 1987

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

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 Commission with recommendations as to the suitability of the requested zoning.

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

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

JED:kkb
Enclosures

Maryland Department of Transportation
State Highway Administration

August 6, 1987

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

RE: Baltimore County
Item #35
Property Owners:
Clarence A. Cox
Location: N/S Eastern
Boulevard (Marland Route
150), 115' W 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: 0.1998 acres
District 15th

RECEIVED
AUG 10 1987
ZONING OFFICE

Dear Mr. Haines:

On review of the submitted site plan (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 Meyers
John Meyers, Assistant
Bureau Chief-Engineering
Access Permits

By telephone number is 388-1430

382-7555 Baltimore Metro - 385-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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

Paul H. Reincke
Chief

August 5, 1987

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



Dennis F. Rasmussen
County Executive

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

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

EXCEEDS the maximum allowed by the Fire Department.

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

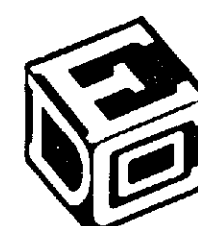
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

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

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

REVIEWER: *John F. O'Neill*
Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1



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:

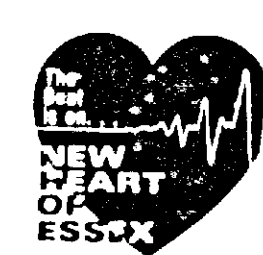
This letter is to document the Essex Development Corporation's support for your special exception request to install four apartments at 528 Eastern Boulevard in Essex. The Board of Directors of EDCO feel that the apartments will be beneficial to the community as they will be used for senior citizens 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,

Joseph Eikenberg, Jr.
Joseph Eikenberg, Jr.
President

JE:cs

JAN 23 1988



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 congestion than if it were used for commercial purposes. I also applaud your unique idea of leasing 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

Sincerely,

Gary L. Jennings
Gary L. Jennings

FEB 17 1988

PETITIONER'S EXHIBIT 5

FLEMING & SHEELEY, INC.

101 MARGARET AVENUE • ESSEX, MARYLAND 21221 • 687-4884

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 are 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 solely 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,

Morris Schuchman
Morris Schuchman
President

PETITIONER'S EXHIBIT 6

LAW FIRM
Romacka, Contrum, Horgan & Fox

IRVINGTON FEDERAL BUILDING
808 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 686-8274

ROBERT J. ROMACKA
JOHN B. CONTRUM
JOHN O. HORGAN
CHARLES E. FOX, III
DONALD E. BRAND
DONALD H. SHEPPY

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,

/s/
John B. Contrum

JBG:kb
cc: 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.

LAW FIRM

Romacka, Contrum, Horgan & Fox

IRVINGTON FEDERAL BUILDING
808 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 686-8274

ROBERT J. ROMACKA
JOHN B. CONTRUM
JOHN O. HORGAN
CHARLES E. FOX, III
DONALD E. BRAND
DONALD H. SHEPPY

November 24, 1987

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

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Thank you for your anticipated cooperation in this matter.

Very truly yours,

/s/
John B. Contrum

JBG:kb

Postpone & Reschedule AMN 11/24/87 4:10p 11/24/87

RECEIVED
NOV 24 1987
ZONING OFFICE

LAW FIRM

Romacka, Contrum, Horgan & Fox

IRVINGTON FEDERAL BUILDING
808 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 686-8274

ROBERT J. ROMACKA
JOHN B. CONTRUM
JOHN O. HORGAN
CHARLES E. FOX, III
DONALD E. BRAND
DONALD H. SHEPPY

February 15, 1988

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 maneuverability 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. Contrum
John B. Contrum

JBG/kmc

February 9, 1988

To Whom It May Concern:

This letter is in reference to a request from Mr. Clarence Cox for the rezoning of his property at 528 Eastern Avenue.

On the property alongside of the parking lot which is situated behind Mr. Cox's building. The parking lot address would be 528 Dorsey Avenue. I own 531 Dorsey Avenue I also own a 3 apartment building at 528 N. Woodward St. which is one block away from the subject property.

Mr. Cox has indicated to me that he would like to convert his building into a 4 apt. bldg. that it would be a nice way for the tenants of these apartments to park in this lot which he owns.

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,
MARK WILLIAM STUCKE

Mark William Stucke
2/1/88

PETITIONER'S EXHIBIT 7

Baltimore County
Fire Department
Towson, Maryland 21204-0000
494-0000

Paul H. Reiche
Chief

August 5, 1987

Mr. Arnold Johnson
Soning Commissioner
Office of Planning and Soning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Clarence A. Cox

Location: N/S Eastern Blvd., 115' W. c/I Woodard Drive

Item No.: 35 Soning 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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: *John F. O'Neill*
Special Inspection Division Fire Prevention Bureau

/s/



ESSEX DEVELOPMENT CORPORATION
400 Eastern Blvd. • Essex, MD 21221 • 407-0000

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,

Joseph Eikenberg, Jr.
Joseph Eikenberg, Jr.
President

JEC:ca

JAN 29 1988



THE FLEMING & SHEELEY CORPORATION

401 Eastern Boulevard • Essex, Maryland 21221 • (301) 402-0000

February 8, 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 congestion than if it were used for commercial purposes. I also applaud your unique idea of leasing 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.

Sincerely,

Gary L. Jennings
Gary L. Jennings

FEB 17 1988

PEPPER'S EXHIBIT 5

FLEMING & SHEELEY, INC.

101 MARGARET AVENUE • ESSEX, MARYLAND 21221 • 407-4004

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 are 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 solely 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,
Morris Schechman
Morris Schechman
President

PEPPER'S EXHIBIT 6

LAW FIRM
Romatha, Contrum, Hennegan & Fox

REYNOLDS FEDERAL BUILDING
400 EASTERN BLVD. 14TH FLOOR
ESSEX, MARYLAND 21221
TELEPHONE (301) 407-0074

ROBERT J. ROMATHA
JOHN B. CONTRUM
JOHN D. HENNEGAN
CHARLES E. FOX, III
DONALD E. HENRY

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,

/s/
John B. Contrum

JBC:kb
cc: 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.

LAW FIRM
Romatha, Contrum, Hennegan & Fox

REYNOLDS FEDERAL BUILDING
400 EASTERN BLVD. 14TH FLOOR
ESSEX, MARYLAND 21221
TELEPHONE (301) 407-0074

ROBERT J. ROMATHA
JOHN B. CONTRUM
JOHN D. HENNEGAN
CHARLES E. FOX, III
DONALD E. HENRY

November 24, 1987

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

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Clarence Cox

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Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Contrum

JBC:kb

*Reschedule
to Dec 1st
AMN
12/1/87
12/1/87*

RECEIVED
ZONING OFFICE

LAW FIRM
Romatha, Contrum & Hennegan

REYNOLDS FEDERAL BUILDING
400 EASTERN BLVD. 14TH FLOOR
ESSEX, MARYLAND 21221
TELEPHONE (301) 407-0074

ROBERT J. ROMATHA
JOHN B. CONTRUM
JOHN D. HENNEGAN
CHARLES E. FOX, III
DONALD E. HENRY

February 15, 1988

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 maneuverability 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. Contrum
John B. Contrum

JBC/kmc

FEBRUARY 9, 1988

To Whom it may concern.

This letter is in reference to a request from Mr. Clarence Cox for the rezoning of his property at 528 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 Dorsey Avenue. I own 531 Dorsey Avenue. I also own a 3 apartment building at 202 N. Woodard Dr. which is one block away from the subject property.

Mr. Cox has informed me that he would like to convert his building into 4 apartments. He also told me 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 rezoning of this property into 4 apartments. Nor any objections to the tenants parking in the lot.

THANK YOU,
MARK WILLIAM BROCKER

Mark William Brocker
2/9/88

PEPPER'S EXHIBIT 7

February 15, 1988

DEBBY A. ROMACK
 JOHN B. GONTRUM
 JOHN C. HENNEGAN
 DONALD S. GIFFY
 JAMES E. FULLER
 THOMAS H. BOYD

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

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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
 John B. Gontrum

JBG/kmc

January 13, 1988

DEBBY A. ROMACK
 JOHN B. GONTRUM
 JOHN C. HENNEGAN
 DONALD S. GIFFY
 JAMES E. FULLER
 THOMAS H. BOYD

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
 Karen E. Becker,
 Secretary to John B. Gontrum

KEB/kmc

Enclosure

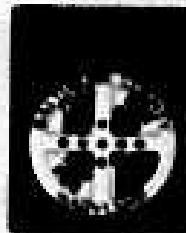
RECEIVED
 JAN 19 1988
 ZONING OFFICE

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

J. Robert Haines
 Zoning Commissioner

December 22, 1987

John B. Gontrum, Esq.
 Romack, Gontrum, Hennegan & Foss
 809 Eastern Boulevard
 Essex, Maryland 21221


 Dennis F. Rasmussen
 County Executive

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.

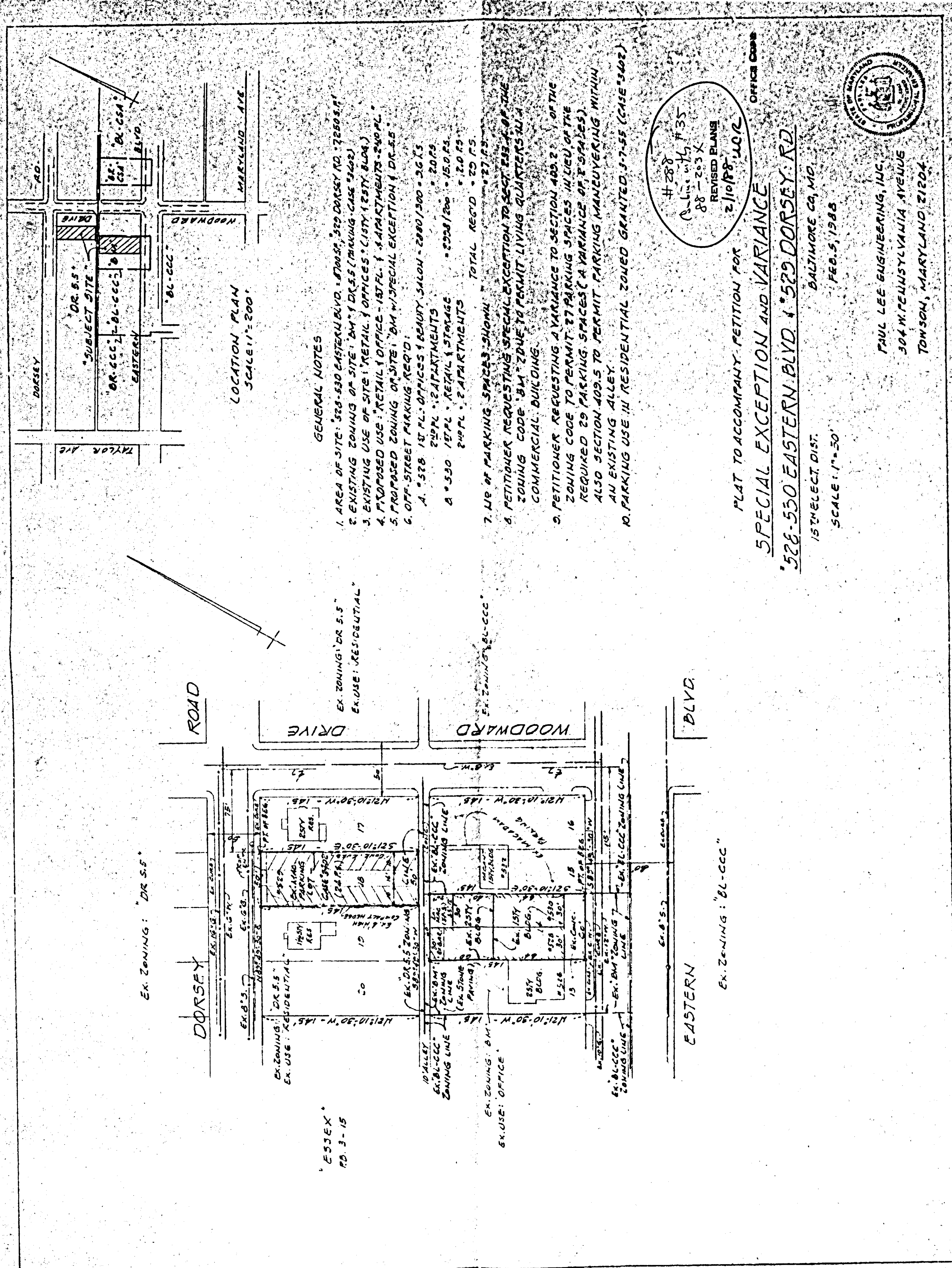
Although your request reached us in time to save your client the posting fee, unfortunately, such time was too late to halt the newspaper advertisements relative to the December 1, 1987 date.

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

Thank you for your prompt attention and cooperation

Very truly yours,

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County



LAW FIRM
Romada, Lenz & Henegan
 800 EASTERN BOULEVARD
 EAGER, MARYLAND 21204
 TELEPHONE (301) 886-8571

February 15, 1988

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.

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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
 John B. Gontrum

JBG/kmc

LAW FIRM
Romada, Lenz & Henegan
 800 EASTERN BOULEVARD
 EAGER, MARYLAND 21204
 TELEPHONE (301) 886-8571

January 13, 1988

RE: 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
 Karen E. Becker,
 Secretary to John B. Gontrum

KEB/kmc

Enclosure

RECEIVED
 JAN 19 1988
 ZONING OFFICE

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3333
 J. Robert Haines
 Zoning Commissioner

December 22, 1987

John B. Gontrum, Esq.
 Romada, Lenz & Henegan & Foss
 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.

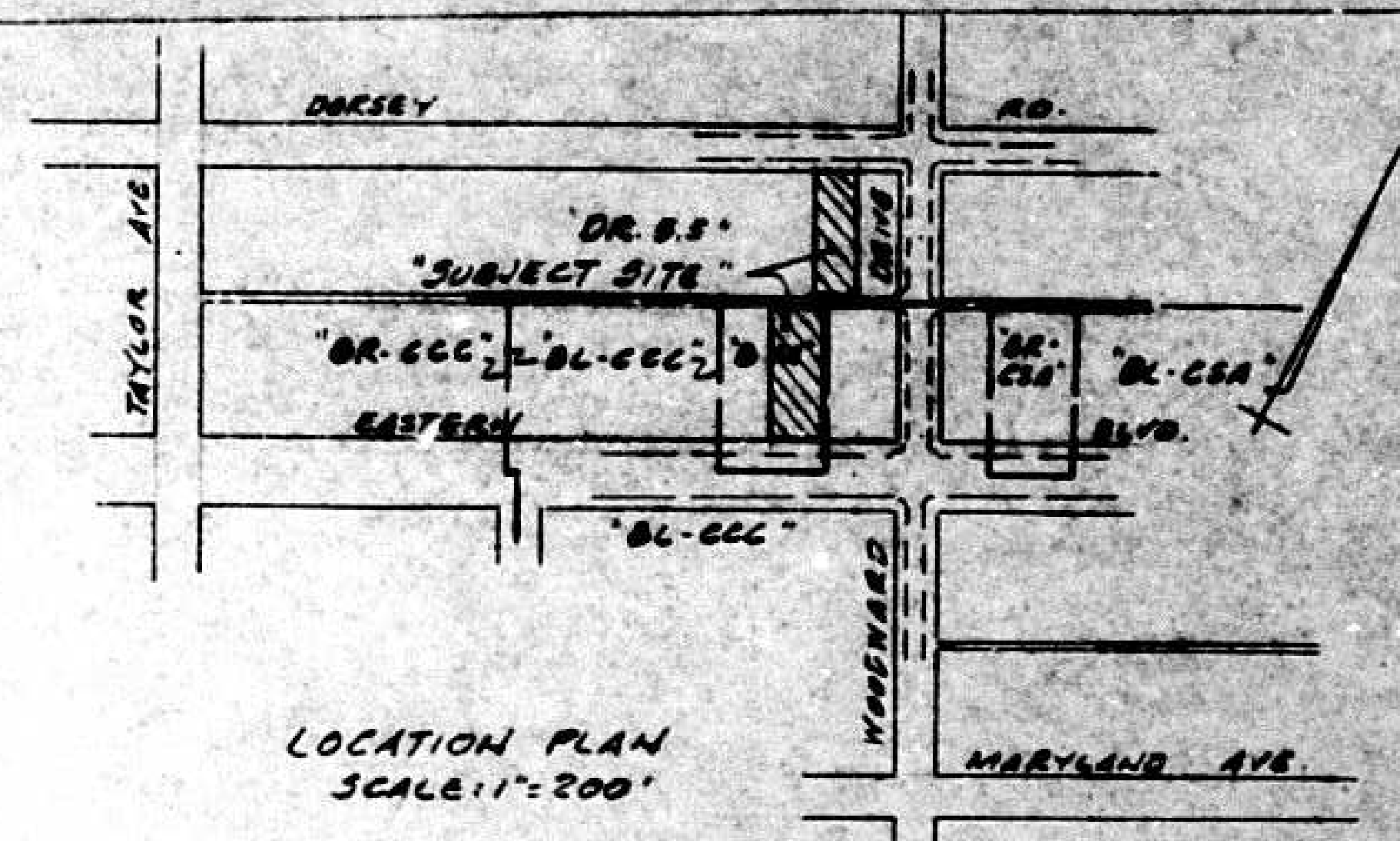
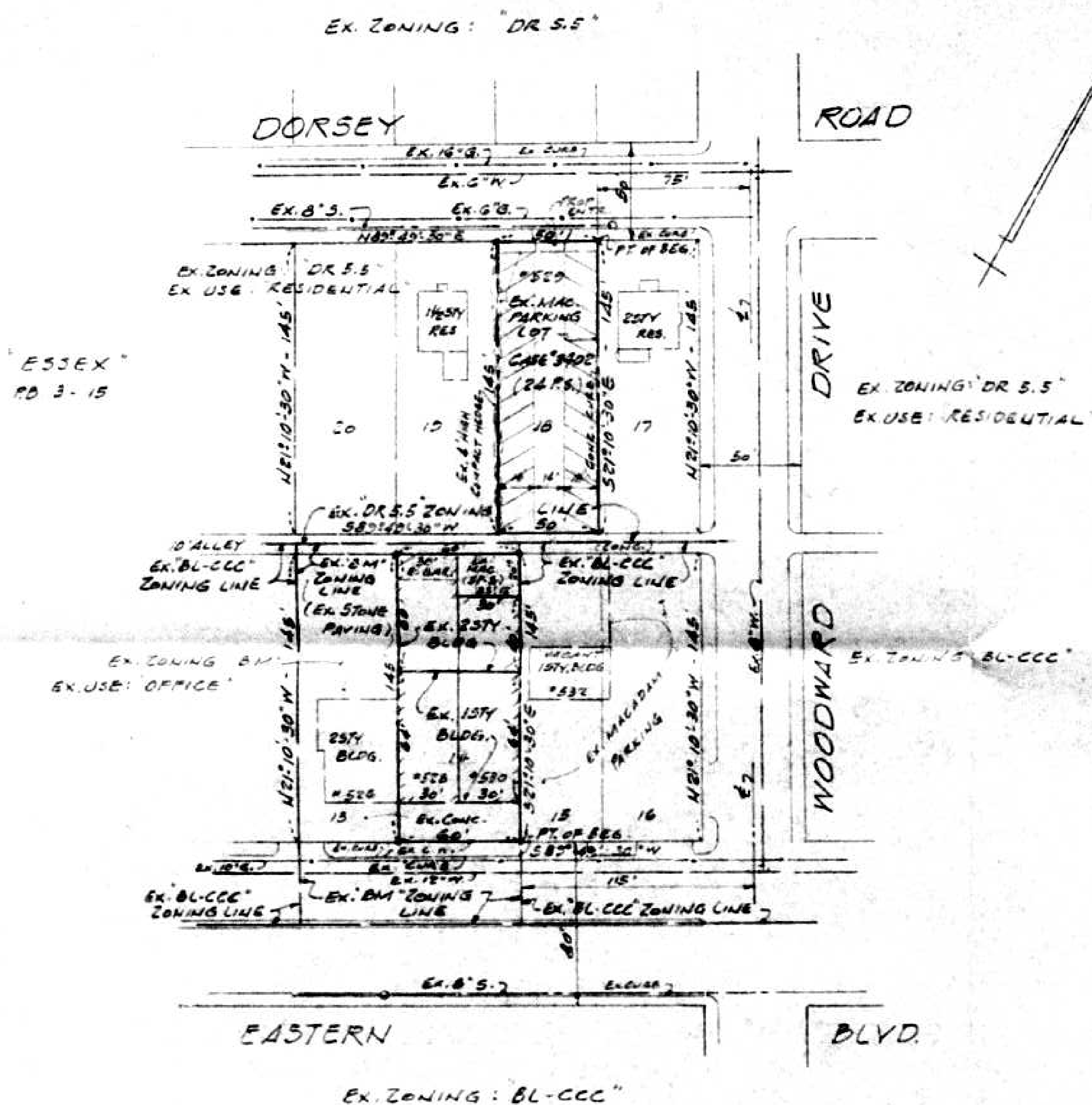
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Thank you for your prompt attention and cooperation.

Very truly yours,

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County



GENERAL NOTES

1. AREA OF SITE: 528-530 EASTERN BLVD. - 87,000 SQ. FT., 529 DORSEY RD. - 28,000 SQ. FT.
2. EXISTING ZONING OF SITE: "DM" & "DR S.E." (PARKING - CASE "9402")
3. EXISTING USE OF SITE: RETAIL & OFFICES (1ST FLY & 2ND FLY BLDG.)
4. PROPOSED USE: RETAIL & OFFICE - 1ST FLY & 4 APARTMENTS - 2ND FLY
5. PROPOSED ZONING OF SITE: "DM" WITH SPECIAL EXCEPTION & "DR S.E."
6. OFF-STREET PARKING REQ'D:

A. 528 1ST FLY - OFFICES & BEAUTY SALON - 2000/300 - 36 RS	
2ND FLY - 2 APARTMENTS	20 RS
B. 530 1ST FLY - RETAIL & STORAGE	2000/200 - 15.0 RS
2ND FLY - 2 APARTMENTS	20 RS
TOTAL REQ'D - 29 RS	
7. NO. OF PARKING SPACES SHOWN - 27 RS
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO SET BACK OF THE ZONING CODE "DM" ZONE TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING.
9. PETITIONER REQUESTING A VARIANCE TO SECTION 409.2 OF THE ZONING CODE TO PERMIT 27 PARKING SPACES IN LIEU OF THE REQUIRED 29 PARKING SPACES (A VARIANCE OF 2 SPACES). ALSO SECTION 409.5 TO PERMIT PARKING MANEUVERING WITHIN AN EXISTING ALLEY.
10. PARKING USE IN RESIDENTIAL ZONED GRANTED 3-7-55 (CASE "9402")

#288
Online with #35
88-203X
REVISED PLAN
2/10/88 WCR

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION AND VARIANCE
"528-530 EASTERN BLVD. & 529 DORSEY RD."

15TH ELECT. DIST.

SCALE: 1"=50'

BALTIMORE CO., MD.

FEB. 5, 1988

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

