

IN RE: PETITION FOR ZONING VARIANCE
900' SW of Western Run Road;
NW of Westcroft Court
(1201 Western Run Road)
9th Election District
3rd Councilmanic District
St. Luke Health Ministries, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-457-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioner requests relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn) to be larger than the principal building on the lot; from Section 400.1 to permit an existing accessory structure (shed) to be located in the front yard in lieu of the required rear yard; and from Section 400.3 to permit an existing accessory structure (barn) with a height of 27 feet in lieu of the permitted 15 feet, all as more particularly described on Petitioner's Exhibit 1.

The Petitioner, by Ronald L. Baquil, on behalf of the Western Run Partnership, Contract Purchaser, appeared, testified and was represented by Robert W. Cannon, Esquire. Also appearing on behalf of the Petition were Patrick M. Shelley, with Semmes, Bowen & Semmes, and Geoffrey C. Schultz, McKee and Associates. There were no Protestants.

Testimony indicated that the subject property, known as 1201 Western Run Road, consists of 6.64 acres, zoned R.C. 4, and is improved with a dwelling, barn and shed in accordance with Petitioner's Exhibit 1. The Petitioner filed the instant Petition in order to legalize the existing barn and shed which have existed on the property for some time and do not meet current zoning regulations as to height and location require-

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ments. Testimony indicated that the barn, which is approximately 80 years old, is 27 feet in height, and the shed, which is approximately 12 years old, is located in the front yard. Furthermore, the subject barn is larger than the principal dwelling. Accordingly, the relief requested is necessary in order to bring the property into compliance with current zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the require-

- 2 -

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ments from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of July, 1992 that the Petition for Zoning Variance requesting relief from Section 101 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (barn) to be larger than the principal building on the lot; from Section 400.1 to permit an existing accessory structure (shed) to be located in the front yard in lieu of the required rear yard; and from Section 400.3 to permit an existing accessory structure (barn) with a height of 27 feet in lieu of the permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

- 3 -

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 9, 1992

Robert W. Cannon, Esquire
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201-2773

RE: PETITION FOR ZONING VARIANCE
900' SW of Western Run Road, NW of Westcroft Road
(1201 Western Run Road)
9th Election District - 3rd Councilmanic District
St. Luke Health Ministries, Inc. - Petitioner
Case No. 92-457-A

Dear Mr. Cannon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: People's Counsel

File

Petition for Variance

to the Zoning Commissioner of Baltimore County 92-457-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and map attached hereto and made a part hereof hereby petition for a Variance from Section 101 (Definition - Accessory Building and Accessory Structure) to permit an accessory structure (Barn) larger than the principal building on the lot; Section 400.1 to permit an accessory structure (shed) to be located in the front yard in lieu of the required rear yard; and Section 400.3 to permit an accessory structure (barn) to exist with a height of 27 feet in lieu of the maximum permitted height of 15 feet.

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

Hardship
The barn and shed are existing and structurally sound, and are an integral part of the existing dwelling; however, since the proposed lot cannot be justified as a reduced acreage farm, the barns do not strictly comply with present zoning regulations.

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.

Legal Owner(s):

St. Luke Health Ministries, Inc.

(Type or Print Name)

Signature

David C. DAVES, PRES.

(Type or Print Name)

Signature

c/o Semmes, Bowen & Semmes

250 W. Pratt Street

Address

Baltimore, Maryland 21201

City and State

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

McKee & Associates, Inc.

5 Shawan Road

Hunt Valley, MD 21030

Address

Phone No.

(410) 527-1555

City and State

ATTORNEY'S OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2 HR.

AVAILABLE FOR HEARING

MON./TUE./WED. - NEXT TWO MONTHS

ALL OTHERS

DEVELOPED BY: DATE: 7/15

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

May 16, 1992

DESCRIPTION OF
1201 WESTERN RUN ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point located 900 feet southwest of the intersection of the private drive for 1201 Western Run Road and Western Run Road, said point of intersection being 1200 feet northwest of the centerline of Westcroft Court, thence running South 82° 31' 40" East 425.61 feet, South 37° 26' 32" West 615.00 feet, North 85° 54' 19" West 161.29 feet, North 82° 26' 13" West 208.55 feet, North 03° 46' 51" East 531.95 feet, and South 84° 45' 10" East 285.63 feet to the point of beginning.

Containing 289,238 square feet or 6.64 acres of land. Being known as 1201 Western Run Road and located in the Eighth Election District.



MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: June 12, 1992
Posted for: Variance
Petitioner: Western Run Partnership, St. Luke Health Ministries, Inc.
Location of property: End of private drive, 90' from Western Run Turnpike, 1200' NW of 1/2 Western Run Road, 1201 Western Run Road
Location of Sign: 5/8 corner of Western Run Road, NW front of subject property, 1201 Western Run Road
Remarks:
Posted by: S. J. Quate
Number of Signs: 1
Date of return: June 26, 1992

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CERTIFICATE OF PUBLICATION

TOWSON, MD. June 11, 1992

THIS IS TO CERTIFY, that the signed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 5 successive weeks, the first publication appearing on June 11, 1992

THE JEFFERSONIAN

S. J. Quate
Publisher

MICROFILMED

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

5/15/92

PUBLIC HEARING FEES

010 - ZONING VARIANCE FEE

LAST NAME OF OWNER: ST. LUKE HEALTH MINISTRIES, INC.

MICROFILMED

Please Make Checks Payable To:

Contract Purchaser/Lessee:

Western Run Partnership

(Type or Print Name)

Signature

3312 Paper Mill Road

Address

Phoenix, Maryland 21131

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDER RECEIVED FOR FILING

MICROFILMED 484

receipt

92-457-A

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

Date 5-15-92

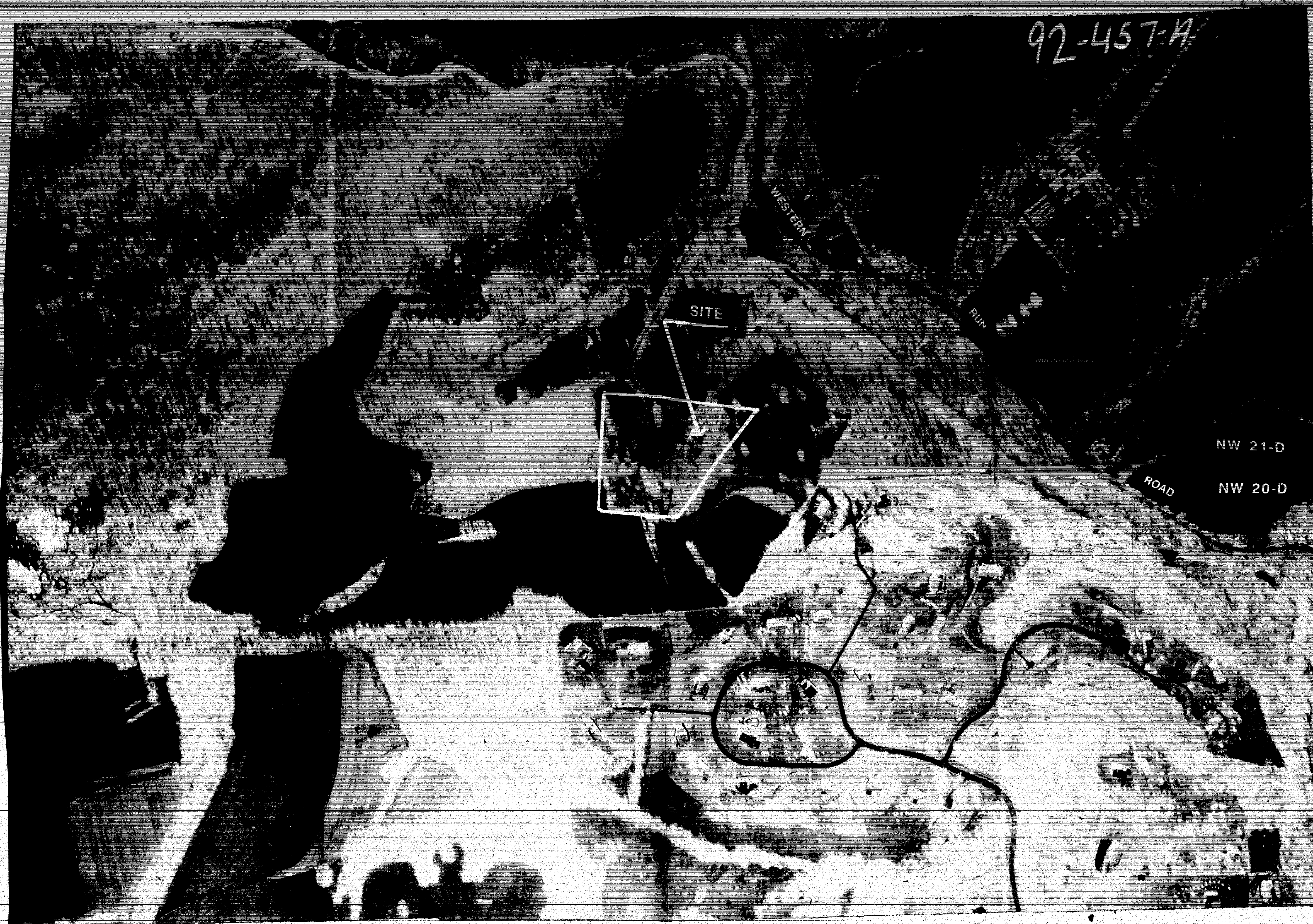
McKee & Associates, Inc.

Residential Variance Filing Fee - \$50.00

1201 Western Run Rd.

MICROFILMED

Please Make Checks/Payable To: Baltimore County \$50.00



receipt

92-457

Account: R-001-4150

Number

DATE: 6-18-92

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Public Hearing Fees

080 - POSTING SIGNS / ADVERTISING 1 - 3 \$60.40

TOTAL: \$60.40

LAST NAME OF OWNER: ST LUKE HEALTH MI

MICROFILMED

04A0-W0033MICHC \$60.40

SA C003:42PM07-01-92

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

Western Run Partnership
3312 Paper Mill Road
Phoenix, Maryland 21131

RE:
CASE #92-457-A (Item 484)
End of private drive, 90' from Western Run Turnpike, drive being 1200 ft. NW of c/l Westcroft Road
1201 Western Run Road - Proposed Nicholson's Manor
8th Election District - 3rd Councilmanic
Legal Owner(s): St. Luke Health Ministries, Inc.
Contract Purchaser(s): Western Run Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 60.40 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

cc: Robert W. Cannon, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE #92-457-A (Item 484)
End of private drive, 90' from Western Run Turnpike, drive being 1200 ft. NW of c/l Westcroft Road
1201 Western Run Road - Proposed Nicholson's Manor
8th Election District - 3rd Councilmanic
Legal Owner(s): St. Luke Health Ministries, Inc.
Contract Purchaser(s): Western Run Partnership
HEARING: WEDNESDAY, JULY 8, 1992 at 9:00 a.m. in Rm. 106, Office Building.

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Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: St. Luke Health Ministries, Inc.
McKee & Associates, Inc.
Western Run Partnership
Robert W. Cannon, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

Mr. David C. Daneker
St. Luke Health Ministries, Inc.
c/o Semmes, Bowen & Semmes
250 W. Pratt Street
Baltimore, MD 21201

RE: Item No. 484, Case No. 92-457-A
Petitioner: St. Lukes Health, et al
Petition for Variance

Dear Mr. Daneker:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of May, 1992

ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: ST. Luke Health Ministries, Inc.
Petitioner's Attorney:

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

06/08/92

Development Review Committee Response Form
Authorized signature: Dennis D. Kennedy Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493		6-1-92 NC
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482		NC
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.			NC
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor	489		NC
DED DEPRM RP STP TE			
90476 Stonegate at Patapsco (Azreal Property)			
ZOM DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

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BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen G. Swann	- Item 477
Albert F. Wocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Lukes Health Ministries	- Item 483
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Ensor	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Petition.txt

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

06/08/92

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DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor	489		NC
DED DEPRM RP STP TE			
90476 Stonegate at Patapsco (Azreal Property)			
ZOM DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

MICROFILMED

Development Review Committee Management 06/08/92
Authorized signature *M. J. Rosen* Date 6-8-92
Project Name Waiver Number Zoning Issue Meeting Date
✓ Herbert H. And Betty Rosen 491 6-1-92
DED DEPRM RP STP TE *NO COMMENTS*
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt. Inc. 492
DED DEPRM RP STP TE *NO COMMENTS*
Lawrence F. And Ruth C. Solomon 493
DED DEPRM RP STP TE *In process*
Dorothy S. Hunter 482 *Written Comments*
DED DEPRM RP STP TE
✓ St. Luke Health Ministries, Inc. *NO COMMENTS*
DED DEPRM RP STP TE
Gene Nelson And Paulette Ensor 489
DED DEPRM RP STP TE *In process*
COUNT 16
FINAL TOTALS
COUNT 28
*** END OF REPORT ***

MICROFILMED

Baltimore County Government Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500 (301) 887-4500
MAY 27, 1992
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: ST. LUKE HEALTH MINISTRIES, INC.
Location: #1201 WESTERN RUN ROAD
Item No. 484 (JJS) Zoning Agenda: JUNE 1, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division
JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

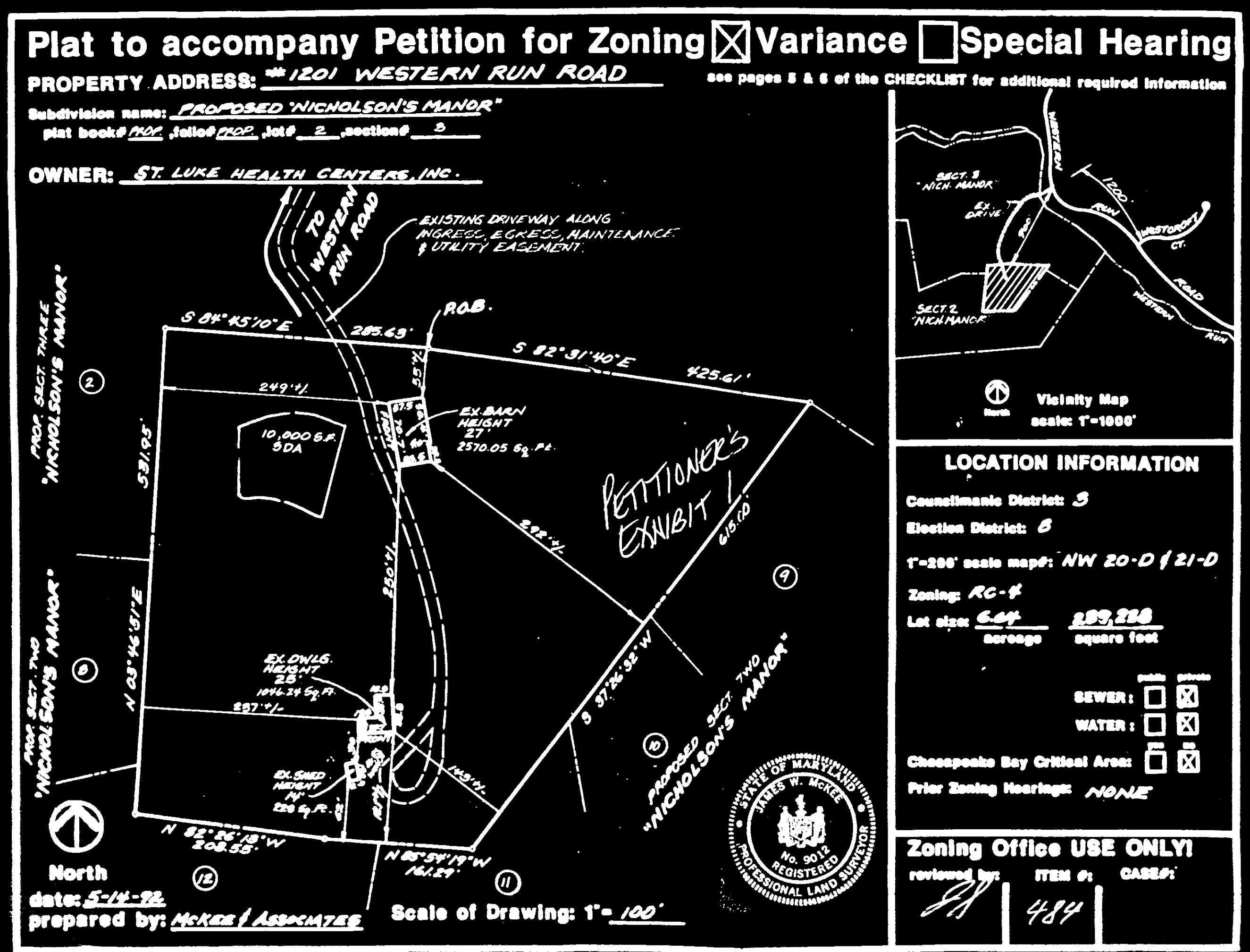
MICROFILMED

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8816
June 2, 1992
Mr. Arnold Jablon
Director of Zoning Administration
and Development Management
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204
Re: Item No. 484
Case No. 92-457-A
Dear Director Jablon:
Ron Baquil has advised me that he has presented a
Petition for a Variance more particularly described above. Please
consider this letter as my Entry of Appearance on behalf of the
Petitioner with respect to this matter.
Sincerely yours,
Robert W. Cannon
Robert W. Cannon
0345p/0081/ksm
cc: Mr. Ronald L. Baquil

RECEIVED
JUN 3 1992
ZONING OFFICE

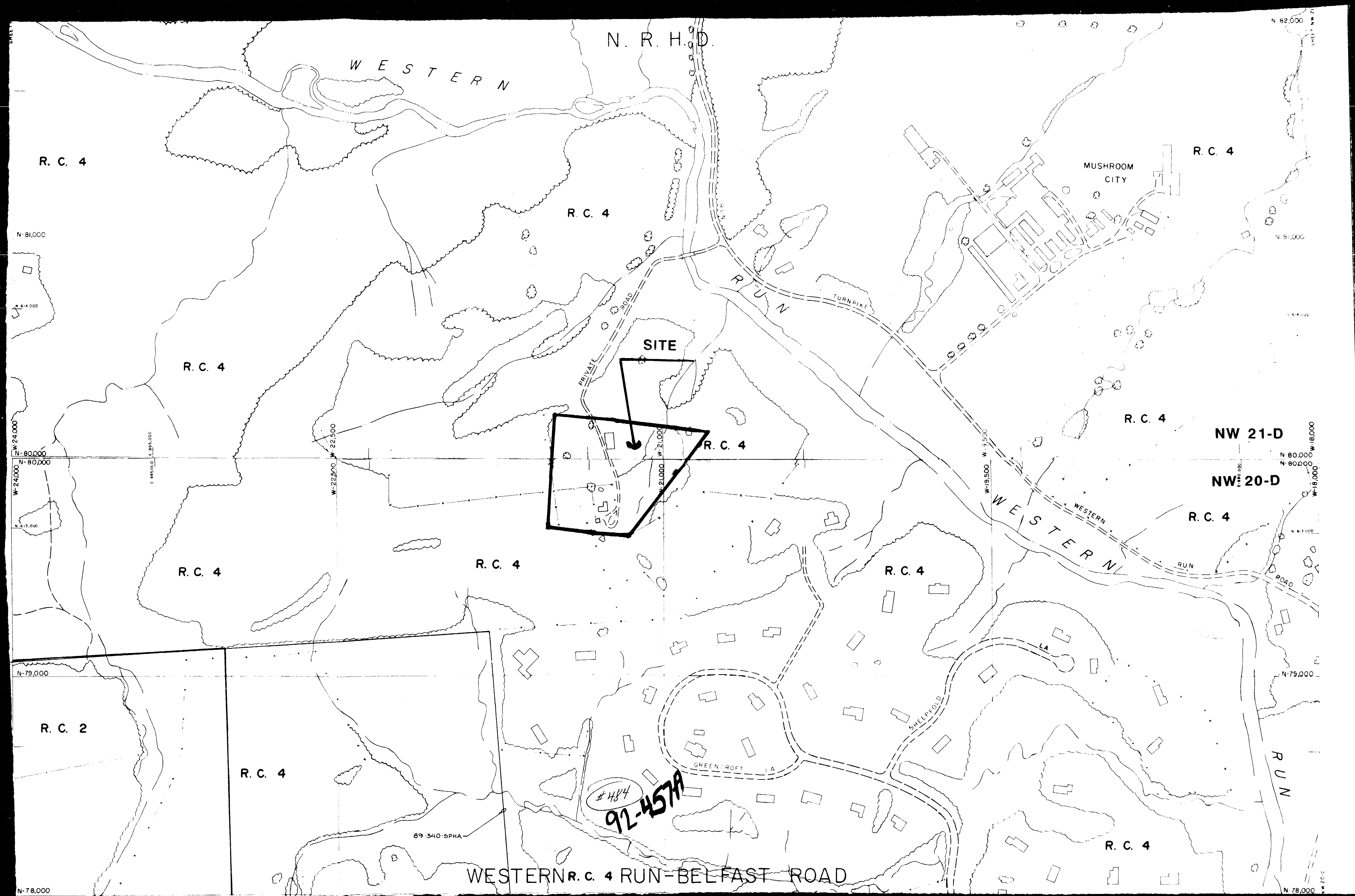
MICROFILMED

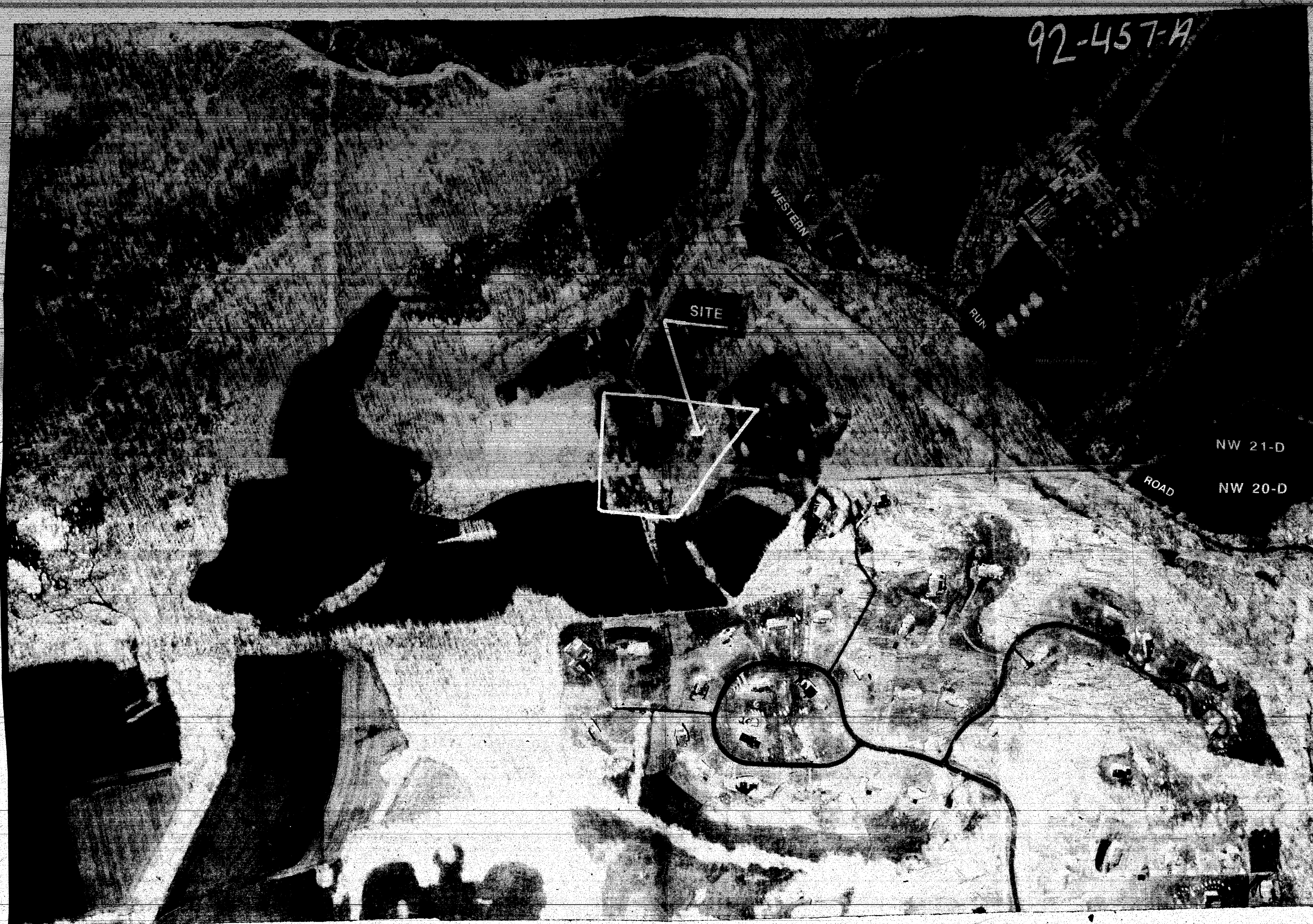
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Ron Baquil *3312 Pocomoke Rd. Pocomoke, MD*
GEORGE C. SCHULTZ *5 SHAWAN RD. HURLEY, VA*
PATRICK M. SHANEY *250 W. BRIGHT ST. LAIT, MD*
Bob Cannon



92-457-A

MICROFILMED





receipt

92-457

Account: R-001-4150

Number

DATE: 6-18-92

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Public Hearing Fees

080 - POSTING SIGNS / ADVERTISING 1 - 3 \$60.40

TOTAL: \$60.40

LAST NAME OF OWNER: ST LUKE HEALTH MI

MICROFILMED

04A0-W0033MICHC \$60.40

SA C003:42PM07-01-92

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

DATE: 6-18-92

Western Run Partnership
3312 Paper Mill Road
Phoenix, Maryland 21131

RE:
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Dear Petitioner(s):

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ARNOLD JABLON
DIRECTOR

cc: Robert W. Cannon, Esq.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 5, 1992

NOTICE OF HEARING

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Lawrence E. Schmidt
Zoning Commissioner of Baltimore County

cc: St. Luke Health Ministries, Inc.
McKee & Associates, Inc.
Western Run Partnership
Robert W. Cannon, Esq.
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

June 24, 1992

(410) 887-3353

Mr. David C. Daneker
St. Luke Health Ministries, Inc.
c/o Semmes, Bowen & Semmes
250 W. Pratt Street
Baltimore, MD 21201

RE: Item No. 484, Case No. 92-457-A
Petitioner: St. Lukes Health, et al
Petition for Variance

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Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 15th day of May, 1992

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: ST. Luke Health Ministries, Inc.

Petitioner's Attorney:

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

06/08/92

Development Review Committee Response Form

Authorized signature: Dennis D. Kennedy Date: 6/8/92

Project Name	Waiver Number	Zoning Issue	Meeting Date
✓ Lawrence F. And Ruth C. Solomon	493		6-1-92 NC
DED DEPRM RP STP TE			
✓ Dorothy S. Hunter	482		NC
DED DEPRM RP STP TE			
✓ St. Luke Health Ministries, Inc.			NC
DED DEPRM RP STP TE			
✓ Gene Nelson And Paulette Ensor	489		NC
DED DEPRM RP STP TE			
Stonegate at Patapsco (A2real Property)			
90476			
ZOM DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: June 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - June 1, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George S. Nyquist	- Item 474
Stephen G. Swann	- Item 477
Albert F. Wocar Jr.	- Item 478
Maryland Marine Mfg. Co.	- Item 479
Robert C. Eppig	- Item 480
James R. Porter	- Item 481
Dorothy S. Hunter	- Item 482
St. Lukes Health Ministries	- Item 483
Williams Estates	- Item 487
John M. Jacob	- Item 488
Gene Ensor	- Item 489
Lawrence F. Solomon	- Item 493

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

6.5.92.txt
Petition.txt

MICROFILMED

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

06/08/92

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ZOM DED RP TE (Waiting for developer to submit plans first)			
COUNT 17			
FINAL TOTALS			
COUNT 17			
*** END OF REPORT ***			

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Development Review Committee Management 06/08/92
Authorized signature *M. J. Rosen* Date 6-8-92
Project Name Waiver Number Zoning Issue Meeting Date
✓ Herbert H. And Betty Rosen 491 6-1-92
DED DEPRM RP STP TE *NO COMMENTS*
✓ Meadows Park Ltd. Prtnrsh Russel Asset Mgt. Inc. 492
DED DEPRM RP STP TE *NO COMMENTS*
Lawrence F. And Ruth C. Solomon 493
DED DEPRM RP STP TE *In process*
Dorothy S. Hunter 482 *Written Comments*
DED DEPRM RP STP TE
✓ St. Luke Health Ministries, Inc. *NO COMMENTS*
DED DEPRM RP STP TE
Gene Nelson And Paulette Ensor 489
DED DEPRM RP STP TE *In process*
COUNT 16
FINAL TOTALS
COUNT 28
*** END OF REPORT ***

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Baltimore County Government Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500 (301) 887-4500
MAY 27, 1992
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: ST. LUKE HEALTH MINISTRIES, INC.
Location: #1201 WESTERN RUN ROAD
Item No. 484 (JJS) Zoning Agenda: JUNE 1, 1992
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: *Carl J. J. J.* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division
JP/KEK

RECEIVED
MAY 29 1992
ZONING OFFICE

MICROFILMED

WEINBERG AND GREEN
ATTORNEYS AT LAW
100 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-2773
(410) 332-8816
June 2, 1992
Mr. Arnold Jablon
Director of Zoning Administration
and Development Management
Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204
Re: Item No. 484
Case No. 92-457-A
Dear Director Jablon:
Ron Baquil has advised me that he has presented a Petition for a Variance more particularly described above. Please consider this letter as my Entry of Appearance on behalf of the Petitioner with respect to this matter.
Sincerely yours,
Robert W. Cannon
Robert W. Cannon
0345p/0081/ksm
cc: Mr. Ronald L. Baquil

RECEIVED
JUN 3 1992
ZONING OFFICE

MICROFILMED

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET
NAME ADDRESS
Ron Baquil *3312 Pocomoke Rd. Pocomoke, MD 21131*
GEORGE C. SCHULTZ *5 SHAWAN RD. HURLEY, VA 22063*
PATRICK M. SHAWAN *250 W. BRIGHT ST. LAUREL, MD 20704*
Bob Cannon

