

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3303

ZONING HEARING ACTIVITIES AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be certified directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Calvin
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No. 279

Petitioner: Robert G. Cammell

Location: 2702-A OLD NORTH POINT ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert G. Cammell

ADDRESS: 2702-A OLD NORTH POINT ROAD
DUNDALK, MD. 21222

PHONE NUMBER: 282-4603

Atty: (Revised 04/09/93)

TO: PETITION FILING OFFICE
February 3, 1994 Issue - Information

Please forward billing to:

Robert Cammell
2702-A Old North Point Road
Dundalk, Maryland 21222
282-4603

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 to hear the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 116, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-279-A (Item 279)
2702-A Old North Point Road (Site's Data Service)
180' Old North Point Road, 180' Old of Old North Point
170' Easton Station - 70' Condemned
Petitioner(s): Robert G. Cammell
HEARING: FEBRUARY 23, 1994 at 10:00 a.m. in Room 116, Old Courthouse.

Notice to allow a 2 feet, 4 inch side yard in line of the required 10 feet; and to allow a 2 feet rear yard in line of the required 10 feet.

Case Number: 94-279-A (Item 279)
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ARNOLD J. JABLON
Zoning Commissioner for Baltimore County

NOTE: (1) HEARING AND SUBSEQUENT APPEALS; FOR SPECIAL APPEALS PLEASE CALL 887-3303.
(2) FOR APPEALS CONCERNING THE FEE REVIEW BOARD, PLEASE CALL 887-3303.

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3303

JANUARY 27, 1994

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Director

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111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3303

February 16, 1994

F. Vernon Booser, Esquire
614 Bowley Avenue
Towson, Maryland 21204

RE: Case No. 94-279-A, Item No. 279
Petitioner: Robert G. Cammell
Petition for Variance

Dear Mr. Booser:

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 ensure that all parties, i.e., zoning commission, 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 application. 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 January 13, 1994, and a hearing was 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.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 1, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 31, 1994
Item No. 279

The Developers Engineering Section has reviewed the subject zoning item. This addition is subject to the Landscape Manual to the extent possible.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Section

END:

Maryland Department of Transportation
State Highway Administration

O. James Lightner
Secretary
Hal Vassell
Assistant Secretary

1-21-94

Re: Baltimore County
Item No.: 279 (JLL)

M. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for DAVID N. KATHOLY, ACTING CHIEF
Engineering Access Permit
Division

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Sailer, Deputy Director
Office of Planning and Zoning

DATE: February 9, 1994

SUBJECT: 2702-A Old North Point Road

REFERENCE:
Item Number: 279

Petitioner: Robert G. Cammell

Property Size: _____

Zoning: R.M.

Suggested Action: _____

Hearing Date: 1/1

SUMMARY OF RECOMMENDATION:

Based upon a review of the information provided, staff offers the following comments:

It is always refreshing to review a requested Variance Petition prior to the construction phase of a project. In the subject case on review once again disappointed to discover that building of the "proposed addition" has already commenced.

While it is certainly not uncommon to receive after the fact residential variance requests, business owners should, and must be held to a higher standard.

Fortunately, the proposed addition will not impact the adjacent residential community, and the site is very well maintained. Therefore, staff does not oppose the applicant's request.

Prepared by: *Jeffery M. Long*
Division Chief: *Carol Ann*
PC/SL

Baltimore County Government
Fire Department

700 East Joyce Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: ROBERT G. GEMPELL

LOCATION: NE/8 OLD NORTH POINT RD., 130' NW OF DUNDALK RD.
(2702-A OLD NORTH POINT RD., 180' S AUTO SERVICE)

Item No.: 279 (JLL) Zoning Agenda: VARIANCE

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.

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", 1991 edition prior to occupancy.

RECEIVED
JAN 27 1994
ZADM

REVIEWER: LT. ROBERT P. GALEMARD
Fire Prevention, PHONE 887-4081, MS-1100F

cc: File

John Searfoss
2707 Old North Point Rd.
Baltimore, Md. 21222

I John Seafloss owner of 2700-2702-C-2704-2707-9-11 North Point Road, which is across and on both sides of Bob's Auto Service have no objections to allowing the zoning variance two feet off of the property line.

Mr. Gemmill's construction on site has improved the character of the neighborhood and community were a derelict building once stood.

JOHN S. GALT

Stark
P. 4



