



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3333

February 8, 1994

Mr. and Mrs. Kenneth R. Pressley, Jr.
2501 McComar Avenue
Baltimore, Maryland 21222

RE: Case No. 94-281-A, Item No. 281
Petitioner: Kenneth R. Pressley, Jr., et al
Petition for Administrative Variance

Dear Mr. and Mrs. Pressley:

The Zoning Planning 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 January 14, 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 assigned 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.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-26-94

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

Re: Baltimore County
Item No. * JBI (HJK)

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. KATSON, ACTING CHIEF
State-Community Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Department for Improved Housing or Transit
1-800-735-2588 Statewide Toll Free
Baltimore Address: P.O. Box 717 • Baltimore, MD 21202-0717
Street Address: 187 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 28, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 277, 278, 281, 286, 287 and 288.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long

Division Chief: [Signature]

PK/JLW



700 East Joppa Road Suite 901
Towson, MD 21286-9509

(410) 887-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-109

RE: Property Owner: KENNETH R. PRESSLEY JR., & DARLENE F. PRESSLEY
LOCATION: 410 MCCOMAR AVE., 150' S W CENTERLINE GERMAN HILL RD.
(2501 MCCOMAR AVE.)

Item No.: 281 (HJK) Zoning Agenda: ADMINISTRATIVE 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.

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

RECEIVED
JAN 27 1994

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Prevention, PHONE 887-4681, MS-1102F

cc: File

Printed on Recycled Paper



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 21, 1994

(410) 887-4366

Congresswoman Helen Delich Bentley
Suite 400, 200 E. Joppa Road
Towson, Maryland 21286
Attn: Ms. Doris Kohar

RE: Case No. 92-281-SP28A
St. Mary's Orthodox-Catholic Church
Location: 812 Shawnee Road, 2000 Ft. E. of Beaver Dam Rd.

Dear Congresswoman Bentley:

Thank you for your letter dated July 15, 1994 regarding the above matter and your interest in same.

In that you forwarded a copy of my written opinion, dated June 7, 1994, relating to this case, I am certain that you are familiar with the issues involved. However, I would particularly point out that the principals of the Church were provided with three options within my opinion. First, they could petition this office for special exception relief in order to correct the previous deficiencies on their site plan and legitimize the existing structure. As I noted in my opinion, I felt that this option was best, in that it would give the surrounding community an opportunity for input while allowing the church an avenue to retain what had been built. Secondly, the Church has a right to appeal my decision; which they have exercised by way of their appeal to the Board of Appeals. Third and, obviously, the least desirable alternative would be to raise the building.

In any event, since the Church has decided to file an appeal, their case will be transferred to the Board of Appeals and a new hearing will be scheduled and conducted. They will be given full opportunity at that time to present their position on this matter.

Thank you for your interest in this case.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:smm
cc: Board of Appeals of Baltimore County
Basement, Old Court House
400 Washington Avenue
Towson, Maryland 21204



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3333

AUGUST 23, 1994

TO: Kenneth Pressley, Jr. and Darlene Pressley
2501 McComar Avenue
Baltimore, Maryland 21222

RE: Case No. 94-281-A (Item 281)
2501 McComar Avenue
120 Electric Boulevard - 7th Street/Calvert

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Further, with this office completes the status of this case, should reference the case number and be directed to 887-3333. This notice also serves as a reminder regarding the administrative process.

- 1) Your property will be posted on or before January 20, 1995. The closing date (February 16, 1995) to the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the notice be set in for a public hearing. We will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases regarding public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be regulated and notice of the hearing will appear in a Baltimore County newspaper. Changes related to the requesting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

[Signature]
David M. Minter

Plot to accompany Petition for Zoning Variance Special Hearing

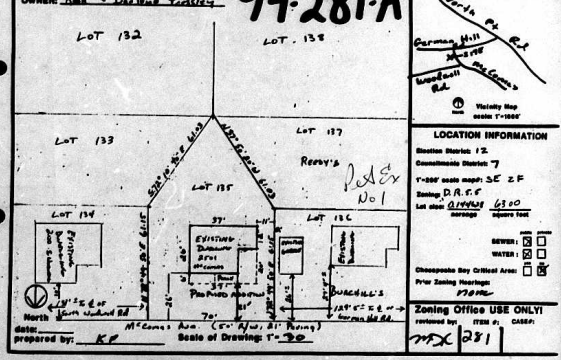
PROPERTY ADDRESS: 2501 McComar Ave

Subdivision name: Gray Stone Homes

Lot number: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

OWNER: Mrs. & Darlene Pressley

94-281-A



LOCATION INFORMATION

Section Number: 12

Commissioner Station: 7

1-888-888-8888

Lotting: D.A.F.F.

Lot area: 6120

Survey: 6120

Survey: 6120

Survey: 6120

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