IN RE: PETITION FOR SPECIAL HEARING
N/S Paper Mill Road, 1600 ft. W,
of Old York Road
2824 Paper Mill Road
10th Election District
3rd Councilmanic District
Robert Thompson, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-316-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property located at 2824 Paper Mill Road in Phoenix. The Petition is filed by Robert Thompson and Marilyn Vantosh, property owners. Special Hearing relief is requested to approve and establish the Petitioners' right to maintain, use and replace an existing storage and office structure located within the subject property, irrespective of the location of such structure with respect to the B.L.-C.R/RC.4 zone line, pursuant to Sections 101 and 500.6 of the Baltimore County Zoning Regulations (BCZR). Additionally, approval is requested of the Petitioners' right to maintain, use, repair, and renovate the aforesaid structure, in accordance with permits heretofore issued, irrespective of the location of such structure with respect to the above described zone line. The Petitioners also seek other relief as may be required to maintain, use, repair and renovate such structure. The subject property and requested relief are more particularly shown on the plan to accompany the Petition for Hearing, submitted with the Petition.

Appearing at the public hearing held for this case were Robert Thompson and Marilyn Vantosh, property owners. Also present in support of the Petition was Patrick O'Keefe, a Zoning Consultant. The Petitioners were represented by Lawrence F. Haislip, Esquire. Interested persons who appeared included Tom McDermott, Roosevelt Parker & James McCoy.

The subject property at issue is an irregularly shaped parcel, with frontage on Paper Mill Road in the Phoenix community of Baltimore County. The property is 1.085 acres in area, split zoned B.L. and R.C.4. The B.L. zoning is confined to a small rectangular area in the front of the property. The B.L. zoned portion of the property is .337 acres. The R.C.4 zoned portion of the site is .748 acres.

The property has been improved and utilized in a commercial fashion for many years. Testimony was that businesses have existed on the property since as far back as the 1940s. Once such business is a health food store which presently operates from the one story block building immediately adjacent to Paper Mill Road. This building is clearly located within the B.L. portion of the property. Apparently, the B.L. portion of the site was so zoned in recognition of the long standing commercial use on the property. Additional testimony and evidence offered was that prior to the current use as a health food store, the existing building was used as a gun shop and general store.

The rear of the B.L. portion of the lot contains an existing one story block building which was previously used for storage purposes. That building fell into a state of disrepair and was previously utilized in connection with the business operating from the building on the front portion of the property.

The property's present owners, Robert Thompson and Marilyn Vantosh, acquired the property in March of 1996. Since then, the property owners have made significant efforts to upgrade the property. The building to the rear is being renovated and a significantly sized addition (20 ft. x 24 ft.) is being constructed. Moreover, additional landscaping has been added to the site and more is planned.

Mr. Thompson apparently operates a swimming pool installation business from the building by the rear of the site. That building is used as

an office for the business. A permit was issued by the County (No. B253316) to allow Mr. Thompson to complete the renovations/repairs to that building.

In addition to the above description and history of the subject property, the zoning history of the site is also of note. In case No. 92-393-SPHA, petitions for special hearing and zoning variance were granted by Deputy Zoning Commissioner, Timothy M. Kotroco, on May 29, 1992. These petitions approved the creation of a non-density R.C.4 zoning parcel for the use of ingress and egress to the adjoining commercial site and for use as a septic reserve area for the commercial use. Zoning variances were also granted for the buildings on site for setbacks, as well as certain variances to the parking lot requirements.

The case comes before me at the present time because of a discrepancy in the location of the zoning line which defines the rear boundary of that portion of the property zoned B.L. As noted above, the property has had a commercial zone since the 1940s (See Petitioners' Exhibit No. 5). However, because of the age of Paper Mill Road and the exact location of its right of way, it is unclear whether the rear building being converted by Mr. Thompson is fully within the B.L. portion of the property. Numerous exhibits were submitted, which are now contained within the record, which show the different ways in which the area of the B.L. portion of the lot has been measured.

In my judgment, it is not within the province of the Zoning Commissioner to establish the precise location of zone lines. Obviously, these lines are established during the quadrennial process employed by the Baltimore County Council or by the County Board of Appeals, on petitions for reclassification. Nonetheless, I can, and will, determine whether a particular use is appropriate on a given site pursuant to a Petition for Special Hearing brought under Section 500.6 of the BCZR.

In this case, it is clear that a commercial use of that portion of the property which contains the existing one story block building, the existing gravel parking area and the one story block storage building (as improved) is appropriate. It is apparent that Baltimore County recognized the long standing history of that portion of the site containing those improvements and that the continued commercial/business uses of those structures is appropriate. Moreover, the B.L. zone specifically permits both office and retail uses by right.

Moreover, these continued uses are supported by the neighborhood. Mr. McCoy on behalf of the Greater Jacksonville Association testified in support of the project and the neighbors who reside in the residences nearby did not oppose continuation of the present uses. Indeed, it appears that the property owners have made efforts to upgrade the appearance of the property and that these improvements constitute a significant upgrade to the site.

For all of these reasons, the Petition for Special Hearing shall be granted and I shall so order.

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

ORDER RECEIVED FOR FILING
Date 4/9/97
By M. Nash

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of April 1997 that, pursuant to the Petition for Special Hearing, approval to establish the Petitioners' right to maintain, use and replace an existing storage and office structure located within the subject property, irrespective of the location of such structure with respect to the B.L.-C.R/RC.4 zone line, and pursuant to Sections 101 and 500.6 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to establish the Petitioners' right to maintain, use, repair, and renovate the aforesaid structure, in accordance with permits heretofore issued, irrespective of the location of such structure with respect to the above described zone line, be and is hereby GRANTED, subject, however, 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/9/87
By H. Brown

MICROFILMED

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 8, 1997

Lawrence F. Haislip, Esquire
600 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-316-SPH
Property: 2824 Paper Mill Road
Robert Thompson, et al, Petitioners

Dear Mr. Haislip:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered 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 the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
c: Mr. Robert Thompson
Ms. Marilyn Vantosh
18651 Spook Hill Road
Parkton, Md. 21120

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2824-~~2828~~ Paper Mill Road

97-316-SPH

which is presently zoned BL-CR / RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

and establish the Petitioner's right to maintain, use, repair, renovate and replace an existing storage and office structure located within the subject property, irrespective of the location of such structure with respect to the BL-CR/RC-4 zone line on the subject property, under BCZR Sections 101 and 500.6; as well as approve and establish the Petitioner's right to maintain, use, repair and renovate such structure, in accordance with permits heretofore issued, irrespective of the location of such structure with respect to the BL-CR/RC-4 zone, under general principles of estoppel as applied to the facts of the case, and under BCZR Section 500.6; and for such other relief as the hearing officer shall deem proper.

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

I, or we, agree to pay expenses of above Special Hearing 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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

Lawrence F. Haislip
(Type or Print Name)

Signature

600 Washington Avenue 823-8234
Address Phone No.

Towson MD 21204
City State Zipcode

Legal Owner(s):

Robert Thompson
(Type or Print Name)

Robert Thompson LH
Signature

Marilyn Vantosh
(Type or Print Name)

Marilyn Vantosh LH
Signature

18651 Spook Hill Road 343-1857
Address Phone No.

Parkton MD 21120
City State Zipcode

Name, Address and phone number of representative to be contacted.

Lawrence Haislip
Name

600 Washington Avenue 823-8234
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRB DATE 1-29-97

316

Zoning Administration & Development Management

ZONING DESCRIPTION
LOT FIVE

97-316-SPH

BEGINNING at a point on the northerly side of Paper Mill Road, said point lying in the proposed northerly right of way line, 40 feet northerly of the centerline of said Paper Mill Road approximately 1600 feet west of the intersection with Old York Road. Thence the following courses and distances:

1. N 27°24'03" W 188.34 feet,
2. S 70°46'16" W 69.91 feet,
3. S 07°13'47" E 6.02 feet,
4. 114.97 feet along the arc of a curve to the right having a radius of 125.00 feet,
5. S 45°28'18" W 218.02 feet,
6. 62.53 feet along the arc of a curve to the left having a radius of 40.00 feet,
7. S 44°06'02" E 48.13 feet,
8. 120.30 feet along the arc of a curve to the right having a radius of 2885.00 feet,
9. 161.87 feet along the arc of a curve to the right having a radius of 662.00 feet,
10. S 27°12'20" E 11.43 feet,
11. 20.38 feet along the arc of a curve to the right having a radius of 650.57 feet,
12. N 25°24'38" W 11.43 feet,
13. 42.65 feet along the arc of a curve to the right having a radius of 662.00 feet,
14. N 68°16'50"E 33.22 feet to the point of beginning.

Also known as 2824 Paper Mill Road and located in the Tenth Election District.

STATE OF MARYLAND
ERICH JAY SCHMITT
No. 413
REGISTERED
PROPERTY LINE SURVEYOR

-316

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 in Towson, Maryland on the property identified herein as follows:

Case #97-316-SPH
(Item 316)
2824 Paper Mill Road
N/S Papermill Road, 1600' W of Old York Road
10th Election District
3rd Councilmanic
Legal Owner(s):
Robert Thompson and
Marilyn Vantosh

Special Hearing: to approve and establish the Petitioner's right to maintain, use, repair, renovate and replace an existing storage and office structure located within the R.C.-4 zone.

Hearing: Wednesday, March 12, 1997 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/197 Feb. 13 C119564

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/13, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: ROBERT THOMPSON + MARILYN VANTOSH

Location: 2824- PAPER MILL RD.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MR. ROBERT THOMPSON

ADDRESS: 18651 SPOOK HILL RD

PARKTON MD 21120

PHONE NUMBER: 343-1857

AJ:ggs

(Revised 09/24/96)

516

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

No. 032311

Item # 316.

97-316-SPH

DATE 1-29-97. ACCOUNT R001 6150.

AMOUNT $ 250 00.

RECEIVED FROM: Miles & Stockbridge [illegible]

FOR: OSC Special Hearing $250
Total $250

MICROFILMED

B001P190475MICHRC
BA [illegible] 250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

RE: Case No.: 97-316 S.P.H.

Petitioner/Developer: ROBERT THOMPSON, ETAL

Date of Hearing/Closing: 3/12/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #2824 PAPER MILL RD.

The sign(s) were posted on 2/15/97
(Month, Day, Year)

Sincerely,

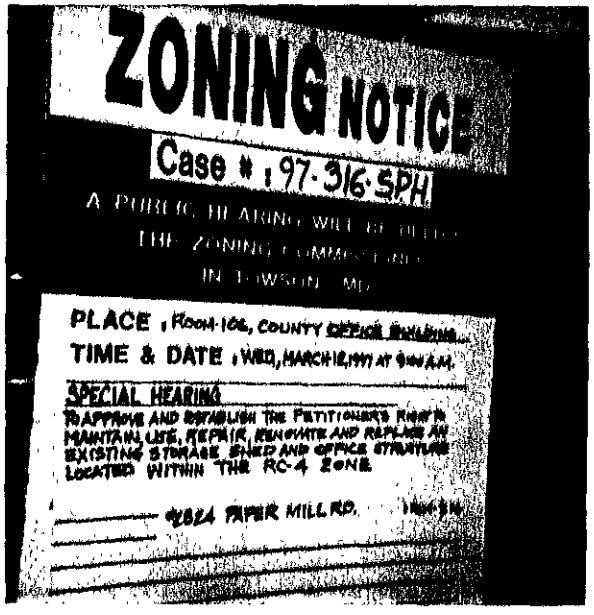
Patrick M O'Keefe 2/16/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



97-316 SPH
#2824 PAPER MILL RD.
2/15 3/12

Exhibit B

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.:_____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO DETERMINE RIGHT TO MAINTAIN AND USE AN EXISTING STORAGE/OFFICE ON SUBJECT PROPERTY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

316-

TO: PUTUXENT PUBLISHING COMPANY
2/13/97 Issue - Jeffersonian

Please foward billing to:

Mr. Robert Thompson
18651 Spook Hill Road
Parkton, MD 21120
343-1857

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-316-SPH (Item 316)
2824 Paper Mill Road
N/S Papermill Road, 1600' W of Old York Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Robert Thompson and Marilyn Vantosh

Special Hearing to approve and establish the Petitioner's right to maintain, use, repair, renovate and replace an existing storage and office structure located within the R.C.-4 zone.

HEARING: WEDNESDAY, MARCH 12, 1997 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 7, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-316-SPH (Item 316)
2824 Paper Mill Road
N/S Papermill Road, 1600' W of Old York Road
10th Election District - 3rd Councilmanic
Legal Owner(s): Robert Thompson and Marilyn Vantosh

Special Hearing to approve and establish the Petitioner's right to maintain, use, repair, renovate and replace an existing storage and office structure located within the R.C.-4 zone.

HEARING: WEDNESDAY, MARCH 12, 1997 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Robert Thompson and Marilyn Vantosh
Lawrence F. Haislip, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 25, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 4, 1997

Lawrence F. Haislip, Esquire
600 Washington Avenue
Towson, MD 21204

RE: Item No.: 316
Case No.: 97-316-SPH
Petitioner: Robert Thompson, et al

Dear Mr. Haislip:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 29, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Management

Date: February 18, 1997

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 10, 1997
Item No. 316

The Development Plans Review Division has reviewed the subject zoning item. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

RWB:HJO:cab

cc: File

ZONE49D

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/14/97

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

RE: Property Owner: ROBERT THOMPSON AND MARILYN VANTOSH

Location: N/S PAPERMILL RD. 1600' W OF OLD YORK RD. (2824 PAPER MILL RD.)

Item No.: 316 Zoning Agenda: SPECIAL HEARING

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.

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

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.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: 2-14-97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Feb. 10, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 315
316

RBS:sp

BRUCE2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

February 10, 1997

Ms Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson MD 21204

RE: Baltimore County
Item No. 316 (JRA)
2824-2828 Paper Mill Road
MD 145 (north side)
Mile Post 4.49

Dear Ms. Eubanks:

This letter is in response to your request for our review of the referenced item.

Although we have no objection to approval of the special hearing, we will require the following condition of the development.

Entrance construction shall be subject to the terms and conditions of an access permit issued by this office.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG/eu

cc: Mr. Dave Malkowski
Mr. Allan Price

My telephone number is 410-545-5600 (Fax# 333-1041)

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#311 --- JCM

1. Wording on the sign form is incorrect.

#312 --- RT

1. Notary section is incomplete.

#313 --- JCM

1. Wording on the sign form is incorrect.
2. Need title of person signing for contract purchaser.
3. Name of person signing for legal owner is illegible.
4. Need telephone number for legal owner.

#316 --- JRA

1. Need authorization for attorney to sign for legal owners.

#317 --- JLL

1. No review information on bottom of petition form.
2. No zoning indicated on folder.

#318 --- JCM

1. No zoning indicated on petition form.

February 6, 1997

RE: PETITION FOR SPECIAL HEARING 2824 Paper Mill Road, N/S Paper Mill Rd, 1600' W of Old York Road 10th Election District, 3rd Councilmanic Robert Thompson and Marilyn Vantosh Petitioners	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 97-316-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Lawrence F. Haislip, Esq., 600 Washington Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

LAW OFFICES
MILES & STOCKBRIDGE
A PROFESSIONAL CORPORATION
600 WASHINGTON AVENUE
TOWSON, MARYLAND 21204-3965
TELEPHONE 410-821-6565
FAX 410-823-8123

10 LIGHT STREET
BALTIMORE, MD 21202-1487

300 ACADEMY STREET
CAMBRIDGE, MD 21613-1865

101 BAY STREET
EASTON, MD 21601-2718

11350 RANDOM HILLS ROAD
FAIRFAX, VA 22030-7429

30 WEST PATRICK STREET
FREDERICK, MD 21701-6903

22 WEST JEFFERSON STREET
ROCKVILLE, MD 20850-4286

1450 G STREET, N.W.
WASHINGTON, D.C. 20005-2001

LAWRENCE F. HAISLIP
410-823-8234

January 29, 1997

Baltimore County Department
of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing, Lot 5, Victoria Woods; 2824-[redacted] Paper Mill Road; 10th Election District

Gentlemen:

On behalf of Mr. Robert Thompson and Ms. Marilyn Vantosh, owners, I enclose a Petition for Special Hearing with respect to the above-referenced property, including:

1. three (3) copies of the Petition
2. three (3) copies of the sealed legal description of the property
3. twelve (12) copies of the required site plan
4. one (1) copy of the 1996 Official Zoning Map showing the subject property marked for identification
5. our check for the filing fee, $250.00, drawn payable to Baltimore County, Maryland.

Please feel free to contact me if there are any questions concerning the enclosures.

Very truly yours,

Lawrence F. Haislip

LFH/h
Enclosures
cc(w/encl.): Mr. Robert Thompson
and Ms. Marilyn Vantosh

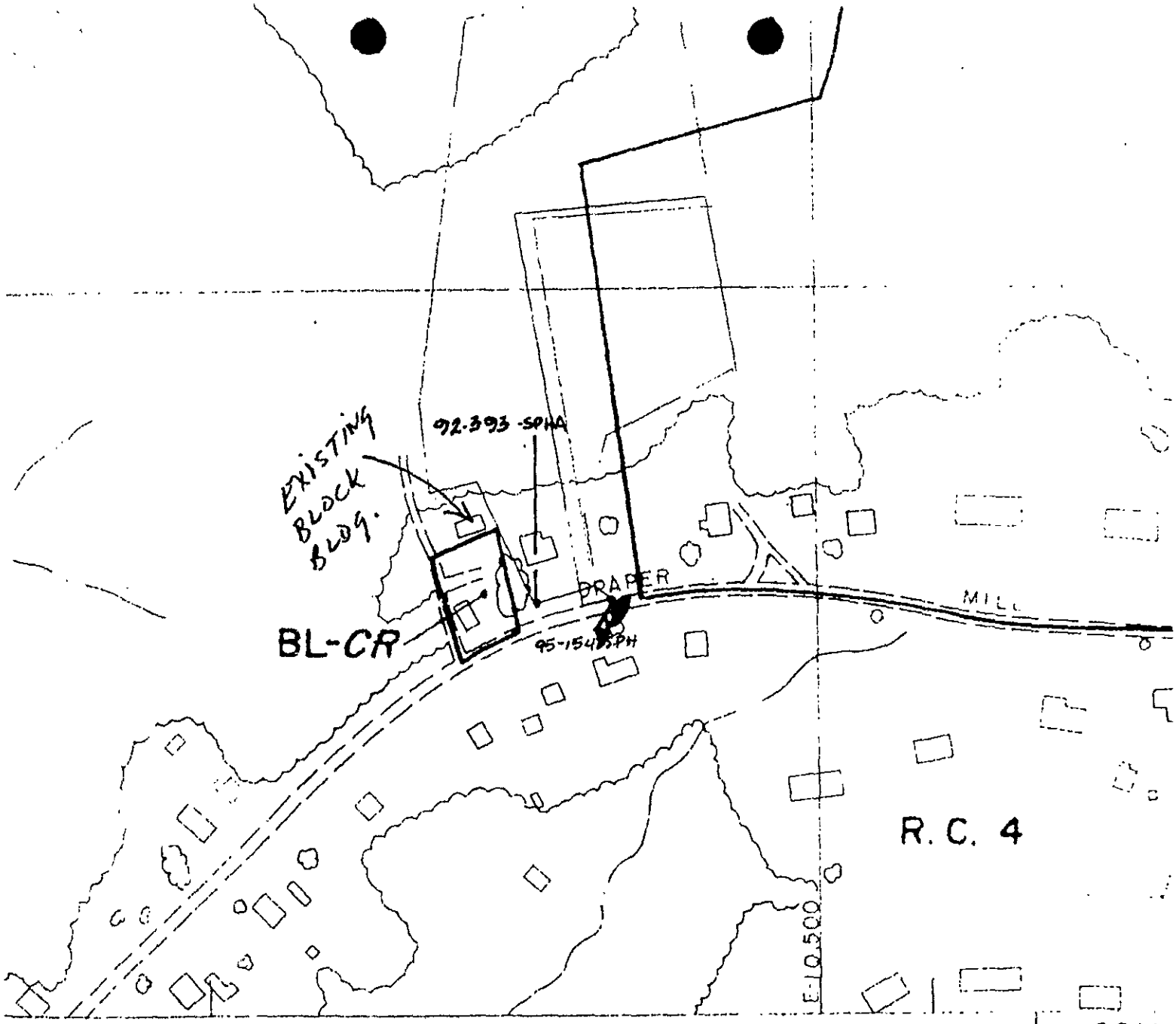
316

Petitioner

PLEASE PRINT CLEARLY

~~PROTESTANT~~(S) SIGN-IN SHEET

NAME	ADDRESS
James M. McCoy	3912 Sweet Air Rd Jacksonville
Tom McDERMOTT	2818 PAPER MILL RD PHOENIX
[illegible]	2814 Paper Mill Rd Phoenix
ROOSEVELT PARKER	2820 Paper Mill Rd Phoenix MD.
MARILYN VAN TOSH (owner)	



NTY
ND ZONING
'G MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92,184-92,185-92,186-92,187-92,188-92,189-92

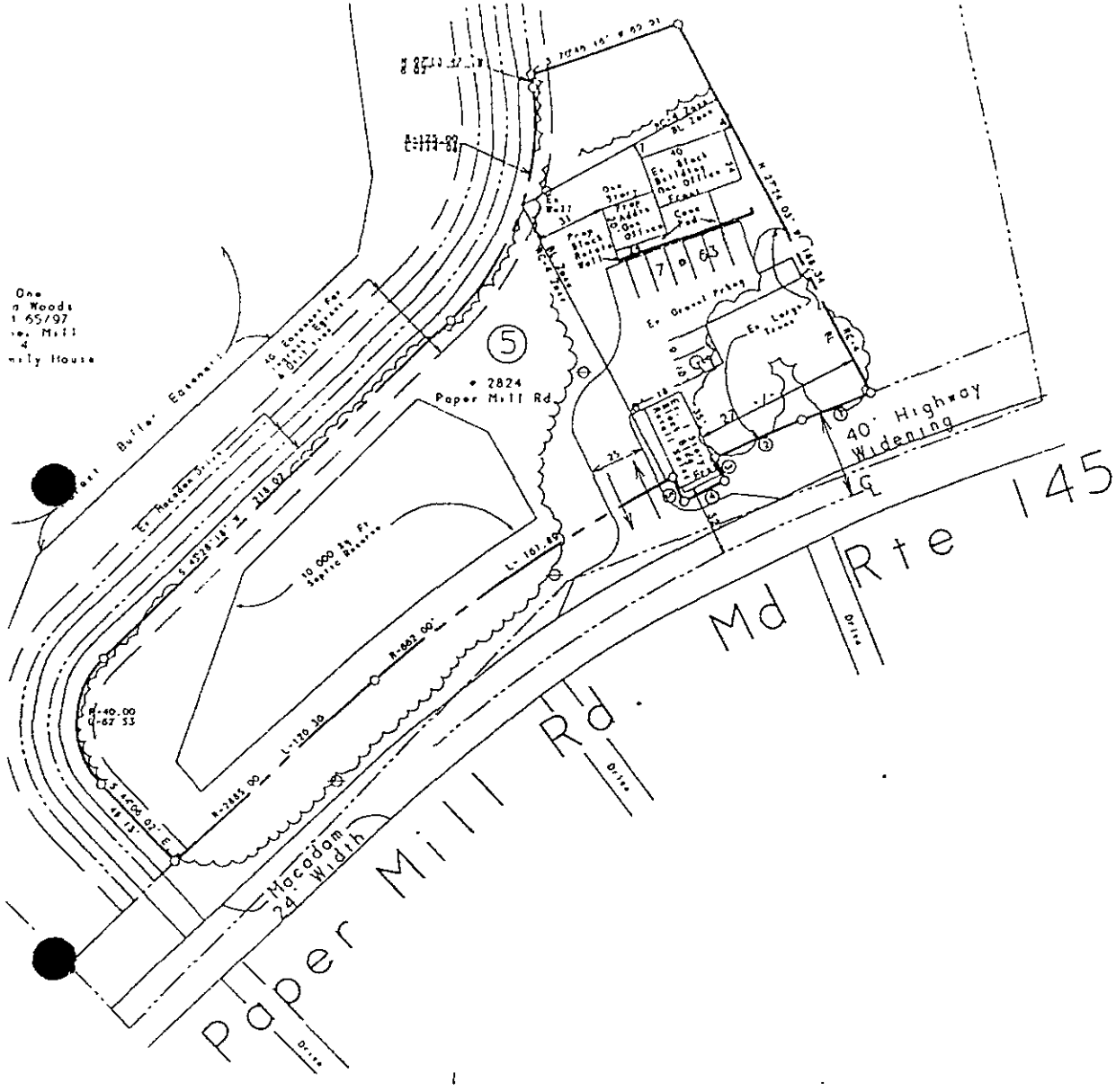
William A. Howard IV
Chairman, County Council

SCAL
1" = 20

DAT
OF
PHOTOGR
JANUA
198

1

Pet No 1



1 Deed Reference 8991/298 P.B. 65/97
2 Tax Map 35 Grid 22 Parcel
3 Tax Account # 22-00-016396
4. Zoning BL & RC-4
5 Lot Area - 1.085 Acres +/-
6. Victoria Woods Lot 5 Permit Data
CRG # 91-317 PDM # X-295. 1991
Well Permit BA 92 0722 Aug. 1992
Septic Permit No #. May 1993
Zoning Hearing 92-393-SPHA. 1992
DRC # 01296C. 1996
Construction methods and materials indica
the buildings on this site were probably
in the mid 1940's.
7. Area Tabulation
RC-4 0.748 Ac +/-
BL 0.337 Ac +/-
8 Floor Area Ratio: 2080 Sq.Ft. Total Bld
14680 Sq.Ft BL Area
- 14.1 %
9 Parking Calculations - Buildings 2080 Sq
3.3 Spaces per 100
8 Spaces Required
Typ. Size 9x18 8 Spaces Shown (+1
10. Parking Surface Gravel Per 92-393-SPHA.
11. Any fixture used to illuminate an off-str
area shall be so arranged as to reflect t
away from adjacent residential site and p

Owner
Wood Organization
1120 Baldwin Mill Road
Jarrettsville. Maryland 21084

Contract Purchaser
Bob Thompson
14308 Phoenix Road

MICROFILMED

Pd No 2

2

COPY

IN RE:	PETITION FOR VARIANCES AND SPECIAL HEARING N/S Paper Mill Road, 1600' W of Old York Road (2824-2828 Paper Mill Road) 10th Election District 3rd Councilmanic District	* BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY *
	The Wood Organization, Inc., Petitioner	* CASE NO.: 92-393-SPHA *

* * * * * * * * * * *

Ref 103

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner pursuant to a Petition for Special Hearing in which the Petitioner requests approval of the creation of a non-density parcel within the RC-4 zoned portion of the subject property for use as a septic reserve area to support an adjoining, existing BL use and to permit an existing entrance providing ingress and egress through the RC-4 zone to support the existing BL use; and pursuant to a Petition for Zoning Variances from Baltimore County Zoning Regulations (BCZR) §1A03.4.B.4 to permit existing buildings to be located twenty-two feet and forty-eight feet respectively from a lot line in lieu of the fifty feet required, from BCZR §232.2 to permit an existing building to be located four feet from a property line in lieu of the fifty feet required, and from BCZR §§409.8.A.2 and .6 to permit the continued use of the existing, gravel parking surfaces, all as more particularly described on the plats submitted and marked Petitioner's Exhibit 1.

The Petitioner, the Wood Organization, Inc., a Maryland corporation, was represented by Mr. Arthur Wood, President, and Howard L. Alderman, Jr., Esquire. There were no protestants.

3

Testimony indicated that the subject property, known as 2824 and 2828 Paper Mill Road, consists of approximately .337 acres, more or less, currently zoned BL and approximately 4.9 acres, zoned RC-4. The BL portion of the site is currently improved with an existing block building used for retail purposes and an existing block storage building, as well as existing gravel parking areas to serve the commercial use. The existing ingress and egress for the retail use is currently located through the RC-4 portion of the proposed lot 5 out to Paper Mill Road. The remainder of the RC-4 zoned land of the Proposed Parcel No. 5, as shown on Petitioner's Exhibit 1, is vacant and is proposed for use as the septic reserve area for the existing commercial use located on the BL zone portion of the Parcel No. 5.

The proposed Lot No. 4, as shown on Petitioner's Exhibit No. 1, is currently improved with an existing two-story frame dwelling. This portion of the RC-4 zoned portion of subject property consists of 4.176 acres, more or less.

Testimony indicated that the setback variances requested from the BCZR were to bring the existing two-story frame dwelling, located on Lot No. 4 as shown on Petitioner's Exhibit No. 1, and the block storage building, as shown on Proposed Parcel Lot No. 5 on Petitioner's Exhibit 1, into compliance with the BCZR. Further, testimony indicated that the variance requested from the parking surface requirements of the BCZR was suggested by the Baltimore County Office of Planning and Zoning and the neighbors in the area to maintain the existing residential character of the neighborhood.

Testimony indicated that neighbors indicated that installing a macadam driveway and parking area would tend to create a more commercial appearance, thereby losing the existing residential character.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of §307 of the BCZR and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner. The evidence presented was equally clear that the requested variance relief will not result in additional residential density beyond that permitted by the BCZR and that the setback variances requested are unique to this particular parcel.

Further testimony indicated that the RC-4 portion of proposed Parcel No. 5 as shown on Petitioner's Exhibit 1 is to be created as a non-density parcel. The creation of this parcel would serve a dual purpose for the Petitioner. First, the Petitioner seeks the approval of continued commercial ingress and egress through the residentially zoned portion of this proposed parcel for the benefit of the existing commercial use. Secondly, the Petitioner seeks approval for the use of the proposed non-density parcel as a septic reserve area to provide for the safe, adequate disposal of sewage

from the existing commercial use. Inter-Office Correspondence from the Baltimore County Department of Environmental Protection and Resource Management clearly indicated that the existing BL zoned portion of the proposed Parcel No. 5 is too small for the existing well and septic reserve areas and that the septic reserve area should be located on the RC-4 zoned portion of the parcel to permit and promote safe and adequate sewage disposal.

Petitioner presented further testimony that continuation of the existing drive for the commercial use through the RC-4 zone portion of the proposed lot was required by the Baltimore County Office of Planning and Zoning in lieu of relocating a new entrance off Paper Mill Road as originally proposed by the Petitioner. Petitioner also introduced into evidence a Memorandum from the Baltimore County Office of Planning and Zoning wherein that office recommended approval of all relief sought by Petitioner subject to certain specified conditions.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty and unreasonable hardship will result if the relief requested in the special hearing were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular proposed parcel. In addition the relief 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 these petitions held, and for the reasons given above, the relief requested in the Petition for Variances and the Petition for Special Hearing, should be granted, subject to the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of May, 1992 that the Petition for Special Hearing to approve the creation of a non-density RC-4 zoned parcel comprised of approximately 0.748 acres only for the use of ingress and egress to the adjoining commercial site and for use as a septic reserve area for the adjoining commercial use in accordance with Petitioner's No. 1, be and is hereby GRANTED, subject to the restrictions below.

IT FURTHER ORDERED, that pursuant to the Petition for Zoning Variance, a variance from BCZR §1A03.4.B.4 to permit the existing two-story frame dwelling to be located twenty-two feet and the existing block storage building to be located forty-eight feet respectively from a lot line in lieu of the fifty feet required, and from BCZR §232.2 to permit the existing block storage building to be located four feet from a property line in lieu of the fifty feet required and from BCZR §§409.8.A.2 and .6 to permit the continued use of the existing gravel parking surfaces, in lieu of the required durable and dustless surfaces required, in accordance with Petitioner's Exhibit No. 1, be and are hereby GRANTED, however, to the following restrictions:

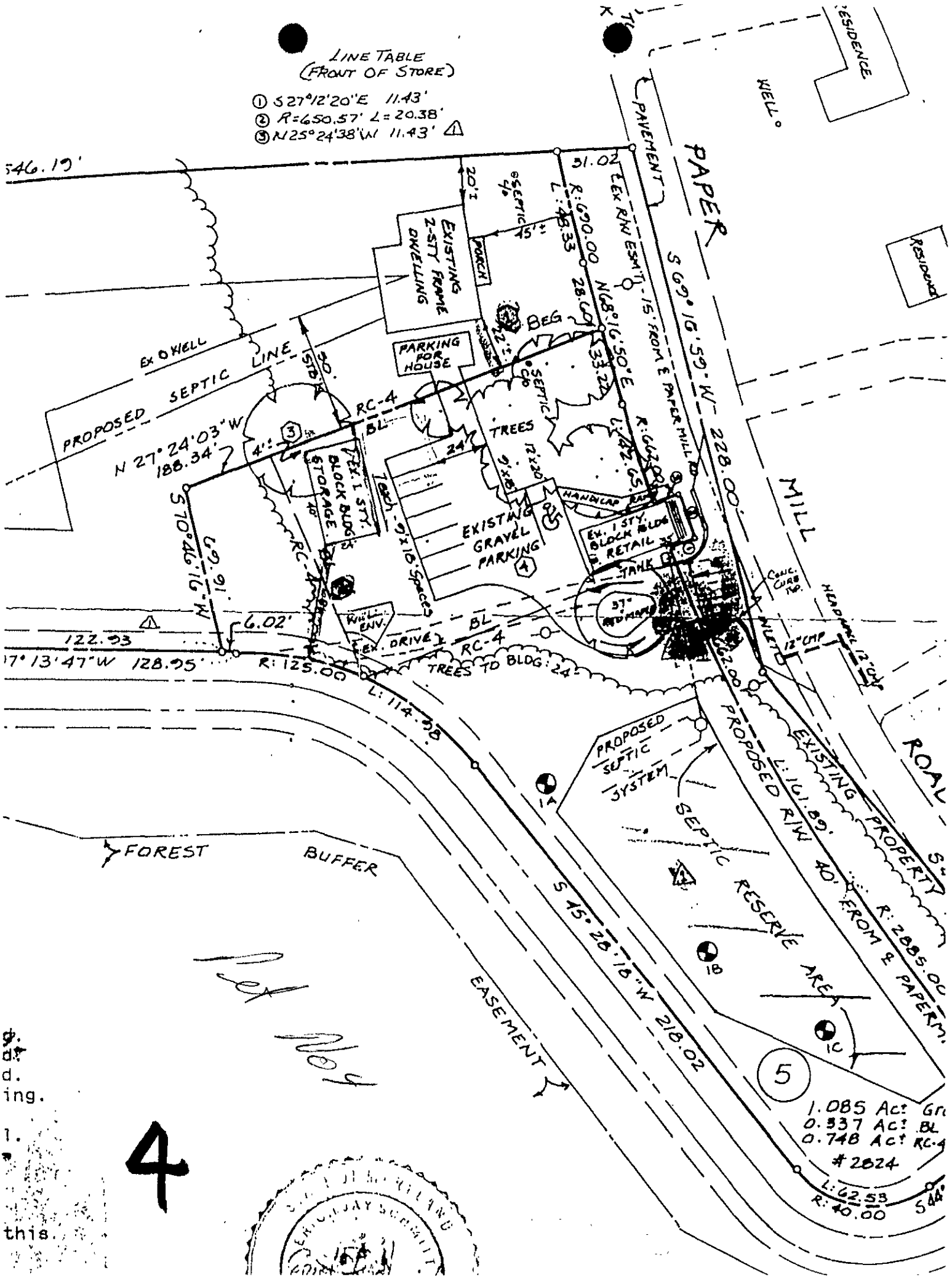
1. The Petitioner may apply for its Building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until as such time as the thirty

day 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.

2. Petitioner shall prepare and submit to the Deputy Director of the Baltimore County Office of Planning and Zoning for approval, within sixty days of the date of this Order, a landscape plan for the subject property; the landscape plan should provide specifically for screening of the existing parking areas from public rights of way.

3. A new well must be drilled to serve the existing retail store as required by the Inter-Office Correspondence of the Baltimore County Department of Environmental Protection Resource Management, dated April 15, 1992 and included as part of the Zoning Advisory Committee comments.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for
Baltimore County


LINE TABLE
(FRONT OF STORE)
① S 27°12'20"E 11.43'
② R=650.57' L=20.38'
③ N25°24'38"W 11.43'
546.19'
PAPER
MILL
ROAD
PAVEMENT
WELL
RESIDENCE
EXISTING 2-STY FRAME DWELLING
PORCH
SEPTIC
PARKING FOR HOUSE
BEG
EX. WELL
PROPOSED SEPTIC LINE
N 27°24'03"W 188.34'
S 70°46'16"W 69.91'
RC-4
BL
TREES
EXISTING GRAVEL PARKING
EX. 1 STY. BLOCK BLDG. STORAGE
EX. 1 STY. BLOCK BLDG. RETAIL
HANDICAP RAMP
TANK
37" REDWOOD
WELL ENV.
EX. DRIVE
TREES TO BLDG. 24'
S 69°16'59"W 228.00'
EX. R/W ESMT. 15' FROM E PAPER MILL RD
R: 690.00
L: 48.33
N68°16'50"E 33.27'
L: 42.65
R: 662.00
R: 125.00
L: 114.38
N 17°13'47"W 128.95'
122.53'
6.02'
PROPOSED SEPTIC SYSTEM
PROPOSED R/W 40' FROM E PAPER MILL RD
L: 161.89'
EXISTING PROPERTY
R: 2885.00
SEPTIC RESERVE AREA
FOREST BUFFER
EASEMENT
S 45°28'18"W 218.02
1A
1B
1C
5
1.085 Ac± Gr
0.337 Ac± BL
0.748 Ac± RC-4
#2824
L: 62.53
R: 40.00
12" CMP
HEADWALL 12" CMP
CONC. CURB NP.
4

375

0375

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:—

we, John J. Swift and Susan L. Swift, his wife, legal owners of the property situate

on the northwest side of Paper Mill Road, near Jacksonville, in the 10th Election District of Baltimore Co., beginning 1216' southwest of the Old York Road, thence southwesterly, on the northwest side of Paper Mill Road, 75' with a rectangular depth northwesterly of 150'

hereby petition that the above described property or area, (as to zoning pursuant to Zoning Act of 1941) be changed or re-classified from a residential use area, to a commercial use area,

Reasons for Re-Classification

Character of commercial use for which above property is to be used General Merchandise Store

Description of Building cinder block foundation, cinder block walls, asphalt shingle roof

Size of Building 18 feet, depth 20 feet, height 20 feet

attached warehouse: 18 12 8

Front and side setbacks of building from street lines: front 25 feet; side 15 feet.

Property to be posted as prescribed by Zoning Department.

we agree to pay expenses of above re-classification, advertising, etc., upon filing of the petition, and to the $8.00 and posting of property, and are to be bound by the rules, regulations, and requirements herein set forth and as set forth in the regulations and orders of the Zoning Commissioner of Baltimore County pursuant to the Zoning Act for Baltimore County and as prescribed by or referred to in the Rules for Building Permits now adopted and used in Baltimore County.

John J. Swift
Susan L. Swift
Legal Owners

Address Phoenix, Md.

ORDERED by The Zoning Commissioner of Baltimore County, this 27th day of June, 1944, that the subject matter of this petition be advertised, as required pursuant to the Zoning Act of 1941 in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the County Commissioner of Baltimore County, in the Rechord Bldg., at Towson, Baltimore County, on the 17th day of July, 1944, at 10 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

5

Pet No 5

JOHN J. SWIFT & WIFE,
Northwest side of Paper Mill Road,

5

Maryland Department of Transportation
State Highway Administration

D. James Lighthizer
Secretary
Hal Kassoff
Administrator

November 27, 1991

Re: Md. Rte. 145 - from Old
York Road to Sunnybrook Road
Baltimore County
B 103-2-476

Mr. Frank S. Richardson
Highland Survey Associates, Inc.
4501 Fawn Grove Road
Street, Maryland 21154

[illegible]ardson:

This information is in response to your letter dated November 21, 1991 regarding the existing right-of-way along the above location.

Enclosed is one copy of SHA plat numbered 39318 showing the right-of-way acquired by this Administration. Acquisition references have been noted on the plat.

MD 145 @ Sunnybrook

For the remaining area not covered by the above mentioned plats, records maintained in this office indicate there are no additional SHA plats.

Further research indicates this road was originally a county road which was absorbed into the SHA system on or about 1917. This Administration has no record as to the width or status of the right-of-way (fee or easement) owned by Baltimore County prior to this road being taken into system. Also, our records do not indicate right-of-way acquisition by the Administration during the period of state maintenance.

In the absence of right-of-way information this Administration maintains for highway related purposes only, a minimum width of thirty feet, measured fifteen feet each side of the existing centerline of surfacing, plus any additional appurtenances which may exist.

Pet No 6

6

MICROFILMED

My telephone number is 333-1660

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Where this Administration does not own the right-of-way in fee and encroachments (buildings, build.ng appurtenances, steps, masonry walls, bushes, hedges, trees, etc.) are found within the right of way, contact this office or the Administration's Office of Counsel.

I would suggest that you check the Land Records of Baltimore County for any property transfers or pertinent dedications to the SHA for highway purposes or public uses, which may exist.

An invoice for the enclosed plats, plus postage, will follow from our Cash Receipts and Disbursements Control Section.

Kindly, contact this office if we can be of any further assistance.

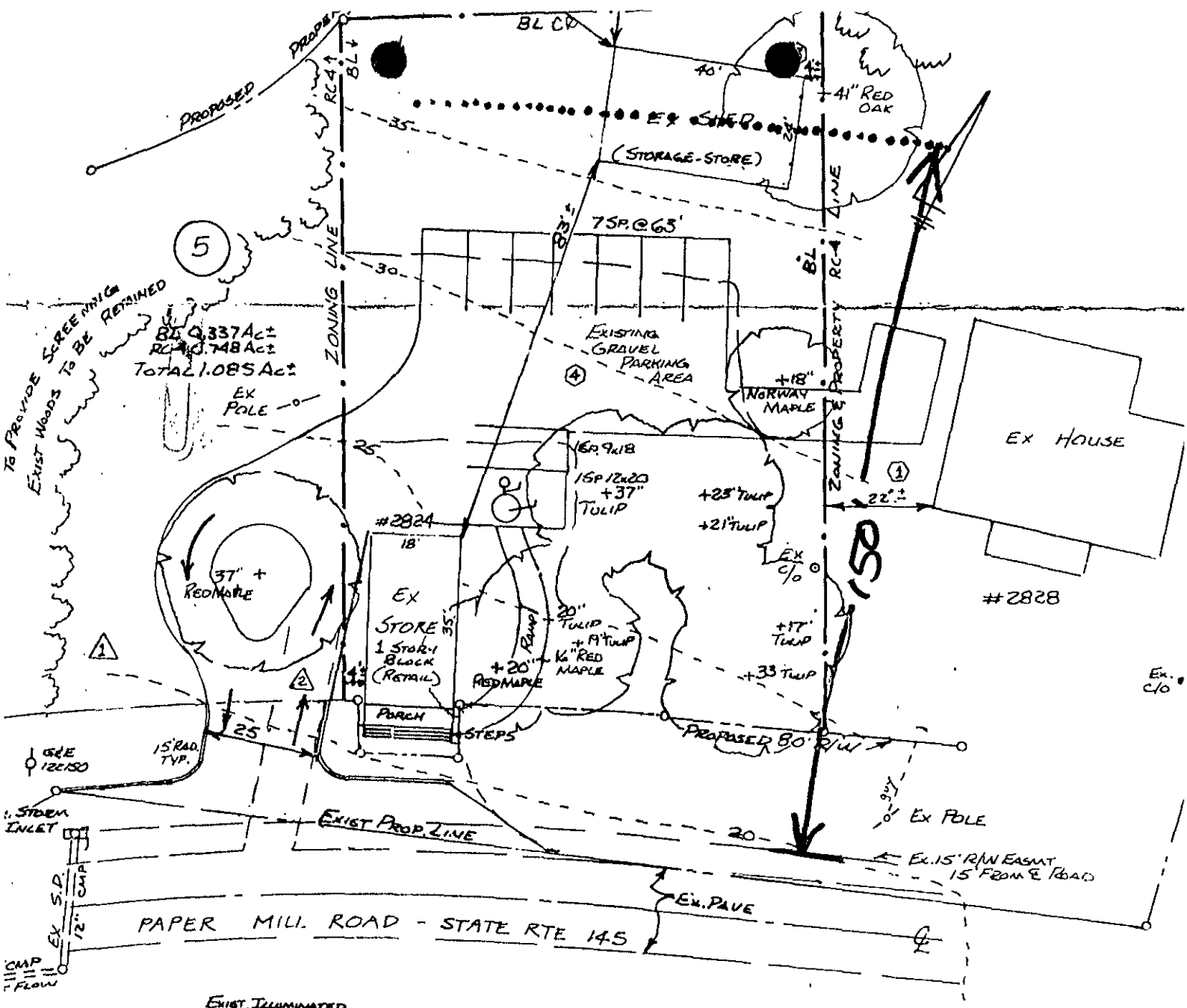
Sincerely,

Dave Clifford, Chief
Records and Research Section

By Jennifer Gordon
Jennifer Gordon

DAC\JG

Enclosures



BLOW-UP OF COMMERCIAL LOT

SCALE : 1" = 30'

ONE GIVEN, PERMIT #3045

Rec'd 11/10/92

Pet No 7

FINAL DEVELOPMENT PLAN

VICTORIA WOODS

OWNER
THE WOOD ORGANIZATION
ARTHUR WOOD, PRES.
1120 BALDWIN MILL RD.
JARRETTSVILLE, MD 21084 TELE 410-557-9211

TENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

CRG No. 91-317

PLAN No. X-295

OFFICE OF PLANNING & ZONING

APPROVED BY

W. Carl Richards 11/18/92

DIRECTOR OF PLANNING DATE

DIRECTOR - ZADM DATE

lget 11/17/92

DRAWN: LLW	CHECKED: EJ	DATE: 7-22-92	SCALE: 1" = 100'	JOB: 91050

APPROVED BY

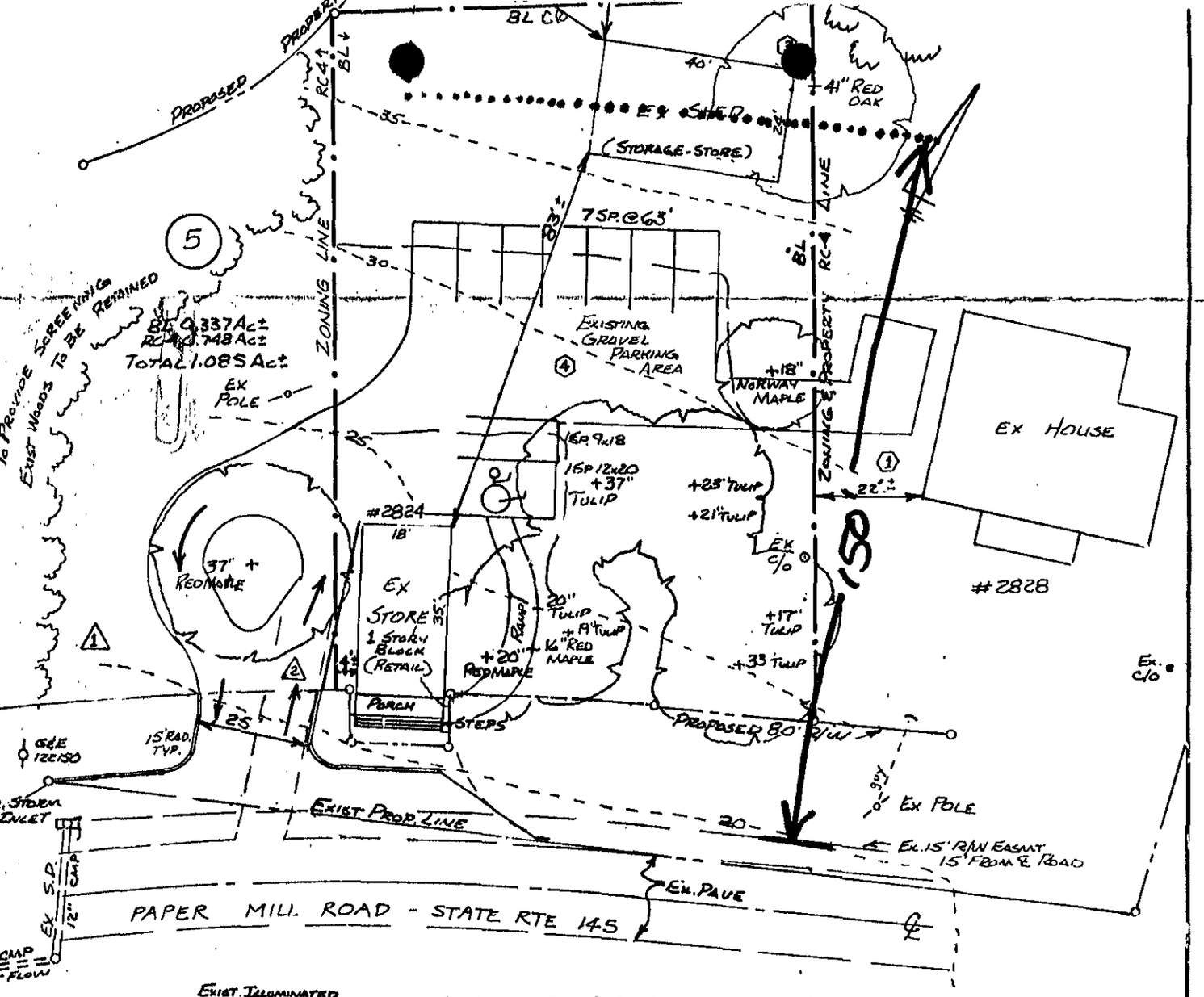
W. Carl Richards 11/18/92

DIRECTOR OF PLANNING DATE

DIRECTOR - ZADM DATE

lget 11/17/92

DRAWN: LLW	CHECKED: EJ	DATE: 7-22-92	SCALE: 1" = 100'	JOB: 91050



EXIST. ILLUMINATED SIGN ON FACE OF STORE
3' 15'
ONE SIDED, PERMIT #3045

BLOW-UP OF COMMERCIAL LOT
SCALE: 1" = 30'

Rec'd 11/10/92

FINAL DEVELOPMENT PLAN

VICTORIA WOODS

OWNER
THE WOOD ORGANIZATION
ARTHUR WOOD, PRES.
1120 BALDWIN MILL RD.
JARRETTSVILLE, MD 21084 TELE 410-557-9211

TENTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

CRG No. 91-317

PLAN No. X-295

OFFICE OF PLANNING & ZONING

APPROVED BY

W. Carl Richards 11/18/92

DIRECTOR OF PLANNING — DATE

DIRECTOR - ZADM — DATE

DRAWN: LLW	CHECKED: E.T.	DATE: 7-22-92	SCALE: 1" = 100'	JOB: 91050

December 7, 1996

To: Baltimore County Zoning Administration

Concerning Permit # B263316

The immediate and surrounding neighbors have been asked to comment on the commercial property located on the north side of Paper Mill Road-2824 Paper Mill Rd., Lot 5-owned by Mr. Robert Thompson, TA Lothorian Pools.

We have no objection to moving the zoning line sufficient to allow Mr. Thompson to complete the planned renovation and extension to the block warehouse (Permit # B 263316) which is presently transected by the zoning line provided that: There is a clear definition that this is an exception for a one time or limited commercial use which also states that whatever use restrictions are imposed are in perpetuity and that these restrictions do not increase commercial activity. The exception should also be in keeping with the comprehensive plan and zoning ordinances in force as of December 1, 1996.

Mr. Thompson has considerably cleaned and improved what has been a visual nuisance in the neighborhood and the renovation of the warehouse which has been an eyesore will continue that process.

Our desire is to maintain the residential character of the neighborhood and not permit a change in this property which would alter the present use or character of the site or increase the square footage existing or proposed as of December 1, 1996.

We reserve the right to respond to any counter-proposals presented by either the landowner or local government authority and ask that we, the undersigned, be given notice of such proposals and/or hearings on this matter.

Baltimore County Zoning Administration

Concerning Permit # B263316

Respectfully,

Name: Constance E. Brown John B. Brown
Address: 2827 Paper Mill Road

Name: Clarence Butler Barbara Butler
Address: 2825 Paper Mill Rd.

Name: Karen L. David
Address: 2840 Paper Mill Rd Phoenix 21131

Name: Christine M. Plummer Gary L. Nelson
Address: 2834 Paper Mill Rd.

Name:
Address:

Agreed to and dated by Mr. Robert Thomspson, T/A Lorthorian Pools
Name: Date: 12/9/96
Address: 2824 PAPER MILL RD

Copies to: Mr. James V. MCCoy, Greater Jacksonville Association
Mr. Dennis Wirtz, Baltimore County Land Planning

Greater Jacksonville Association inc.

P. O. BOX No. 126 PHOENIX, MARYLAND 21131

12 December 1996

Mr. Arnold Jablon
Baltimore Co. Dept. of Permits & Development Management
111 W. Chesapeake Avenue, first floor
Towson, MD 21204

Reference: Permit # B253316

Dear Mr. Jablon:

The Greater Jacksonville Association has been made aware of the effort of Mr. Robert Thompson to improve the commercial property located at 2824 Paper Mill Road, Jacksonville.

In discussion with the residents of the immediate area, and with Mr. Thompson, in regard to the proposed site improvement, it became very clear that the local residents favor this improvement, and that Mr. Thompson has made a good-faith effort to design a well thought-out plan which will have no negative impact on the neighborhood.

It is unfortunate that a zoning error of many years standing has caused this project to be halted. The Association therefore urges that Baltimore County cognizant offices do what is necessary to clear the error and allow Mr. Thompson to continue his improvement project. It would also be useful if arrangements could be made to permit Mr. Thompson to finish work started so that winter weather would not cause damage.

Attached is a copy of the document generated by the residents in the immediate area, signed by them and Mr. Thompson, which defines their sense of the agreements made.

Very truly yours,

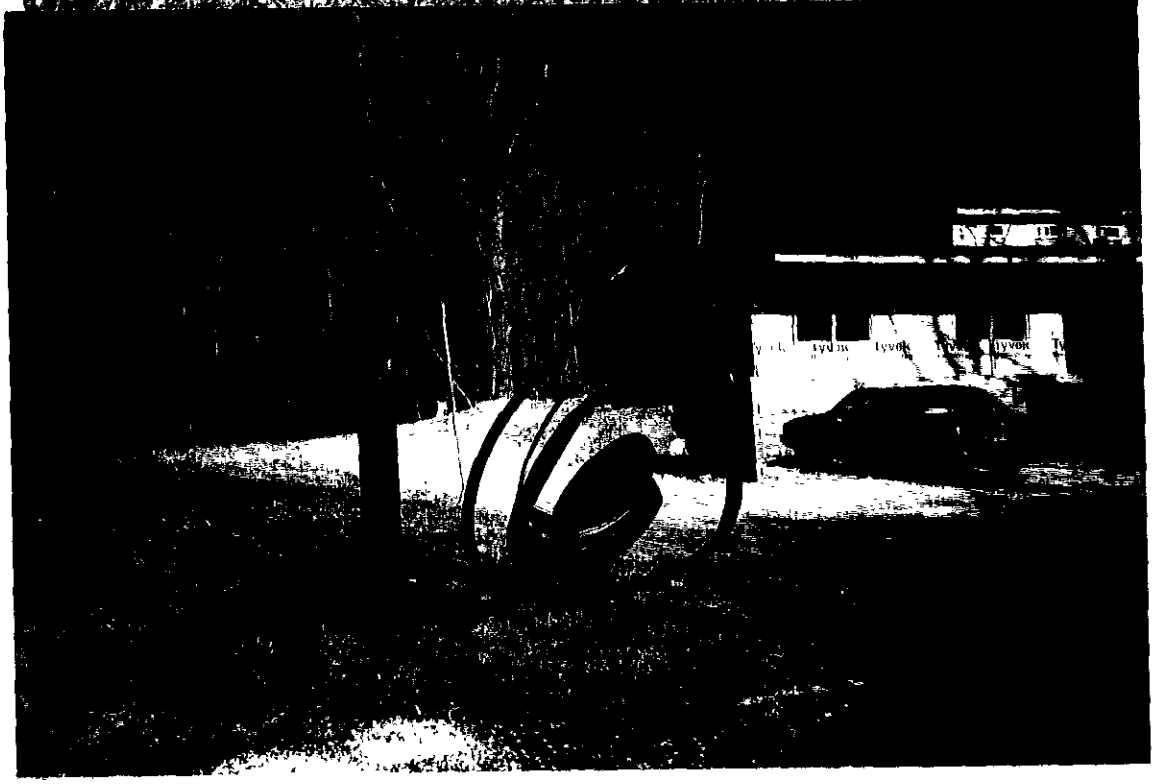
Mitchell Daly
President

PETITIONER'S
EXHIBIT NO. 2

97-316 SPH


E-BYE BIRDIE SALE
ZONING NOTICE
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.


Tyvek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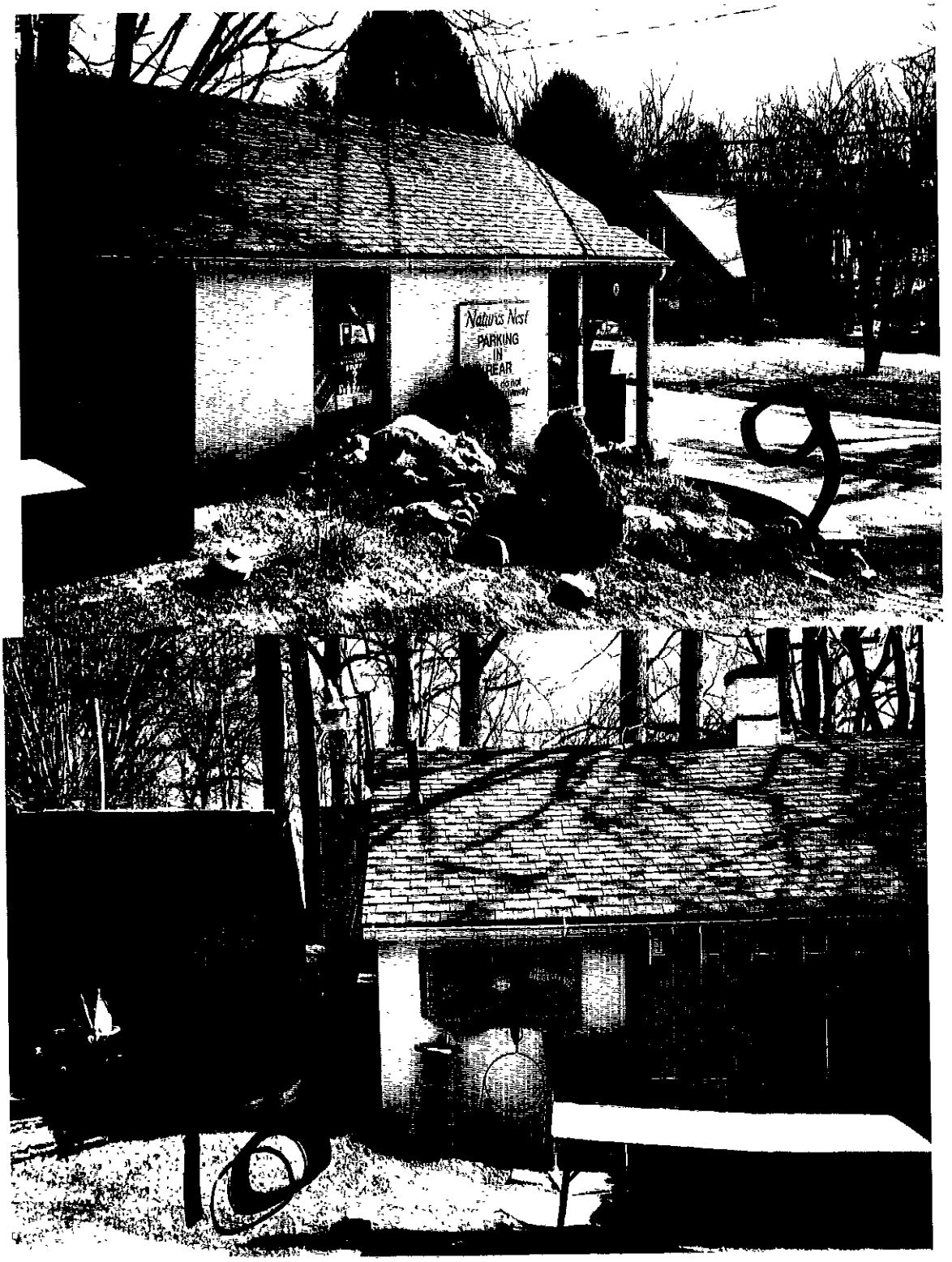
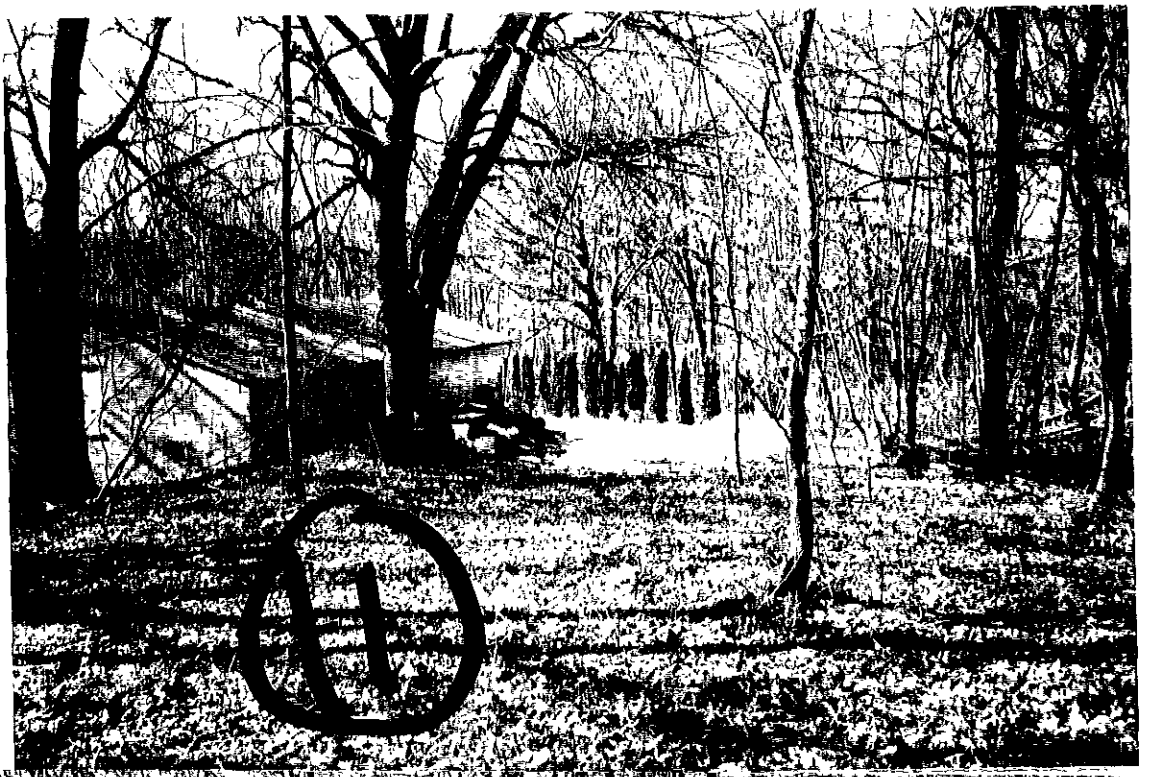

Nature's Nest
PARKING
IN
REAR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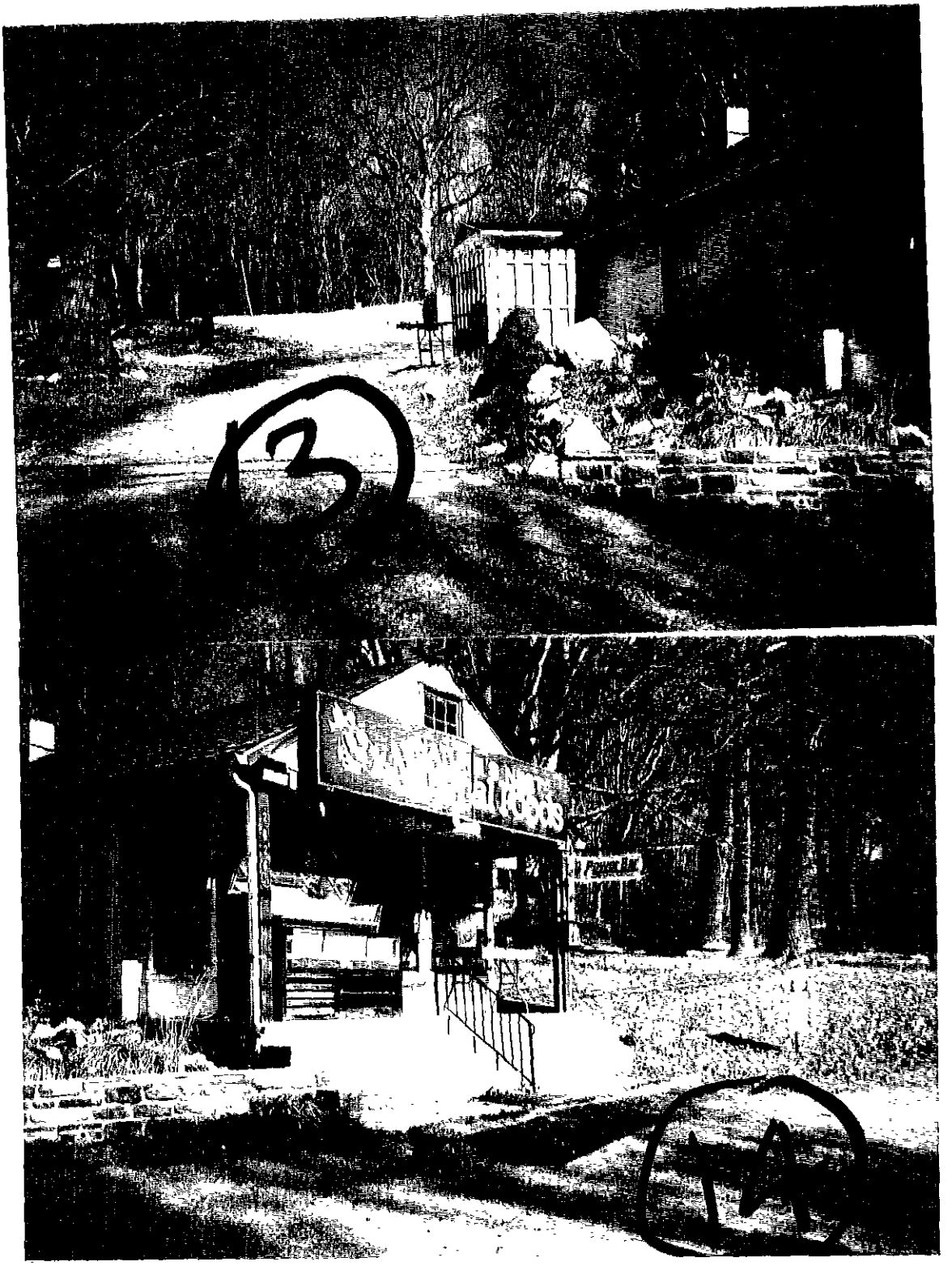
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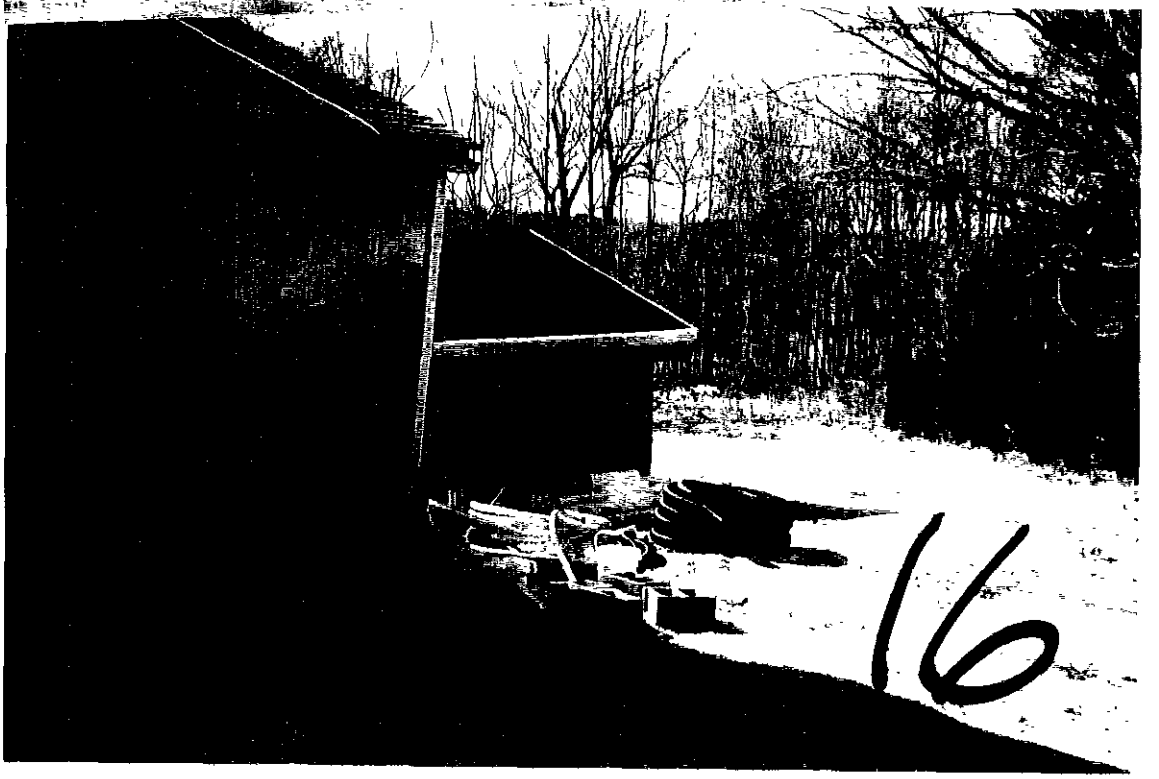
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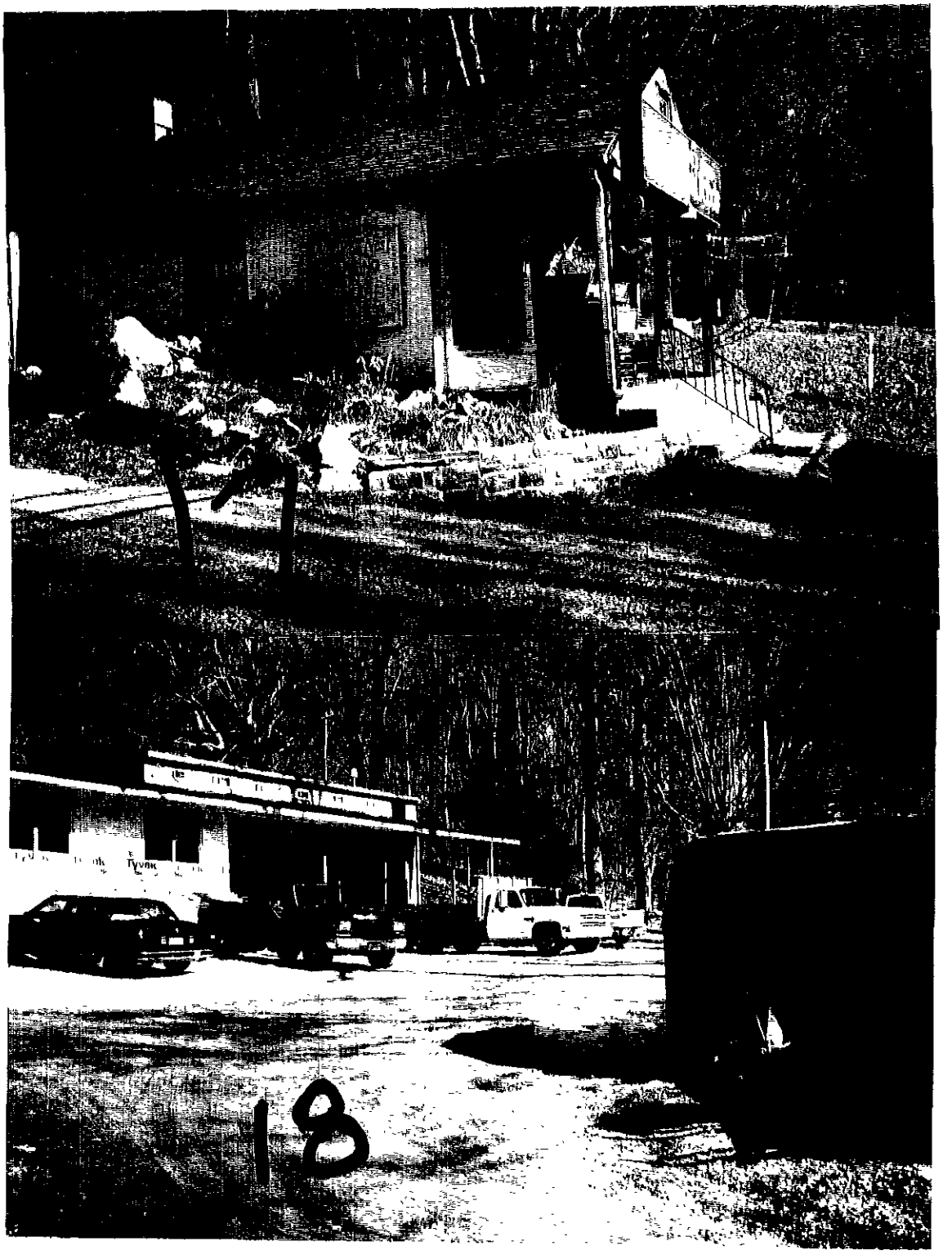

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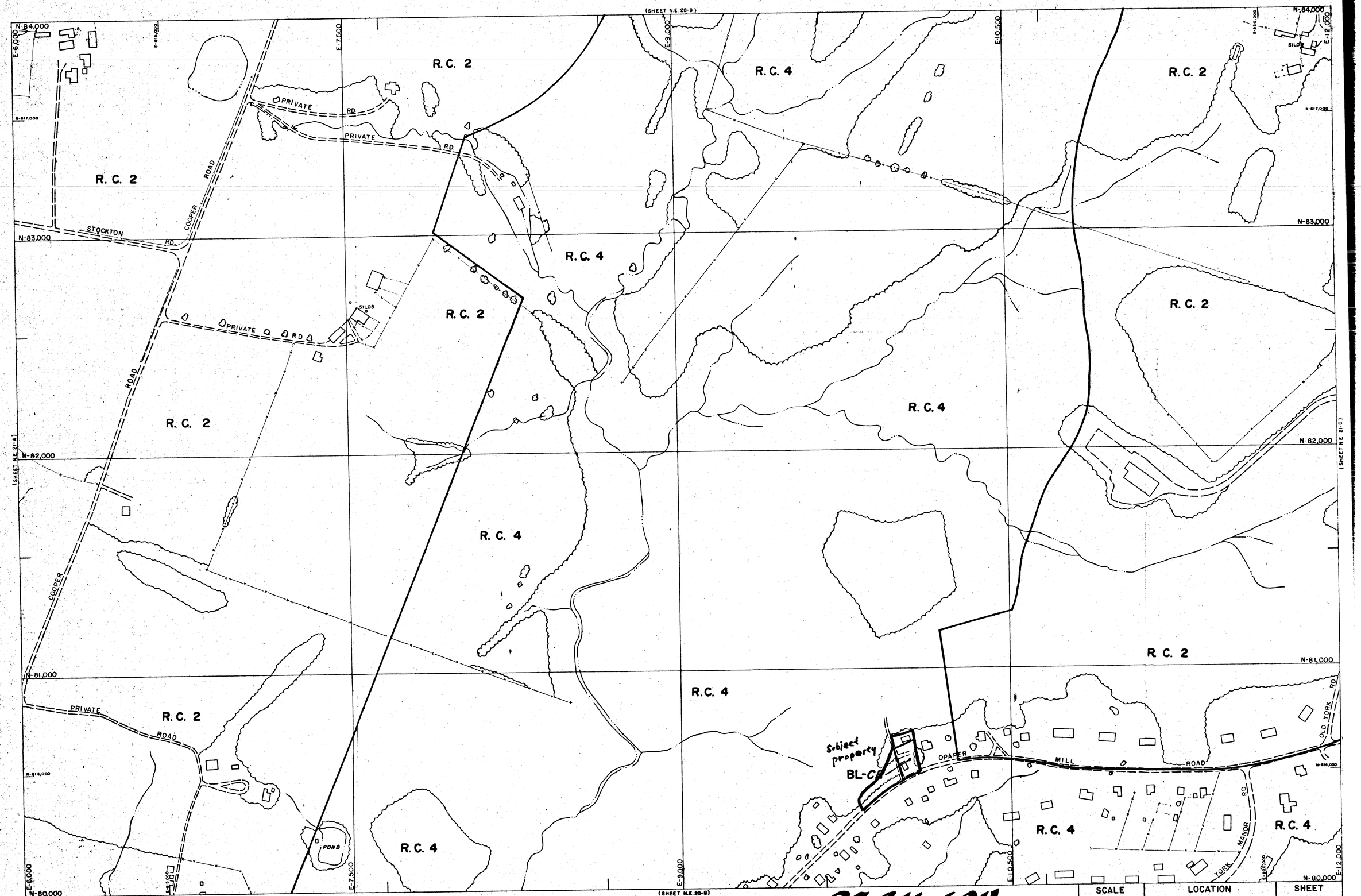


EE -SW
U -NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

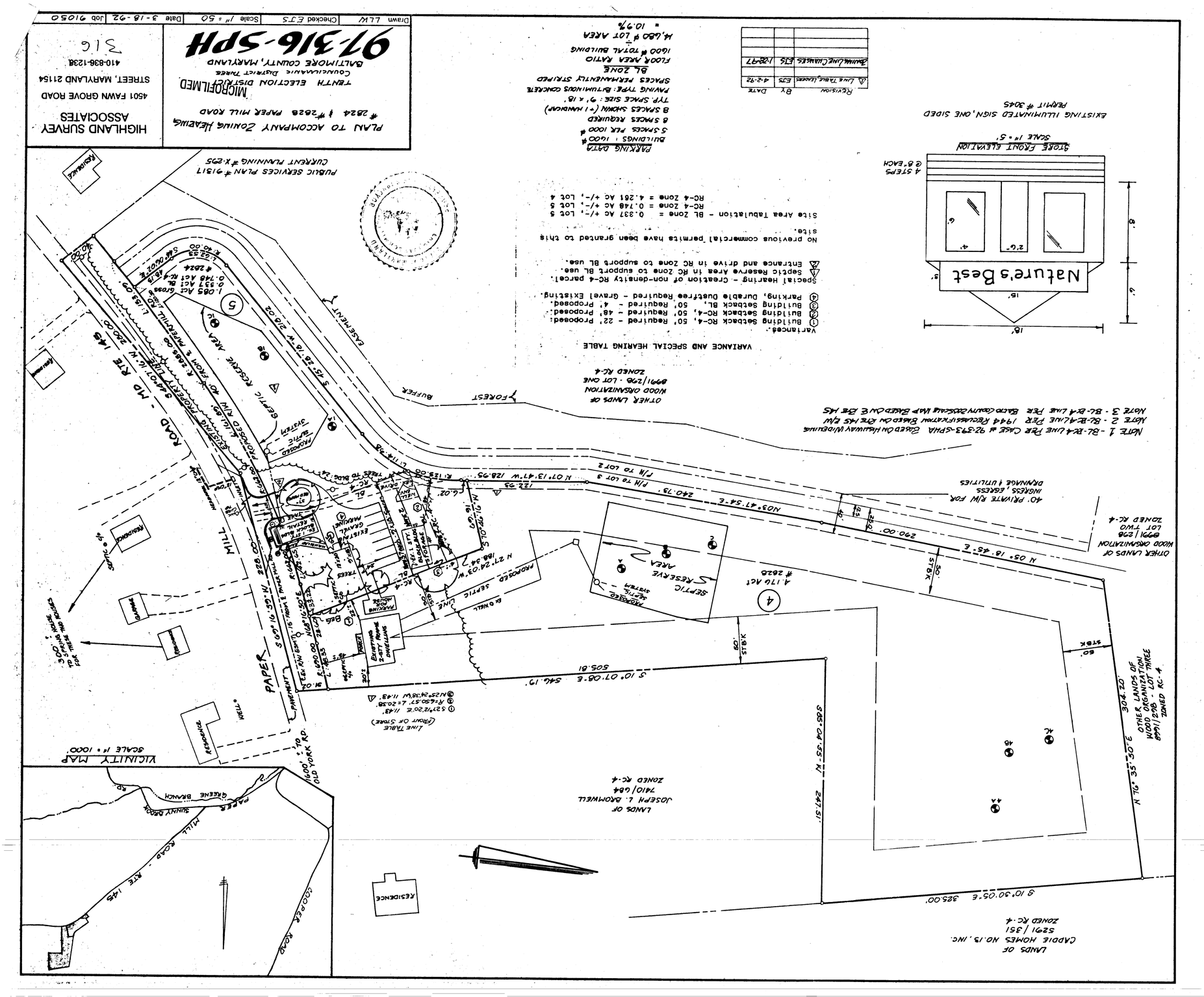
Kevin Kamenetz
Chairman, County Council

BALTIMORE COUNTY 97-316-SPH
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200'±	WEST OF JACKSONVILLE	N.E. 21-B
DATE OF PHOTOGRAPHY JANUARY 1986		

316.

MICROFILMED


PLAN TO ACCOMPANY Zoning Hearing
2824 & # 2828 PAPER MILL ROAD
HIGHLAND SURVEY ASSOCIATES
4501 FAWN GROVE ROAD
STREET, MARYLAND 21154
410-836-1238
TENTH ELECTION DISTRICT
COUNCILMANIC DISTRICT THREE
BALTIMORE COUNTY, MARYLAND
97-316-SPH
Drawn LLW
Checked ETS
Scale 1" = 50'
Date 3-18-92
Job 91050
PUBLIC SERVICES PLAN # 9151
CURRENT PLANNING # X-895
PARKING DATA
BUILDINGS : 1600 #
5 SPACES PER 1000 #
8 SPACES REQUIRED
8 SPACES SHOWN (+1 HANDICAP)
TYP. SPACE SIZE: 9' x 18'
PAVING TYPE: BITUMINOUS CONCRETE
SPACES PERMANENTLY STRIPED
BL ZONE
1600 # TOTAL BUILDING
FLOOR AREA RATIO
4,680 # LOT AREA
= 10.9%
VARIANCE AND SPECIAL HEARING TABLE
Variances:
1 Building Setback RC-4, 50' required - 22', Proposed.
2 Building Setback RC-4, 50' Required - 48', Proposed.
3 Building Setback BL, 50' Required - 4', Proposed.
4 Parking, durable Dustfree Required - Gravel Existing.
5 Special Hearing - Creation of non-contig RC-4 parcel.
6 Septic Reserve Area in RC Zone to support BL use.
7 Entrance and drive in RC Zone to support BL use.
NO Previous commercial permits have been granted to this site.
Site Area Tabulation - BL Zone = 0.337 AC +/- Lot 3
RC-4 Zone = 0.148 AC +/- Lot 5
RC-4 Zone = 4.261 AC +/-, Lot 4
STORE FRONT ELEVATION
SCALE 1" = 5'
Nature's Best
4 STEPS @ 8" EACH
EXISTING ILLUMINATED SIGN, ONE SIDED
PERMIT # 3045
Revision
Add Line Table, Change Lots
Change Line Table, Lots
LANDS OF
CADDIE HOMES NO.13, INC.
5291/351
ZONED RC-4
LANDS OF
JOSEPH L. BROMWELL
7410/684
ZONED RC-4
OTHER LANDS OF
WOOD ORGANIZATION
8991/296 - LOT TWO
ZONED RC-4
OTHER LANDS OF
WOOD ORGANIZATION
8991/296 - LOT ONE
ZONED RC-4
OTHER LANDS OF
WOOD ORGANIZATION
8991/296 - LOT THREE
ZONED RC-4
PAPER MILL ROAD
OLD YORK ROAD
VICINITY MAP
SCALE 1" = 1000'
RESIDENCE
PROPOSED SEPTIC RESERVE AREA
A 1.170 AC ±
2820
S 10° 30' 05" E 325.00'
S 85° 04' 55" W 247.31'
N 70° 55' 30" E 304.72'
S 10° 07' 08" E 546.17'
505.81'
N 05° 18' 45" E 290.00'
N 05° 47' 34" E 240.79'
N 07° 13' 47" W 128.95'
122.53'
S 27° 12' 26" E 114.87'
N 27° 24' 07" W 188.97'
S 07° 10' 10" W 122.00'
S 07° 10' 10" W 125.00'
S 07° 10' 10" W 125.00'
S 27° 12' 26" E 114.87'
N 27° 24' 07" W 114.87'
Line Table (From of Street)
PAPER MILL ROAD - RTE 146
SUNNY BROOK
PAPER BRANCH