

IN RE: PETITION FOR VARIANCE
SE/S Belair Road, 250' NE of
the c/l of Penn Avenue
(9317 Belair Road)
11th Election District
5th Councilmanic District

The Father Raymond W. Gribbin Center, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-176-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by Mark J. Schulz, Administrator for The Father Raymond W. Gribbin Center, Inc., owner of the subject property, through their attorney, Robert A. Hoffman, Esquire. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B01.1.B.1.e(5) to permit Residential Transition Area (RTA) buffers of 0 feet in lieu of the required 50 feet, and building and parking area setbacks of 10 feet in lieu of the required 75 feet; from Section 1B01.1.C.1.a. to permit a front yard setback of 12 feet in lieu of the required 50 feet, and a side yard interior setback of 8 feet in lieu of the required 20 feet for a nonresidential building in a D.R. 3.5 zone; and from Section 409.4.C to permit an off-street parking aisle width of 18 feet in lieu of the required 22 feet for 90 degree parking. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Josanna Abromaitis, a representative of The Father Raymond W. Gribbin Center, Richard Truelove, Professional Engineer who prepared the site plan for this property, Warren Anderson, Holly Ritter, and Robert A. Hoffman,

ORDER RECEIVED FOR FILING

Date 12/16/97

By [Signature]

Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 0.788 acres, more or less, zoned D.R. 3.5 and is improved with a one-story brick school which is being utilized as an activity/training center for disabled adults. The property is an irregularly shaped parcel located on the east side of Belair Road, just north of its intersection with Penn Avenue in Perry Hall. The property was part of a larger parcel of land which was at one time owned by Baltimore County. The County used a portion of the site for a fire station and conveyed the subject 0.788 acre parcel with the existing school building to the Petitioner in 1986. The Petitioner is now desirous of adding a loading dock to the rear of the existing building as shown on the site plan. Due to the irregular shape of the property and the location of the existing building thereon, some parking spaces to the rear of the property will be lost in order to accommodate the proposed loading dock and expand the parking area along the Belair Road side to provide four (4) additional parking spaces. Thus, the relief requested is necessary in order to proceed as proposed.

Petitioner's Exhibit 1 shows existing and proposed improvements on the site, including landscaping, which is shown to be provided along the entire D.R. 5.5 zone line between the rear of the property and the adjoining residential community of Penn's Grove. Testimony indicated that a buffer already exists along a portion of this D.R. 5.5 zone line, and thus, landscaping is only necessary along that portion of the site adjacent to Lots 9, 10 and 11 of Penn's Grove. Therefore, I have indicated on the plan that area of the subject property where Class "A" screening is to

occur and the Petitioner shall not be required to install landscaping along the entire D.R. 5.5 zone line.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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).

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 subject property and that the requirements 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, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

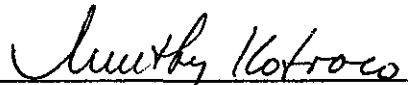
Date

By

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 16th day of December, 1997 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 1B01.1.B.1.e(5) to permit Residential Transition Area (RTA) buffers of 0 feet in lieu of the required 50 feet, and building and parking area setbacks of 10 feet in lieu of the required 75 feet; from Section 1B01.1.C.1.a. to permit a front yard setback of 12 feet in lieu of the required 50 feet, and a side yard interior setback of 8 feet in lieu of the required 20 feet for a nonresidential building in a D.R. 3.5 zone; and from Section 409.4.C to permit an off-street parking aisle width of 18 feet in lieu of the required 22 feet for 90 degree parking, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioner shall be required to provide Class "A" screening in the area designated on Petitioner's Exhibit 1.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

December 16, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S Belair Road, 250' NE of the c/l of Penn Avenue
(9317 Belair Road)
11th Election District - 5th Councilmanic District
The Father Raymond W. Gribbin Center, Inc. - Petitioner
Case No. 98-176-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Mark J. Schulz, Administrator
2520 Pot Spring Road, Timonium, Md. 21093

People's Counsel; Case Files



Petition for Variance

98-176-A

to the Zoning Commissioner of Baltimore County

for the property located at 9317 Belair Road

which is presently zoned DR 3.5

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 part of hereof, hereby petition for a Variance from Section(s)

See Attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardships or practical difficulty)

To be determined at hearing.

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 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:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Towson

MD

21204

City

State

Zipcode

Legal Owner(s):

The Father Raymond W. Gribbin Center, Inc.

(Type or Print Name)

By:

Signature: Mark J. Schulz, Administrator

(Type or Print Name)

Signature

2520 Pot Springs Road

410-252-4005

Address

Phone No.

Timonium

MD

21093

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 hr

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/31/97



ORDER RECEIVED FOR FILING
Date 12/1/97
By [Signature]

Variance Request

- A. Variance from Section 1B01.1.B.1.e.(5) to allow RTA buffers of zero ft. in lieu of the required 50 ft. buffer, and a setback of 10 ft. in lieu of the required 75 ft. setback for building and parking areas in the transition area as shown on the plan.
- B. Variance from Section 1B01.1.C.1.a. to allow a front yard setback of 12 ft. in lieu of the required 50 ft. and a side yard interior setback of 8 ft. in lieu of the required 20 ft. for a nonresidential building in a DR 3.5 zone.
- C. Variance from Section 409.4.C to permit a 18 ft. wide aisle in an off-street parking area in lieu of the required 22 ft. minimum width for 90 degree parking.

TOIDOC51/BAW01/0054493 01

ORDER RECEIVED FOR FILING

Date

By

12/16/97

[Signature]

176

RICHARD J. TRUELOVE P.E., INC.

CIVIL ENGINEER

406 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION

Beginning for the same at a point on the southeasternmost side of Belair Road, (MD Route 1), as now widened, said point being 250 feet more or less northeast from the centerline of Penn Avenue measured along the side of Belair Road, running thence along the southeasternmost widening line of Belair Road North 42° 27' 18" East 262.07 feet, thence leaving said widening line of Belair Road and running the six following courses and distances:

- (1) 53.26 feet along the arc of a curve deflecting to the left having a radius of 402.00 feet and a long chord bearing and distance of South 56° 33' 22" East 53.22 feet to a point of reverse curve thence,
- (2) 18.53 feet along the arc of a curve deflecting to the right having a radius of 20.00 feet and a long chord bearing and distance of South 33° 48' 52" East 17.87 feet to a point of tangency thence binding on the back of curb,
- (3) South 07° 16' 40" East 59.43 feet, thence leaving said curb,
- (4) South 07° 45' 52" East 71.00 feet, thence,
- (5) South 07° 45' 52" East 70.69 feet, thence,
- (6) North 78° 59' 42" West 262.76 feet to the place of beginning.

Containing 34,343 square feet, or 0.788 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber 7428 at Folio 100, and as shown and indicated "AREA TO BE RELEASED" on the Department of Public Works, Bureau of Land Acquisition Drawing No. SP 11-044-1R. Located in the Eleventh Election District, and Fifth Councilmanic District, of Baltimore County, Maryland. Also known as 9317 Belair Road.

October 28, 1997
letters\97036DES



Richard John Truelove P.E.

98-176-A

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: #98-176-A
9317 Belair Road
SE/S Belair Road, 250' NE of
Penn Avenue
11th Election District
5th Councilmatic District
Legal Owner(s):

The Father Raymond W.
Gribbin Center, Inc.

Variance: to allow RTA buffers of zero feet in lieu of the required 50-foot buffer and a setback of 10 feet in lieu of the required 75-foot setback for building and parking areas in the RTA; to allow a front yard setback of 12 feet in lieu of the required 50 feet and a side yard interior setback of 8 feet in lieu of the required 20 feet for a nonresidential building in a D.R.-3.5 zone; and to permit an 18-foot wide aisle in an off-street parking area in lieu of the required 22-foot minimum width for 90-degree parking.

Hearing: Wednesday, December 3, 1997 at 9:00 a.m. in Room 407, Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

11/135 Nov. 13

C189136

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 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 Nov. 13, 1997.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

VD

JLL 176

No.

044355

DATE 10/31/97 ACCOUNT Rec 16150

AMOUNT \$ 250.00

RECEIVED FROM: Gallagher Services

FOR: CV

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT
PROCESS 6000 176
05/17/97 10/31/97 19.16
REF 1005 CASHIER BUDGET 044355
5 MISCELLANEOUS CASH RECEIPT
Receipt # 037034
CR NO. 044355

1000000000
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 98-176-A

Petitioner/Developer: FA. GRIBBON
CENTER, ETAL

Date of Hearing/Closing: 12/3/97

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

c/o ROBERT HOFFMAN
ESQ

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 # 9317 BELAIR RD

The sign(s) were posted on 11/11/97
(Month, Day, Year)

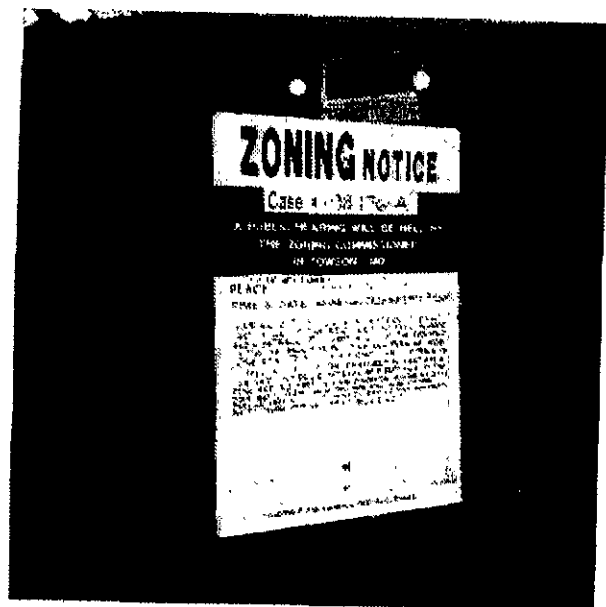
Sincerely,
Patrick M. O'Keeffe 11/14/97
Patrick M. O'Keeffe 11/14
(Signature of Sign Poster and Date)

Patrick M. O'Keeffe
(Printed Name)

523 Penny Lane
(Address)

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

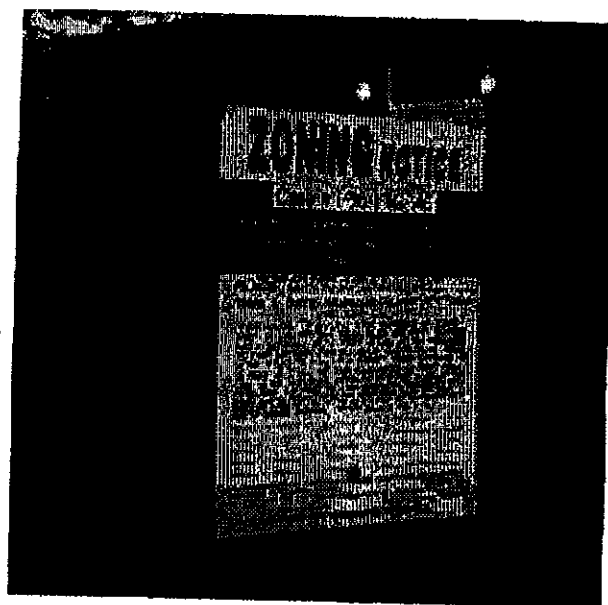
(410) 666-5366 Page (410) 645
(Telephone Number)



98-176-A
* 9317 BELAIR RD.

P-11/11/97

H: 12/3/97 @ 900A



9317 BELAIR RD.

P-11/11/97

H: 12/3/97 @ 900A

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.: 98-176-A

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

PLACE: *

DATE AND TIME: *

REQUEST: A VARIANCE TO ALLOW RTA BUFFERS OF 15 FEET LITTLE AS
0 FT. IN LIEU OF THE REQUIRED 50 FT. AND RTA SETBACKS AS LITTLE AS
10 FT. IN LIEU OF THE REQUIRED 75 FT. TO PERMIT NON RESIDENTIAL BUILDING SETBACKS
OF 12 FT. IN LIEU OF 50 FT. AND 8 FT. IN LIEU OF 20 FT. AND TO PERMIT
AN 10 FT. DRIVE PARKING AISLE WIDTH IN LIEU OF 22 FT.

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



WQ 17
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/neighbor 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.: 176

Petitioner: The Father Raymond W Gribbin Center, Inc.

Location: 9317 Belair Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod

ADDRESS: 210 Allegheny Avenue

Towson, Md 21204

PHONE NUMBER: 410-494-6201

AJ:ggs

(Revised 09/24/96)

TO: PATUXENT PUBLISHING COMPANY

November 13, 1997 Issue - Jeffersonian

Please forward billing to:

Barbara W. Ormord
210 Allegheny Avenue
Towson, MD 21204
410-494-6201

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: 98-176-A
9317 Belair Road
SE/S Belair Road, 250' NE of Penn Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s): The Father Raymond W. Gribbin Center, Inc.

Variance to allow RTA buffers of zero feet in lieu of the required 50-foot buffer and a setback of 10 feet in lieu of the required 75-foot setback for building and parking areas in the RTA; to allow a front yard setback of 12 feet in lieu of the required 50 feet and a side yard interior setback of 8 feet in lieu of the required 20 feet for a nonresidential building in a D.R.-3.5 zone; and to permit an 18-foot wide aisle in an off-street parking area in lieu of the required 22-foot minimum width for 90-degree parking.

HEARING: WEDNESDAY, DECEMBER 3, 1997 at 9:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue.

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

November 6, 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: 98-176-A
9317 Belair Road
SE/S Belair Road, 250' NE of Penn Avenue
11th Election District - 5th Councilmanic District
Legal Owner(s): The Father Raymond W. Gribbin Center, Inc.

Variance to allow RTA buffers of zero feet in lieu of the required 50-foot buffer and a setback of 10 feet in lieu of the required 75-foot setback for building and parking areas in the RTA; to allow a front yard setback of 12 feet in lieu of the required 50 feet and a side yard interior setback of 8 feet in lieu of the required 20 feet for a nonresidential building in a D.R.-3.5 zone; and to permit an 18-foot wide aisle in an off-street parking area in lieu of the required 22-foot minimum width for 90-degree parking.

HEARING: WEDNESDAY, DECEMBER 3, 1997 at 9:00 a.m. in Room 407, Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Robert A. Hoffman, Esquire
The Father Raymond W. Gribbin Center, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 18, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING 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

November 26, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 176
Case No.: 98-176-A
Petitioner: Mark J. Schulz

Dear Mr. Hoffman:

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 October 31, 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 (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A I M O R E C O U N T Y, M A R Y L A N D
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley, RBS/PP.
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 10, 1997

DATE: 11/6/97

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

Item #'s:

169

170

171

172

174

176

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 11-1-97
Item No. 176 JLL

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

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,

Cindy M. Webb
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 14, 1997

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 17, 1997
Item Nos. 169, 170, 171, 172,
174, and 176

The Bureau of Developer's Plans Review has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 19, 1997

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

RE: Property Owner: The Father Raymond W. Gribbin Center, Inc.

Location: DISTRIBUTION MEETING OF November 10, 1997

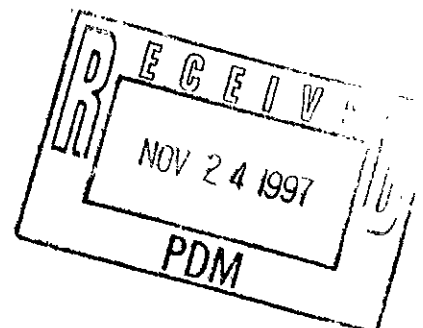
Item No.: 176 Zoning Agenda:

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.

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



File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: November 5, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petition (s):

Item Nos. 164, 165, 166, 169, 170, 174, and 176

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL

RE: PETITION FOR VARIANCE
9317 Belair Road, SE/S Belair Road,
250' NE of Penn Avenue
11th Election District, 5th Councilmanic
Father Raymond W. Gribbin Center, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-176-A

* * * * *

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.

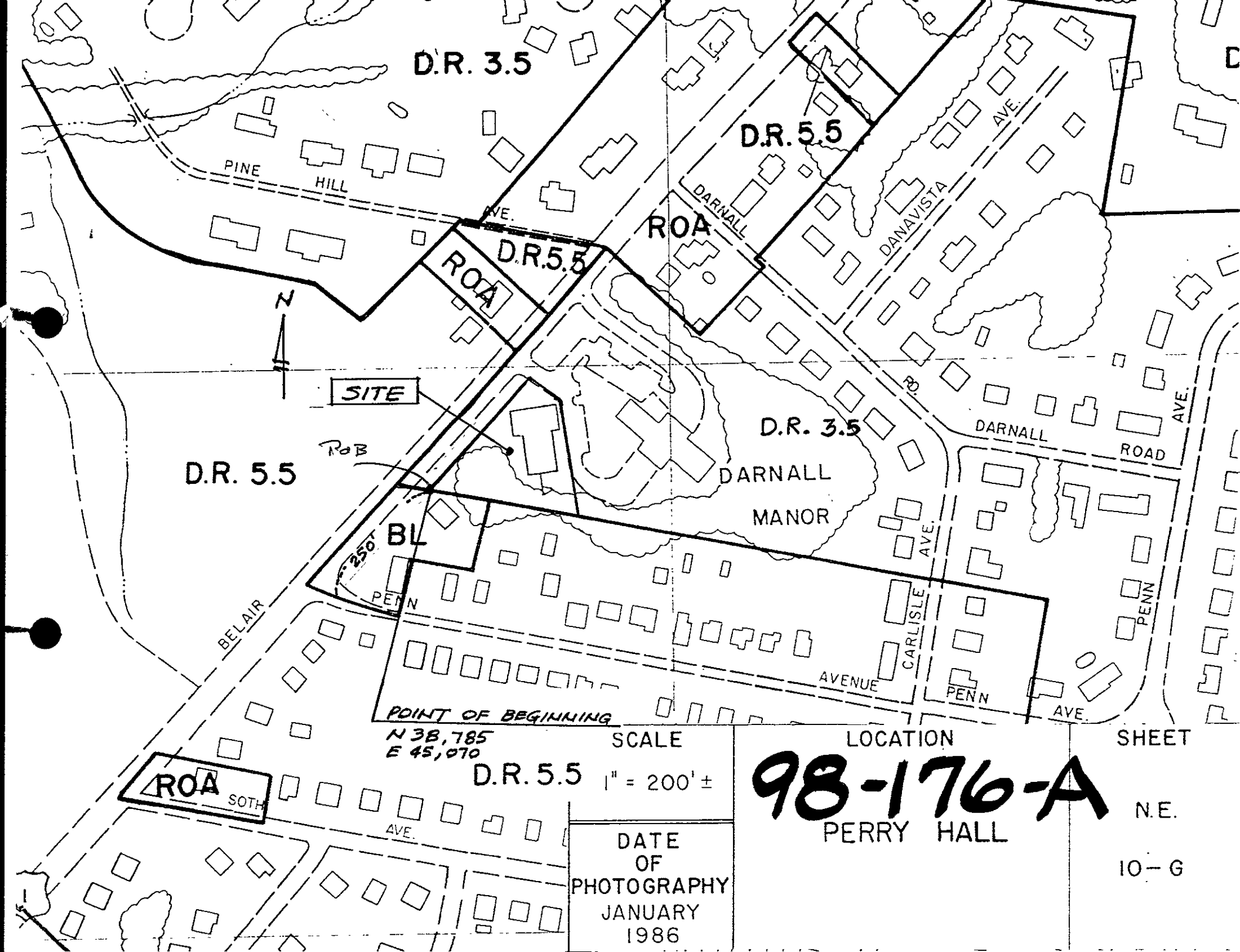
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 28th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



D.R. 3.5

D.R. 5.5

PINE HILL AVE.

ROA

D.R. 5.5

ROA



SITE

D.R. 5.5

RoB

D.R. 3.5

DARNALL MANOR

DARNALL AVE.

ROAD

BL

PENN

BELAIR

AVENUE

CARLISLE AVE.

PENN

AVE.

POINT OF BEGINNING

N 38,785
E 45,070

SCALE

D.R. 5.5

1" = 200' ±

LOCATION

SHEET

ROA

SOTH

AVE.

DATE OF
PHOTOGRAPHY
JANUARY
1986

98-176-A

PERRY HALL

N.E.

10-G

PETITIONER(S) SIGN-IN SHEET

ADDRESS

NAME
Rob Hoffman

210 Allegheny Ave 21204

RICHARD TRULOVE

406 W. Pennsylvania Ave 21204

Warren Anderson

1318 East fort Avenue Bulb. 21230

Joann Abramaitis

2520 Pat Spring Rd Balto 21093

Holly Ritter

9317 Belair Rd., Balt., Md. 21236



Printed with Soybean Ink
on Recycled Paper

Petterson's
Exhibits
1A-1E

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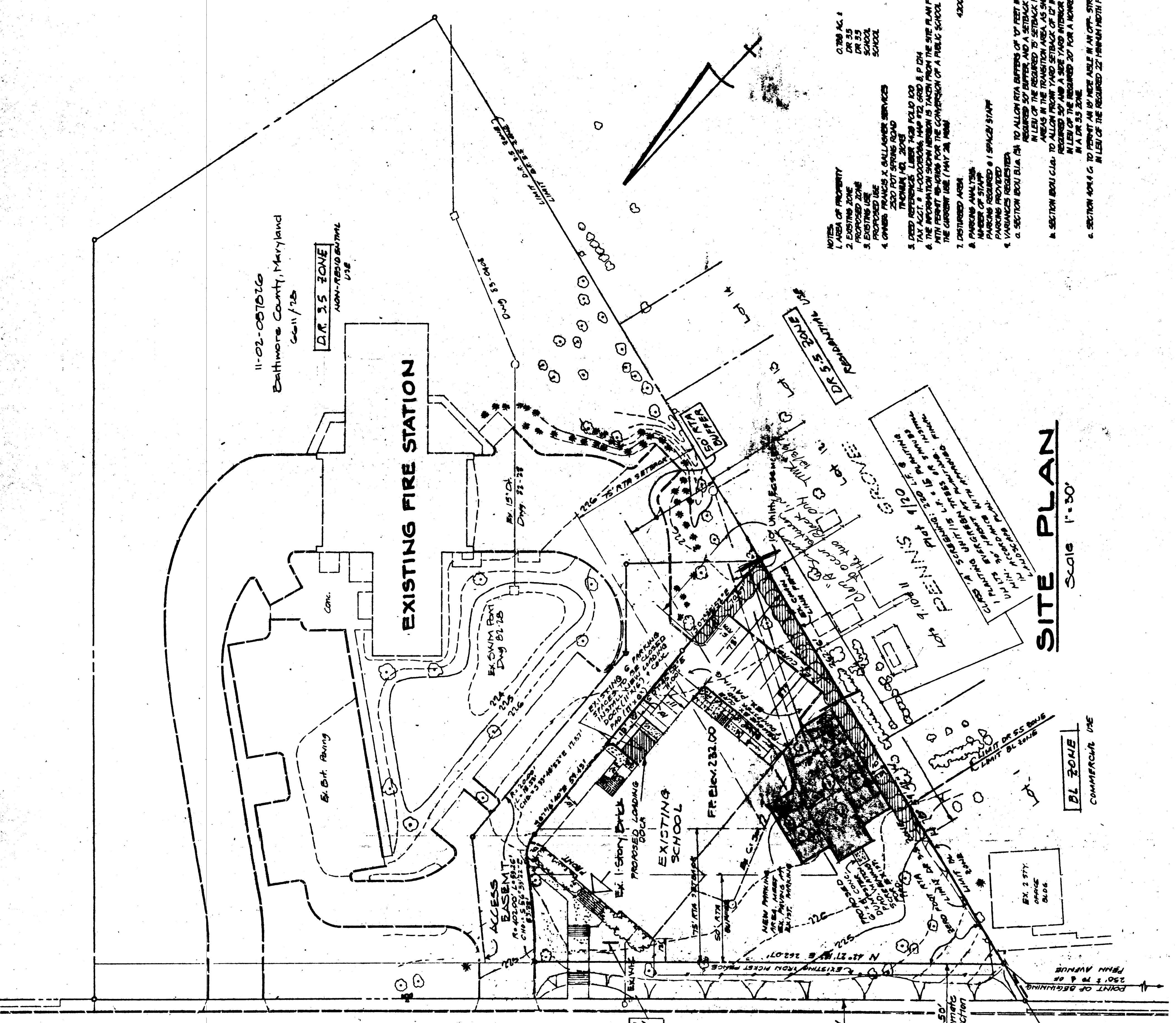






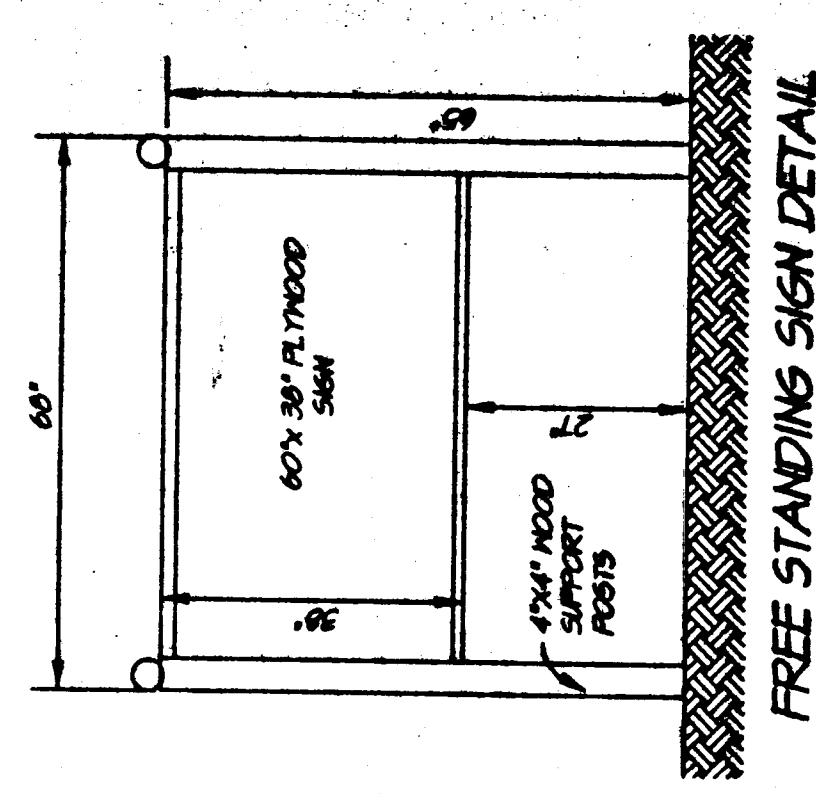


BLAIR ROAD U.S. RTE 1
ZONED DR-5.5
ZONED DR-3.5



SITE PLAN
Scale 1"=50'

- 1. DISTURBED AREA
- 2. EXISTING ZONE
- 3. PROPOSED ZONE
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- 99. PROPOSED LOT
- 100. PROPOSED LOT

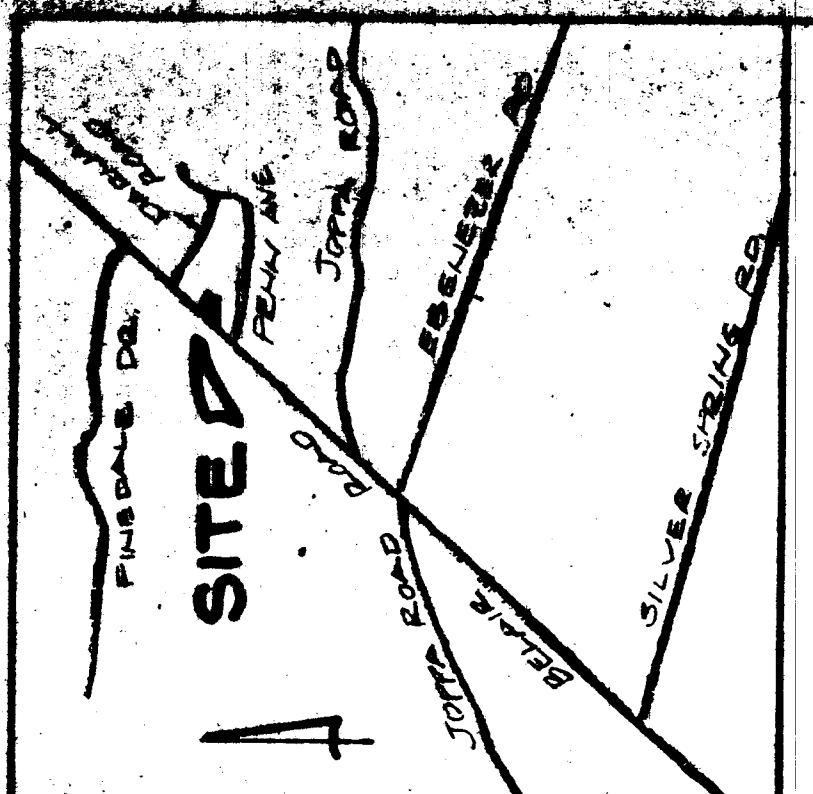


PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCES
GRIEBIN CENTER
FRANCIS X GALLAGHER SERVICES
9817 BELAIR ROAD
BALTIMORE DISTRICT II COUNCILMANIC DISTRICT 5
BALTIMORE COUNTY, MARYLAND
SCALE AS SHOWN
OCTOBER 24, 1997



PLAN PREPARED BY:
RICHARD TRUELOVE, P.E., Inc.
Registered Professional Engineer
408 West Pennsylvania Avenue
Towson, Maryland 21204-6228
(410) 284-4814 FAX (410) 284-4886

VICINITY MAP
Scale 1"=200'



11-02-007016
Baltimore County, Maryland
Cell 1/25
D.R. 3.5 ZONE
NON-RESIDENTIAL
USE

11-02-007016
Baltimore County, Maryland
Cell 1/25
D.R. 3.5 ZONE
NON-RESIDENTIAL
USE

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Baltimore County, Maryland
Cell 1/25
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