

IN RE: PETITION FOR SPECIAL HEARING
AND VARIANCE

NEC East Joppa Road
and Dixon Avenue
9th Election District
6th Councilmanic District
(2800 East Joppa Road)

Fire House Tavern
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-211-SPHA

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owner of the subject property, Harry S. Cohen. The Petitioner is requesting a special hearing to approve business parking in a D.R.5.5 zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R. There are several variances being requested in this case as follows:

- a. from Section 1B01B.1.e(5) of the Baltimore county Zoning Regulations (B.C.Z.R.), to allow a 0 ft. landscape buffer and 0 ft. setback for a parking lot pursuant to Section 409.8.B in lieu of the required 50 ft. buffer and 75 ft. setback for the existing parking lot; and
- b. from Section 409.6.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 61 parking spaces in a BL zone in lieu of the required 76 parking spaces and from Section 1B01.1.B.1.c.1 & 2 to permit a variance from Residential Transition Area (R.T.A.) and to permit a 0 ft. setback and buffer in lieu of 75 ft. and 50 ft. respectively, and from B.C.Z.R. Section 232.1 to permit a 4 ft. front yard setback for the existing building in lieu of the required 10 ft.

Appearing at the hearing on behalf of the special hearing and variance request were Harry Cohen, property owner, Douglas Kennedy, professional engineer with KCW Engineering Technologies, Inc. and Ed Covahey, attorney at law, representing the Petitioner. Appearing as interested citizens in the matter were Ruth Baisden, Alice Baker and John Baker, all appearing

FILED
2/14/2000
J. R. JAMESON

on behalf of the Greater Parkville Community Council. There were no other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of a 0.47 acres, more or less, and is split-zoned BL-D.R.5.5. The subject property is located on the northwest corner of the intersection of East Joppa Road and Dixon Avenue. The property is improved with an existing tavern known as "The Fire House Tavern", which has existed on the property for the past 70 years. Mr. Cohen is the owner and operator of the subject business and is desirous of building a 28 ft. x 50 ft. addition on the side of the existing tavern. Mr. Cohen is intending to provide a sit-down restaurant area for his customers and patrons. In conjunction with the construction of this addition, Mr. Cohen is proposing to pave a parking lot on property he owns across the street on Dixon Avenue. The approval to pave that parking lot is the subject of Case No. 00-212-SPHA.

Testimony indicated that no other changes are proposed to the existing tavern property, but for the building of this addition. The parking spaces that are provided for on the property will remain as they have for many decades. Testimony further indicated that Mr. Cohen lost parking spaces when Joppa Road was widened in this area. Therefore, he is unable to meet his parking requirements and has requested a variance to allow 61 parking spaces in lieu of the required 76. Mr. Cohen indicated that he believes 61 parking spaces will be more than sufficient to meet his needs, given that many of his patrons walk to the restaurant because of its location adjacent to a residential neighborhood.

As stated previously, appearing in opposition to Mr. Cohen's request were Ruth Baisden, Alice Baker and John Baker, representatives of the Greater Parkville Community Council. These representatives indicated that Mr. Cohen should provide the full buffer area around the

perimeter of his property to insure that there are no adverse impacts on his immediate neighbors. However, Mr. Cohen testified that he has discussed his plans to renovate his business with his immediate neighbors and indicated that all of his surrounding neighbors support him in this request. As stated previously, no one from the surrounding neighborhood appeared in opposition to this hearing.

Mr. Cohen also indicated that he recently replaced the screen fence located towards the rear of the property. He installed new fencing which was discussed with and agreed to by the Winiecki's, who reside adjacent to his property. Mr. Cohen believes that the screen fence that currently exists on the property provides an adequate buffer between his customer parking and adjacent residential properties. He, therefore, has asked that it remain as is and not be changed.

After considering the testimony and evidence offered at the hearing, as well as my personal site visit to the property, I find that the special hearing and variance requests should be granted. It is obvious that Mr. Cohen has an excellent relationship with his surrounding neighbors in that they fully support him in this request. Therefore, the special hearing to approve business parking in a D.R.5.5 zone and the variance request to allow 61 parking spaces in lieu of the required 76 and a 4 ft. front yard setback for the existing building in lieu of the required 10 ft. shall be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general

Q. J. ...
2/4/2000
P. J. ...

welfare, and meets the spirit and intent of the B.C.Z.R. Therefore, permission to allow commercial parking in an RO zone shall be approved.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and their 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).

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of February, 2000, that the Petitioner's Request for Special Hearing to approve business parking in a D.R.5.5 zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED.

IT IS FURTHER ORDERED, that Petitioner's request for variances from :

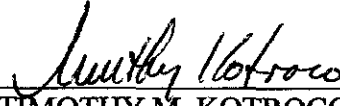
- a. Section 1B01B.1.e(5) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a 0 ft. landscape buffer and 0 ft. setback for a parking lot pursuant to Section 409.8.B in lieu of the required 50 ft. buffer and 75 ft. setback for the existing parking lot; and

DATE 2/4/2000
BY [Signature]
DIVISION OF ZONING

- b. Section 409.6.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit 61 parking spaces in a BL zone in lieu of the required 76 parking spaces and from Section 1B01.1.B.1.c.1 & 2 to permit a variance from Residential Transition Area (R.T.A.) and to permit a 0 ft. setback and buffer in lieu of 75 ft. and 50 ft. respectively, and from B.C.Z.R. Section 232.1 to permit a 4 ft. front yard setback for the existing building in lieu of the required 10 ft.,

be and are hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall be required to submit to Mr. Avery Harden, Landscape Architect for Baltimore County, a landscaping plan, as well as a lighting plan for the parking lot in question. The existing 6 ft. screen fence located on the property shall be permitted to remain in that it provides a nice screen between the parking lot and the adjacent dwelling. However, the Petitioner shall be required to supplement the other areas of the property with appropriate landscaping at the discretion of Mr. Harden. Said landscaping and lighting plan shall be reviewed and approved prior to the issuance of any paving permits.
- 3) When applying for permits, the landscape plan/lighting 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:raj

RECEIVED
2/14/2000
R. J. G. [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February ⁷/₁, 2000

Edward C. Covahey, Jr.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing & Variance
Case No. 00-211-SPHA
Property: 2800 East Joppa Road

Dear Mr. Covahey:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Variance have been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Harry S. Cohen
2800 East Joppa Road
Baltimore, Maryland 21234

Mr. Douglas L. Kennedy
KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, Maryland 21244

Ms. Ruth Baisden
c/o Greater Parkville Community Council
7706 Oak Avenue
Baltimore, Maryland 21234

Mr. & Mrs. John Baker
2307 Ellen Avenue
Baltimore, Maryland 21234



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2800 E. Joppa Road
which is presently zoned R-O and B.L.
AND D.R. 5.5

This Petition shall be filed with the Department of Permits and 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 BUSINESS PARKING IN A D.R. (DENSITY RESIDENTIAL)
5.5 ZONE AS PERMITTED BY B.C.Z.R. SECTIONS 409.8 B
FOR EXISTING PARKING AT "2800 E. JOPPA ROAD."**

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Harry S. Cohen *FOR FIRE HOUSE TACOM*

Name - Type or Print

Signature

Name - Type or Print

Signature

2800 E. Joppa Road

410-661-3555

Address

Telephone No.

Baltimore,

MD

21234

City

State

Zip Code

Representative to be Contacted:

Harry S. Cohen

Name

2800 E. Joppa Road

410-661-3555

Address

Telephone No.

Baltimore,

MD

21234

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 00 211C SP4A

Reviewed By 5001 Date 10-28-99



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2800 E. Joppa Road

which is presently zoned B.L. AND D.R. 5.5

This Petition shall be filed with the Department of Permits and 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 Variance from Section(s) 409.6 2 to permit 61 parking spaces in a BL (Business Local) zone in lieu of the required 76 parking spaces 1801.1 B.L. & 112
A Variance From R.T.A. To Permit A 4 Ft. Setback & Buffer In Lieu Of 75 Ft. & 50 Ft. Respectively
AND FROM B.C.Z.R. SECTION 232.1 TO PERMIT A 4 FT. FRONT YARD
SETBACK FOR THE EXISTING BUILDING IN LIEU OF REQUIRED 10 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey & Boozer, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Telephone No.

Towson,

MD

21204

City

State

Zip Code

Legal Owner(s):

Harry S. Cohen

Name - Type or Print

Signature

Name - Type or Print

Signature

2800 E. Joppa Road

410-661-3555

Address

Telephone No

Baltimore,

MD

21234

City

State

Zip Code

Representative to be Contacted:

Harry S. Cohen

Name

2800 E. Joppa Road

410-661-3555

Address

Telephone No.

Baltimore,

MD

21234

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

Case No. 00-211-SP47

REC 915198

Re: 2800 E. Joppa Road
Baltimore, Maryland 21234

Hardship or practical difficulty:

1. The widening of East Joppa Road seriously impacted the improvements and deprived the Firehouse Tavern of all parking to the front of the improvements and created a unique lot configuration in that the improvements are situate within 4' of the northernmost right of way line of Joppa Road.

2. Without the variance, the Owner would experience unreasonable hardship and practical difficulty in that it would be impossible to locate the proposed addition other than on the westerly side of the existing improvements because of the widening of Joppa Road and the existing parking configuration.

3. That the creating of the variance would be within the spirit and intent of the Baltimore County Zoning Regulations and would facilitate the improvement of the Firehouse Tavern.

4. That the granting of the variance in conjunction with the Petition for Special Hearing for business parking in a residential zone would provide additional parking to the subject premises and eliminate and/or reduce business parking on Dixon Avenue.

928ldr07

211
OO ~~SP147~~ - SP147



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244

(410) 281-0030
Fax (410) 298-0604
www.KCW-ET.com

William K. Woody
President and CEO

Douglas L. Kennedy
Senior Vice President

J. Peter McDonnell
Vice President

Ronald J. Lind
Associate Vice President

Martin J. Lipinski
Associate Vice President

Edwin S. Howe, III
Associate Vice President

Edward M. Shine
Associate

Joseph P. Wood
Associate

William C. Usher
Associate

Reginald C. Roberts
Associate

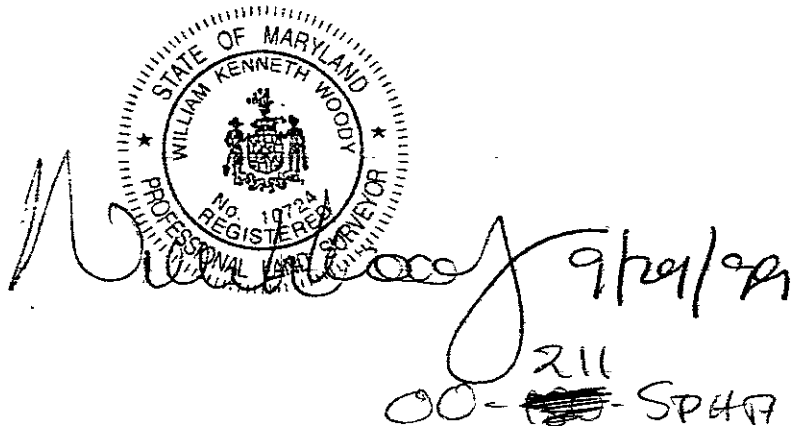
ZONING DESCRIPTION

HARRY S. COHEN PROPERTY
2800 E. Joppa Road
9th Election District
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME on the East side of Dixon Avenue, 40 feet wide, said Point of Beginning being situate 50 feet northerly from the centerlines of Dixon Avenue and E. Joppa Road, 70 feet wide, and running thence the following courses and distances:

1. North 3 degrees 53 minutes 12 seconds East a distance of 93.93 feet to a point,
2. North 86 degrees 22 minutes 45 seconds West a distance of 5.00 feet to a point,
3. North 3 degrees 53 minutes 12 seconds East a distance of 26.00 feet to a point,
4. South 86 degrees 22 minutes 45 seconds West a distance of 154.79 feet to a point,
5. South 3 degrees 37 minutes 15 seconds West a distance of 135.00 feet to a point,
6. North 86 degrees 22 minutes 45 seconds West a distance of 135.35 feet to a point,
7. Along a curve to the right with Radius of 15.00 feet and Length of 23.63 feet to the Point of Beginning.

CONTAINING 20,345 square feet, or 0.47 acre more or less.



CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, ¹⁹⁹⁹~~20~~

NOTICE OF ZONING HEARINGS

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: #00-211-SPHA & 00-212-SPHA

2800 East Joppa Road - NEC East Joppa Road and Dixon Avenue; 2710 East Joppa Road - NWC East Joppa Road and Dixon Avenue

9th Election District - 6th Councilmanic District

Legal Owner(s): Harry S. Cohen

2800 EAST JOPPA ROAD - Special Hearing: to approve business parking in a D.R. 5.5 zone. **Variance:** to permit 61 parking spaces in lieu of the required 76 spaces; to permit a zero foot RTA setback and buffer in lieu of 75 feet and 50 feet respectively; and to permit a 4-foot front yard setback for the existing building in lieu of the required 10 feet.

2710 EAST JOPPA ROAD - Special Hearing: to approve business parking in a R-Q zone. **Variance:** to permit a zero foot/5-foot landscape buffer and parking lot setback in lieu of the required 20 feet.

Hearing: Monday, January 18, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

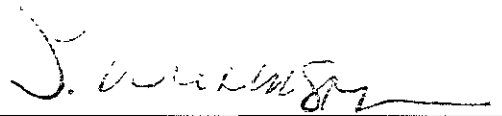
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/23/00 Dec 23

C360464

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 12-23, ~~20~~ 1999

THE JEFFERSONIAN,



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

80-280-SPH2

No. 073245

DATE 10-25-99 ACCOUNT R 001-6150

AMOUNT \$ 500

RECEIVED
FROM:

K C WENG. TEN FIRE HALL TAXIN.

FOR:

C. VAN. \$ SPECIAL HALLING. 250.00
2800 - SOPPA RD. 250.00
TOTAL 500.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

5007

PAID RECEIPT

PROCESS	ACTUAL	TIME
10/29/1999	10/28/1999	15:17:34
REG 1804	CASHIER JNAR JLK	DRAWER 5
Dept 5	528 ZONING VERIFICATION	
Receipt #	101216	OFFIC
CR NO.	073245	

Receipt Tot 500.00
500.00 CK 00 BA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-211-SFJ

Petitioner/Developer: FIREHOUSE, ETAL
% E. COVAHEY, ESQ

Date of Hearing/Closing: 2/1/00

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 #2800 EAST JOPPA RD.

The sign(s) were posted on

1/15/00
(Month, Day, Year)

Sincerely,

Sincerely,

(Signature of Sign Poster and Date) 9/25/00

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

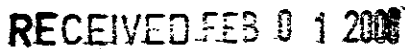
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

2800 E. Joppa Road, E Joppa Rd on the
E corner of Dixon Rd
9th Election District, 6th Councilmanic

Legal Owner: Harry S. Cohen
Petitioner(s)

1118

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-211-SPHA

* * * * *

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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

29th

I HEREBY CERTIFY that on this 29th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Edward C. Covahey, Jr., Esq., Covahey & Boozer, 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number:

211
00 - ~~100~~ - SPAQ

Petitioner: HARRY S. COHEN

Address or Location: #271D AND #2800 E. JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: HARRY S. COHEN

Address: 2800 E. JOPPA ROAD

BALTIMORE, MD. 21234

Telephone Number: 410 - 661-3555

Revised 2/20/98 - SCJ

8007



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 13, 1999

NOTICE OF ZONING 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: 00-211-SPHA & 00-212-SPHA
2800 East Joppa Road – NEC East Joppa Road and Dixon Avenue
2710 East Joppa Road – NWC East Joppa Road and Dixon Avenue
9th Election District – 6th Councilmanic District
Legal Owner: Harry S. Cohen

2800 EAST JOPPA ROAD — Special Hearing to approve business parking in a D.R. 5.5 zone. Variance to permit 61 parking spaces in lieu of the required 76 spaces; to permit a zero foot RTA setback and buffer in lieu of 75 feet and 50 feet respectively; and to permit a 4-foot front yard setback for the existing building in lieu of the required 10 feet.

2710 EAST JOPPA ROAD — Special Hearing to approve business parking in a R-O zone. Variance to permit a zero foot/5-foot landscape buffer and parking lot setback in lieu of the required 20 feet.

HEARING: Monday, January 10, 2000 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon
Director

c: Edward Covahey, Jr., Esquire, Covahey & Boozer, 614 Bosley Avenue, Towson 21204
Harry Cohen, 2800 E. Joppa Road, Baltimore 21234

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 26, 1999.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:

Harry S. Cohen
2800 E. Joppa Road
Baltimore, MD 21234

410-661-3555

NOTICE OF ZONING HEARING

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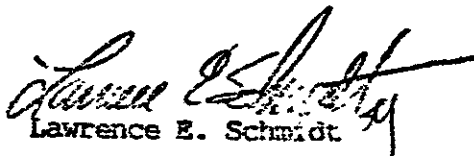
9th Election District – 6th Councilmanic District

Legal Owner: Harry S. Cohen

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HEARING: Monday, January 10, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 28, 2000pdmlandacq@co.ba.md.us

Attorney Edward C. Covahey
Covahey & Boozer P.A.
614 Bosley Avenue
Towson MD 21204

Dear Attorney Covahey:

RE: Case Number 00-211-SPHA , 2800 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

c:



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 10, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

RECEIVED JAN 06 2000

SUBJECT: Zoning Advisory Committee Meeting
for December 6, 1999
Item Nos. 206, 207, 209, 210, (211),
212, 213, 217, and 218

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC12699.NOC



Baltimore County
Fire Department

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

December 17, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Item No.: 205, 207, 211, 216, and 217

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 14, 1999

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

SUBJECT: 2710 & 2800 East Joppa Road

INFORMATION:

Item Number: 211 & 212

Petitioner: Firehouse Tavern

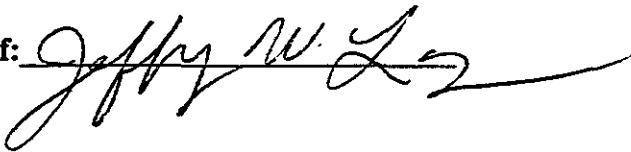
Zoning: 211 & 212

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that the applicant submit a landscape plan for review and approval to Avery Harden, Baltimore County Landscape Architect, should the instant request be granted. In addition, the petitioner should demonstrate to the satisfaction of the zoning commissioner that the proposed use of the property would not have a negative impact on the adjacent community.

Section Chief:



AFK/JL



Baltimore County
Department of Permits and
Development Management

11/18 ✓
Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 23, 1999

Edward C. Covahey, Jr., Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Boozer:

RE: Case Numbers 00-211-SPHA and 00-212-SPHA, 2800 East Joppa Road and
2710 East Joppa Road

The above matter, previously scheduled for January 10, 2000, has been postponed at your request. The hearing has been **rescheduled for Tuesday, January 18, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,

Arnold Jablon
Director

AJ:scj

C: Harry Cohen, 2800 E. Joppa Road, Baltimore 21234





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 5, 2000

Edward C. Covahey, Jr., Esquire
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, MD 21204

Dear Mr. Boozer:

RE: Case Numbers 00-211-SPHA and 00-212-SPHA, 2800 East Joppa Road and
2710 East Joppa Road

The above matter, previously scheduled for January 18, 2000, has been postponed at your request. The hearing has been **rescheduled for Tuesday, February 1, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.** This date was confirmed with you by Sophia Jennings and as discussed, this case will not be postponed again.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

If you need further information or have any questions, please do not hesitate to contact Sophia Jennings at 410-887-3391.

Very truly yours,


Arnold Jablon
Director

AJ:scj

C: Harry Cohen, 2800 E. Joppa Road, Baltimore 21234



COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 410
828-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *
MARK S. DEVAN
ANTHONY J. DiPAULA *
THOMAS P. DORE
ROGER J. SULLIVAN
MICHAEL T. PATE

FAX 410-823-7530

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To Soph
ok uan
1/22

ANNEX OFFICE
SUITE 320
606 BALTIMORE AVE.
TOWSON, MD. 21204

December 20, 1999

* ALSO ADMITTED TO D. C. BAR

HAND-DELIVERED

Arnold Jablon, Director of Permits
and Development for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 00211SPHA
Property: 2800 E. Joppa Road
Petitioner: Harry S. Cohen

Dear Mr. Jablon:

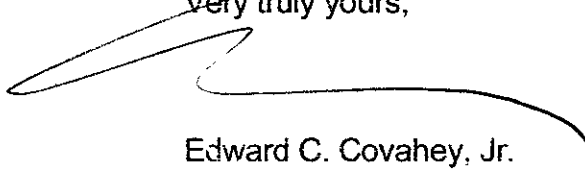
The above-captioned is set for a hearing before the Zoning Commissioner on January 10, 2000 at 9:00 a.m. The Petitioner, Harry Cohen, advises he will be out of the country on a preplanned vacation and is unavailable that date. Accordingly, it is respectfully requested that this matter be postponed.

I note I am identified as attorney for the Petitioner, but my office did not receive notification of the hearing date. If you are inclined to reschedule this matter, it would be appreciated if same could be coordinated with the undersigned.

THANKS.

Happy Holidays.

Very truly yours,


Edward C. Covahey, Jr.

ECC,Jr./ldr
1220ldr05
cc: Mr. Harry S. Cohen

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER *

MARK S. DEVAN
ANTHONY J. DiPAULA *
THOMAS P. DORE
ROGER J. SULLIVAN
MICHAEL T. PATE

FAX 410-823-7530

ANNEX OFFICE

SUITE 320

606 BALTIMORE AVE.

TOWSON, MD. 21204

December 30, 1999

* ALSO ADMITTED TO D. C. BAR

Ms. Gwen Stephens
Baltimore County
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

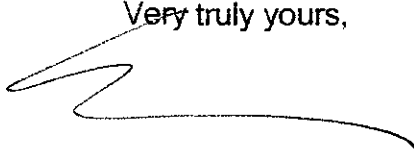
Re. Case Nos. 00-211-SPHA and 00-212-SPHA
2800 East Joppa Rd. & 2710 East Joppa Rd.

Dear Gwen:

This is to confirm our conversation that I will be unavailable with respect to the scheduled trial date of June 18, 2000 as I will be out of the country on a preplanned vacation. I understand Sophie will be back next week, and she will call me so that we can schedule this case so as not to conflict with another case.

THANKS.

Very truly yours,


Edward C. Covahey, Jr.

ECC,Jr./ldr
1230ldr04

cc: Mr. Harry Cohen

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

ROTH BARDEN 7706 OAK AVE 21234 (GREATER PARKVILLE)
410 668-2580. COMMUNITY COUNCIL

ALICE M. BAKER

G.P.C.C. CARNEY ASSN

410-668-4496

2307 ELLEN AVE.

JOHN BAKER

"

"



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

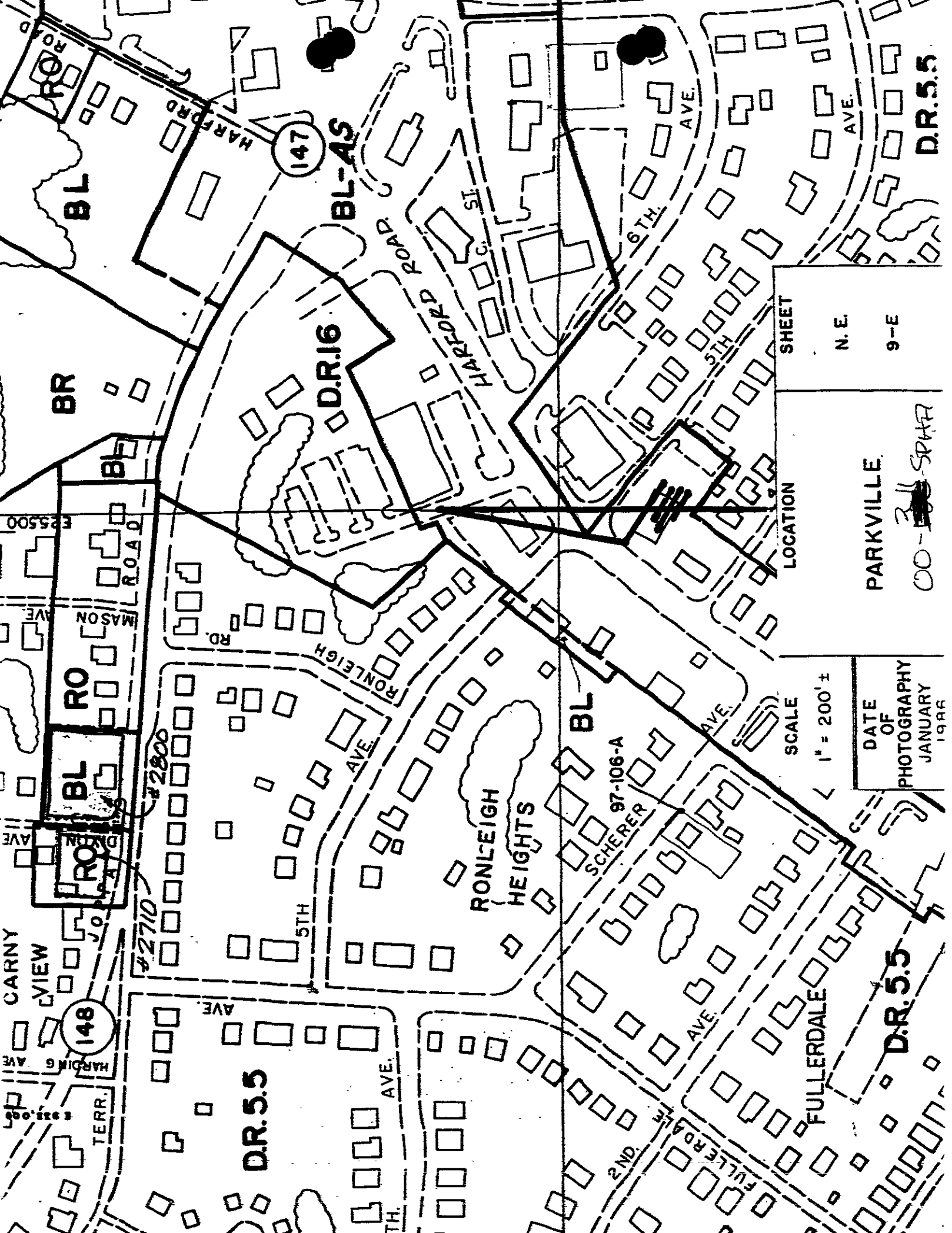
NAME

Harry S Cohen
DOUGLAS L. KENNEDY
JEFF COUNTY

ADDRESS

2800 E Soppa Rd 21234
3104 TIMANUS LANE 21244
614 BOSCHY HTS 21204

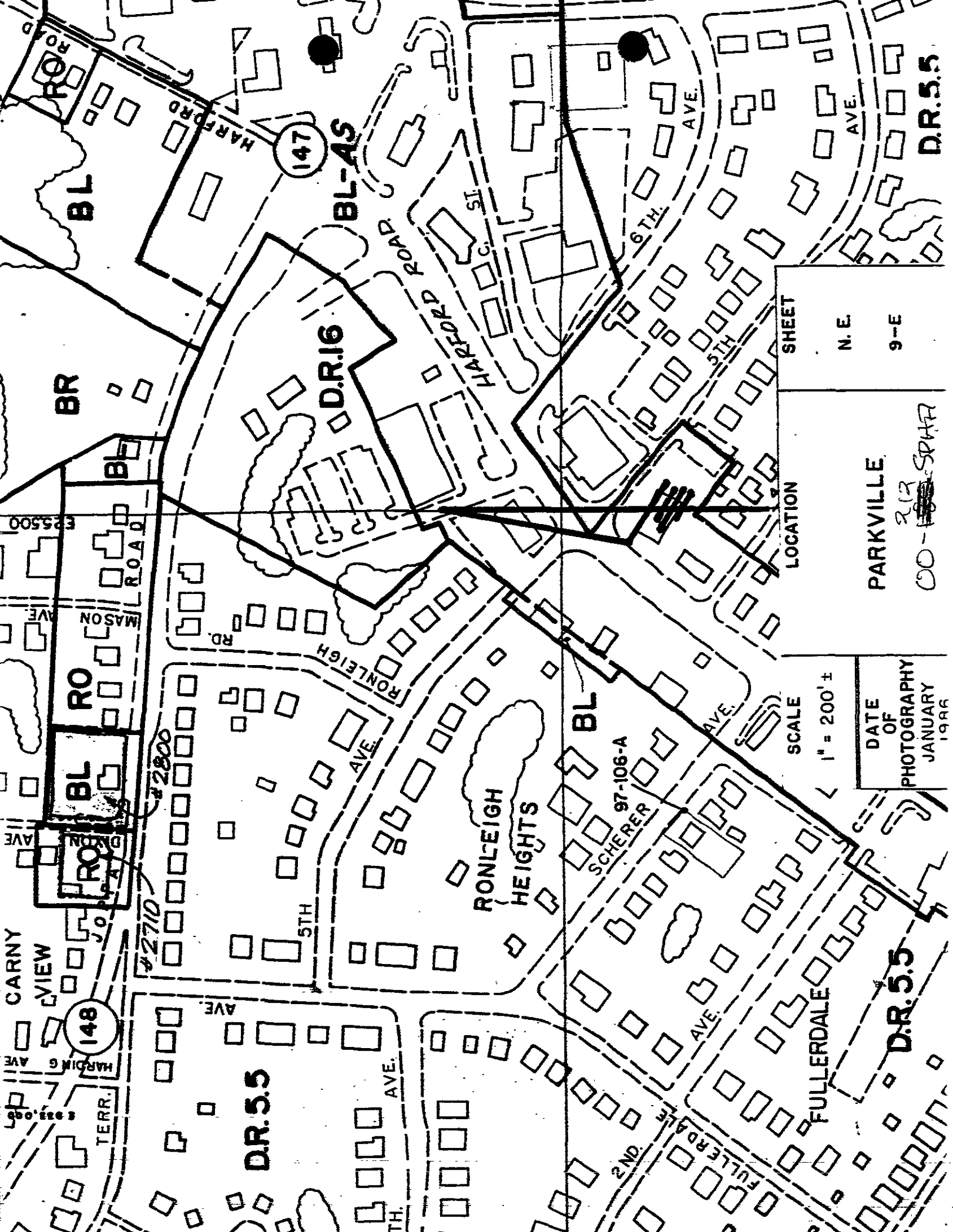




LOCATION PARKVILLE. 00- 100 SP47	SHEET N. E. 9-E
	SCALE 1" = 200' ±
DATE OF PHOTOGRAPHY JANUARY 1966	

DR. 5.5

DR. 5.5



SHEET

N.E.

9-E

LOCATION

PARKVILLE

212
00-10-SP47

SCALE

1" = 200'

DATE OF PHOTOGRAPHY

JANUARY 1996

DR.5.5

DR.5.5

