

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 AND VARIANCE *
 NEC East Joppa Road * DEPUTY ZONING COMMISSIONER
 and Dixon Avenue *
 9th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District *
 (2710 East Joppa Road) * CASE NO. 00-212-SPHA

 Fire House Tavern *
 Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed for property located at 2800 East Joppa Road, which property is zoned RO. The special hearing request is to approve business parking in a RO zone and a variance request to allow a 0 ft. and 5 ft. landscape buffer and parking lot setback in lieu of the required 20 ft.

Appearing at the hearing on behalf of the special hearing and variance request were Harry Cohen, property owner, Doug 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, appearing on behalf of the Greater Parkville Community Council. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of a 0.208 acres, more or less, zoned RO. The subject property is located at the northwest corner of the intersection of East Joppa Road and Dixon Avenue in the Parkville/Carney area of Baltimore County. The subject property at the present time is utilized as a crusher run parking lot for overflow parking for the adjacent Fire House Tavern. The owner of the property, Mr. Cohen, is interested in paving the parking lot to provide a better surface upon which his customers can park. Also located on the property is an old

ORDER RECEIVED FOR FILING
 Date 2/7/2000
 BY R. J. JENNINGS

existing 18 ft. x 19 ft. garage, which is situated in the far corner. In order to proceed with the paving of the parking lot, the special hearing and variance requests are necessary.

Testimony indicated that Mr. Cohen is interested in building an addition to the Fire House Tavern. By virtue of constructing this addition, additional parking requirements are generated. Mr. Cohen has owned the subject property for some time and has allowed customers to park thereon on the crusher run surface. He wishes to further improve the parking lot to make it more attractive and better suited for his patrons.

As stated previously, Ms. Ruth Baisden, Ms. Alice Baker and John Baker appeared in opposition to the Petitioner's request. These representatives of the Greater Parkville Community Council are concerned that the Petitioner has not provided enough buffering for this parking lot from the adjacent residences. They are concerned that the parking of vehicles on this parking lot will have an adverse impact on the surrounding residents.

Mr. Cohen further testified that he personally met with and discussed the improvements he proposes to his property with the residents of the surrounding community. Mr. Cohen indicated that all of the adjacent property owners support him in the renovations and improvements he proposes to make to his property. This includes those folks that live immediately adjacent to his property and which would be most affected by these improvements. After considering the testimony and evidence offered at the hearing, as well as my personal site visit to the property, and the lack of opposition from any immediate property owner around the Fire House Tavern, I find that the special hearing and variance requests to allow Mr. Cohen to pave this already existing parking lot with macadam should 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

Vertical text on the left margin, possibly a signature or reference number.

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 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).

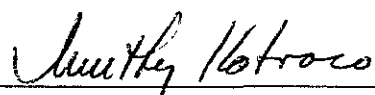
Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of February, 2000, that the Petitioner's Request for Special Hearing to approve business parking in a RO zone, be and is hereby GRANTED

IT IS FURTHER ORDERED, that Petitioner's request for a variance to allow a 0 ft. and ft. landscape buffer and parking lot setback in lieu of the required 20 ft., be and is hereby GRANTED, subject to the following restrictions:

CLERK OF BALTIMORE COUNTY
DATE 2/7/2000
BY JR. JAMESON

- 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) Only passenger vehicles may be permitted to be parked on the subject parking lot.
- 4) There shall be no loading or unloading or any other service use on the subject parking lot other than patron parking. The subject parking lot may be utilized by the Petitioner during the regular hours of operation of the Fire House Tavern.
- 5) 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

BALTIMORE COUNTY DEPARTMENT OF PLANNING
 1/11/2000
 R. J. G...



Baltimore County
Zoning Commissioner

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

February 7, 2000

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

Re: Petition for Special Hearing & Variance
Case No. 00-212-SPHA
Property: 2710 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 cursive script that reads "Timothy M. 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

~~2710 E. JOPPA ROAD AND~~

for the property located at ~~2800 E. Joppa Road~~

which is presently zoned R-D 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 RO (Residential Office) zone as permitted by Section 409.8 B of the Baltimore County Zoning Regulations FOR A PROPOSED PARKING LOT AT 2710 E. JOPPA ROAD, AND APPROVE BUSINESS PARKING IN A D.R. (DENSITY RESIDENTIAL) 5.5 ZONE AS PERMITTED BY SECTION 409.8 B OF THE B.C.Z.R. 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 FREDERICK TAUCHER
Name - Type or Print _____
X *Harry S. Cohen*
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 JTA Date 10-28-99

ORDER RECEIVED FOR FILING

DATE 10/27/99 BY JTA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2710 E. Joppa Road

which is presently zoned R.O.

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) 204.4C.9.c.(1)

TO PERMIT 0 FT. / 5 FT. LANDSCAPE BUFFER AND PARKING LOT SETBACK IN LIEU OF THE REQUIRED 20 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 Fox Firehouse Tavern
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 SPH Date 10 23 99

Case No. 00-~~100~~ 212 SPH(A)

DATE 10/27/2000 BY [Signature]

RE: 2710 E. Joppa Road

Hardship or Practical Difficulty:

1. The widening of E. Joppa Road seriously impacted the improvements at 2800 E. Joppa Road and deprived the Firehouse Tavern of all parking to the front of the improvements. The widening created a unique lot configuration and further reduced the size of lot for both 2800 E. Joppa Road and 2710 E. Joppa Road.
2. Without the Variance from the buffer and setback requirements for the RTA, the Owner would experience unreasonable hardship and practical difficulty in that it would be impossible to locate parking pursuant to BCZR Section 409.8B on 2710 E. Joppa Road.
3. 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.
4. That the creating of the Variance would be within the spirit and intent of the Baltimore County Zoning Regulations and would facilitate improvements to the Firehouse Tavern.

OC-~~112~~³¹²-SPAA



ZONING DESCRIPTION

HARRY S. COHEN PROPERTY
2710 E. Joppa Road
9th Election District
BALTIMORE COUNTY, MARYLAND

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0030
Fax (410) 298-0604
www.KCW-ET.com

BEGINNING FOR THE SAME on the West side of Dixon Avenue, 40 feet wide, said Point of Beginning being situate 57 feet northerly from the centerlines of Dixon Avenue and E. Joppa Road, 70 feet wide, and running thence the following courses and distances:

- 1. South 57 degrees 38 minutes 29 seconds West a distance of 36.71 feet to a point,
2. North 82 degrees 34 minutes 7 seconds West a distance of 70.53 feet to a point,
3. North 3 degrees 53 minutes 12 seconds East a distance of 79.38 feet to a point,
4. South 86 degrees 22 minutes 45 seconds West a distance of 105.00 feet to a point,
5. South 3 degrees 53 minutes 12 seconds West a distance of 40.00 feet to a point,
6. North 86 degrees 22 minutes 45 seconds West a distance of 5.00 feet to a point,
7. South 3 degrees 53 minutes 12 seconds West a distance of 22.50 feet to the Point of Beginning.

CONTAINING 8122 square feet, or 0.19 acre more or less.

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

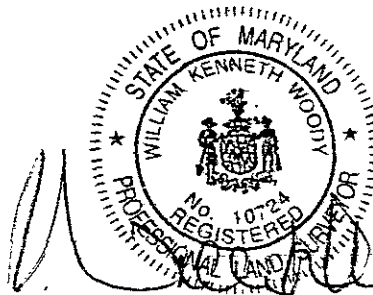
Edwin S. Howe, III
Associate Vice President

Edward M. Shine
Associate

Joseph P. Wood
Associate

William C. Usher
Associate

Reginald C. Roberts
Associate



Handwritten signature and notes: J. J. Joppe, 212, 00-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 075739

DATE 11/16/99 ACCOUNT 10010100

AMOUNT \$ 500.00

RECEIVED FROM: KC/D/CNC - Telephone

FOR: from Dept. of Social Services
2710 - Support - Telephone

DICTIONARY: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER 5001

This receipt is valid only if it is signed by the cashier and the customer. It is not valid if it is signed by the cashier only. It is not valid if it is signed by the customer only. It is not valid if it is signed by both the cashier and the customer. It is not valid if it is signed by anyone else.

PAID RECEIPT

PROCESS: ACRNL TIME: 14:52:52
 DATE: 11/17/1999 DATE: 11/16/1999
 NAME: 5 528 ZORRIS WELFINGTON
 PHONE: 124630
 EMP. NO.: 057739
 RECEIPT NO.: 500.00
 RECEIPT TOTAL: 500.00
 CASHIER: 500.00
 BALANCE: 00.00
 CASHIER'S SIGNATURE: [Signature]

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 00-212-SPHA

Petitioner/Developer: FIREHOUSE, ETAL
E. COVANEY, 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 # 2710 E. JOPPA RD

The sign(s) were posted on 1/15/00
(Month, Day, Year)

Sincerely,

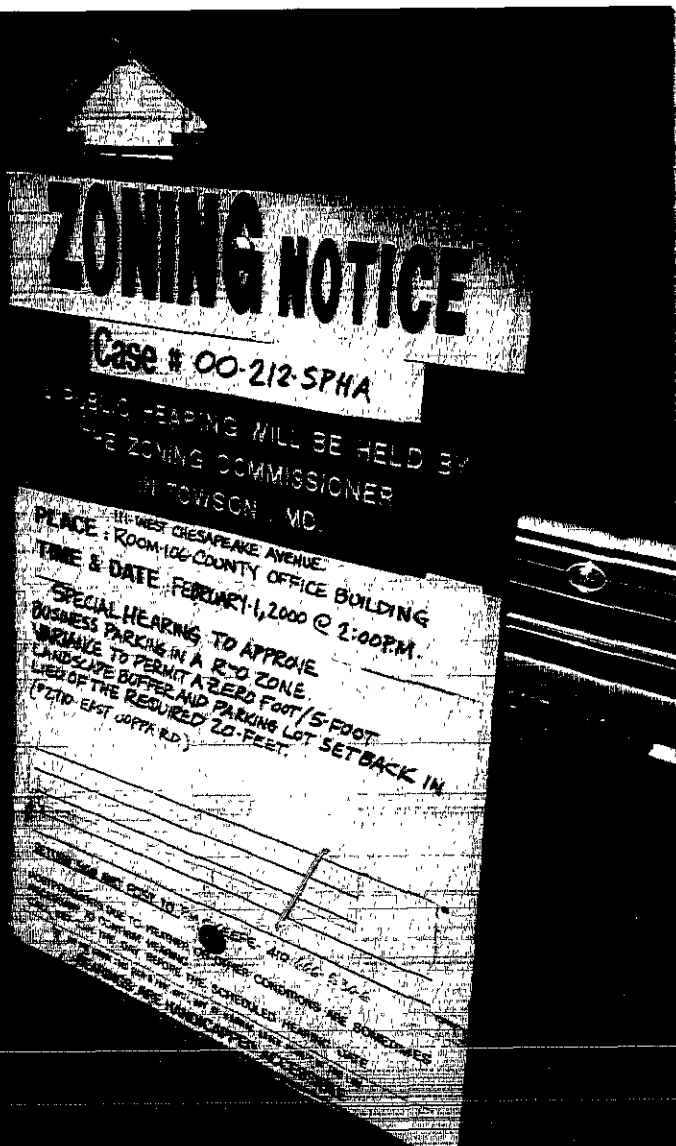
Patrick M. O'Keefe 1/25/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(Telephone Number)



RECEIVED FEB 0 1 2000

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
2710 E. Joppa Road, E Joppa Rd on the
NW corner of Dixon Rd
9th Election District, 6th Councilmanic

Legal Owner: Harry S. Cohen
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-212-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

2944

I HEREBY CERTIFY that on this 17th 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: 00-212-SPAA
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

800A 00-212-SPAA

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

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



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

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

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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 that reads "Arnold Jablon" with "scj" 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.





Baltimore County
Department of Permits and
Development Management

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

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

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

Dear Attorney Covahey:

RE: Case Number 00-212-SPHA , 2710 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a set of horizontal lines.

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



Baltimore County
Fire Department

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

December 17, 410-887-4880

~~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.: 206, 208, 209, 210, 212, 214, 215, 218

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.

The Fire Marshal's Office has no comments at this time.

Cc: file



sent
1/18
2/1/00

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

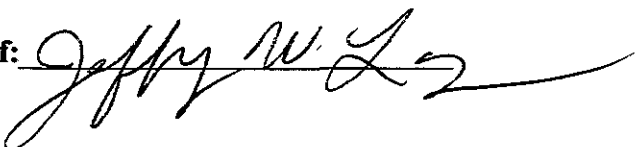
Petitioner: Firehouse Tavern

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

COVAHEY & BOOZER, P. A.

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

828-9441

FAX 410-823-7530

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

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

* ALSO ADMITTED TO D. C. BAR

Date: 12-22-99

Fax No.: 410-887-2824

To: Duven

Re: 211 SPHA

COVAHEY & BOOZER, P.A.

By: Linda

CONTENTS: 2 pages including cover sheet

(If any pages are missing, please call sender - 410-828-9441)

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COVAHEY & BOOZER, P. A.

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

FAX 410-823-7530

*1/22/00
SJ
8*

Tp - Soph

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

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 + *00-212-SPHA*
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./dr
1220ldr05
cc: Mr. Harry S. Cohen

COVAHEY & BOOZER, P. A.

ATTORNEYS AT LAW

614 BOSLEY AVENUE

TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.

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5800 EST. 7000'S AREA CODE 410-828-9441
828-9441

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



Baltimore County
Department of Permits and
Development Management

1/18 ✓
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,

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

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.

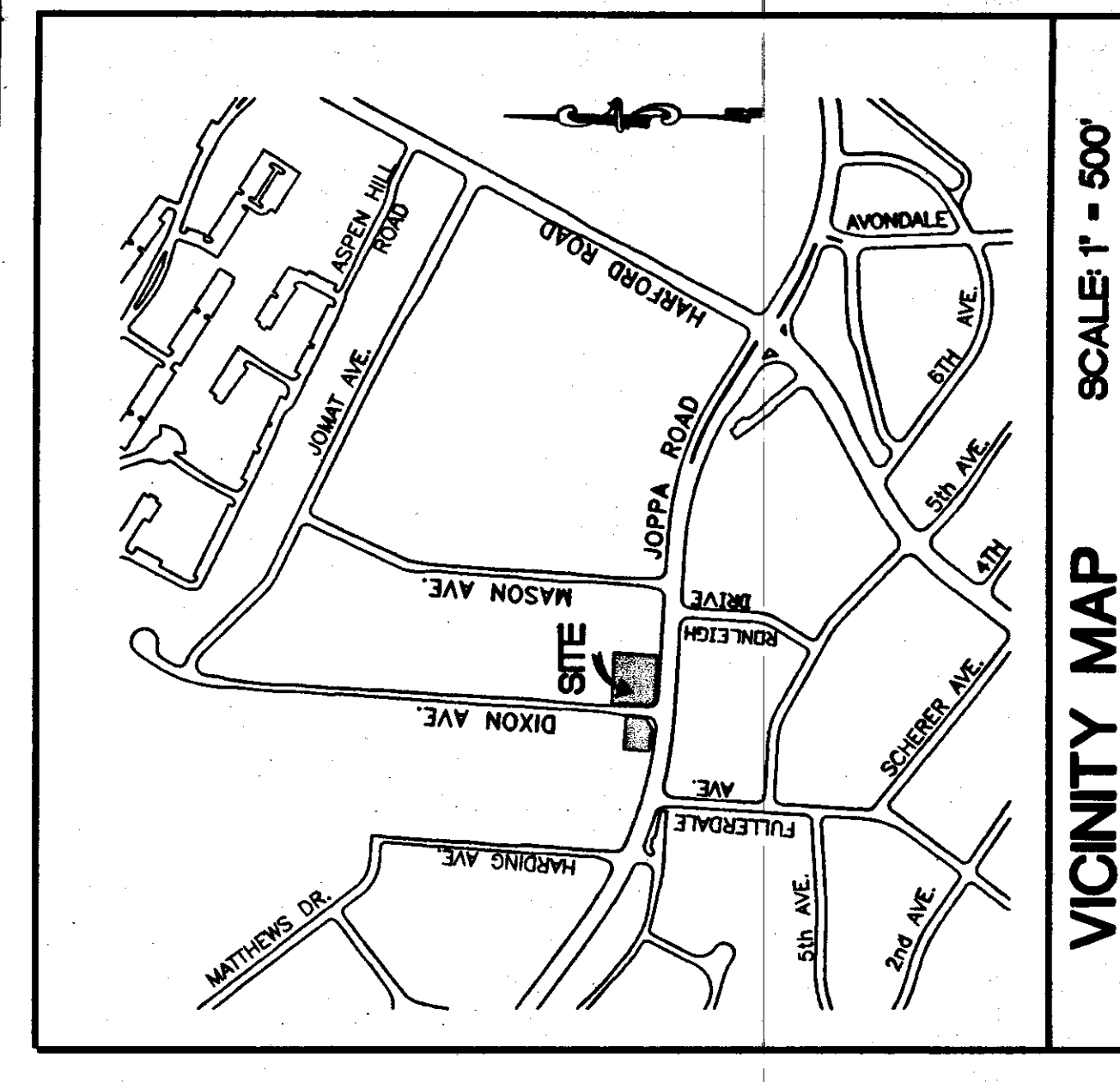
Very truly yours,


Arnold Jablon
Director

AJ:scj

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





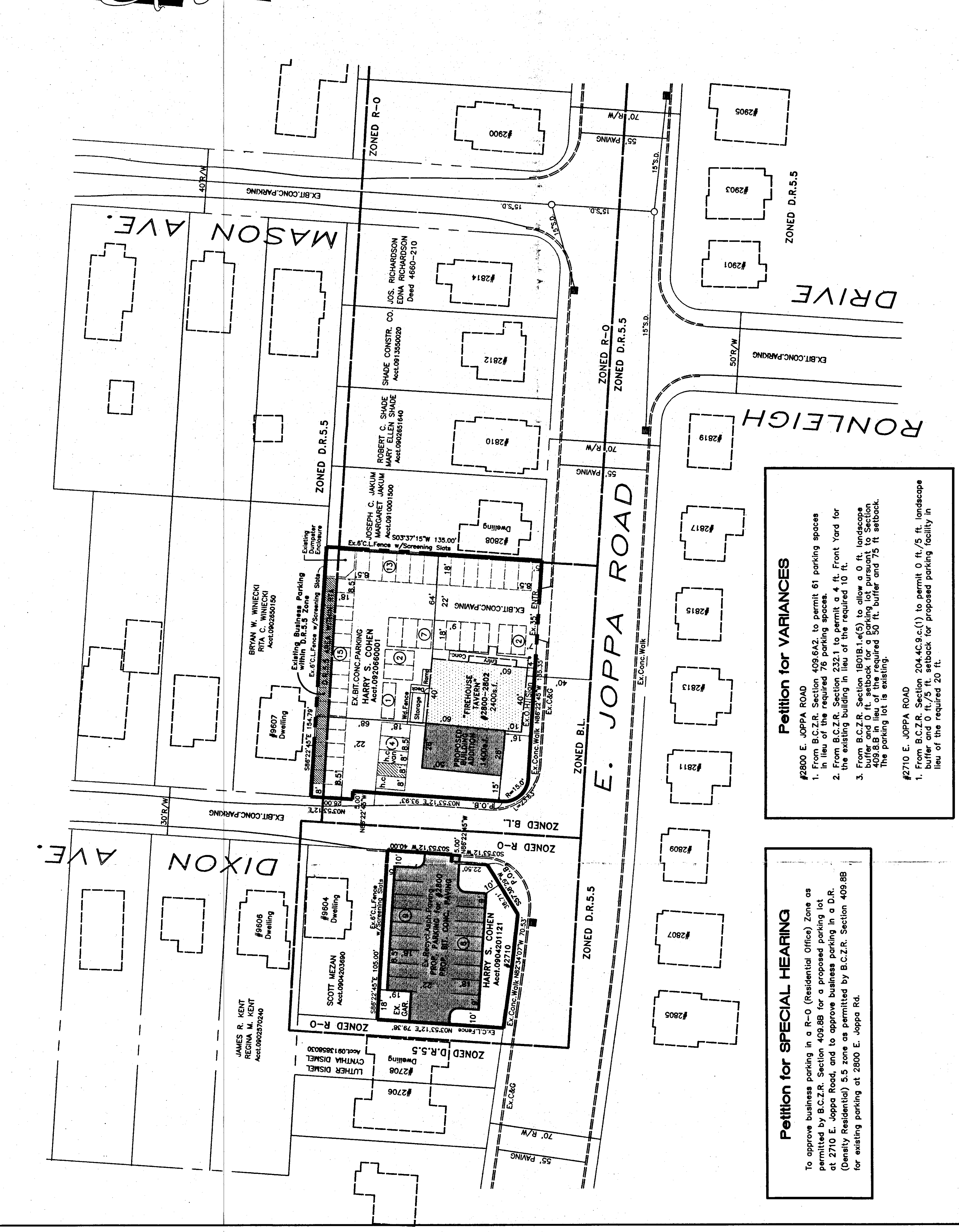
VICINITY MAP
SCALE 1" = 500'

- GENERAL NOTES**
- #2800 E. JOPPA ROAD**
- OWNER: HARRY S. COHEN
2802 E. JOPPA ROAD
PARKVILLE, MD 21234
 - LOCATION: #2800 E. JOPPA ROAD
 - DEED: Liber 7359 folio 593
AREA 0.47 AC.±
 - ELECTION DISTRICT: 09 06
COUNCILMATIC DISTRICT
 - ACCOUNT NO.: 092060001
 - ZONING: BL(0.44 ac.) and D.R.5.5(0.03 ac.) (Zoning Map N.E.9-E)
 - LAND USE: Commercial - improved with the "Firehouse Tavern"
 - BUILDING AREA: Existing Building = 2400 s.f.
Proposed Addition = 1400 s.f.
Total Bldg. Area = 3800s.f.
 - BUILDING SETBACKS: Front: 10 ft. from PL
Side: 40 ft. from CL
Rear: 20 ft. from res'd.
Existing Proposed
4 ft. 16 ft.
40 ft. 40 ft.
21 ft. 15 ft.
68 ft. 68 ft.
 - PARKING REQUIRED: 4 p.s. per 50 s.f. = (3800s.f.)(1/50) = 76 p.s.
PARKING PROVIDED: 4 p.s. per 50 s.f. = (2400s.f.)(1/50) = 48 p.s.
Total Parking Spaces Provided = 81 p.s. •
 - FLOOR AREA RATIO: 3800 / 20,345 = 0.2 < 3.0
 - PRIOR ZONING CASES: None.

- #2710 E. JOPPA ROAD**
- OWNER: HARRY S. COHEN
 - LOCATION: #2710 E. JOPPA ROAD
 - DEED: Liber 11352 folio 350
Liber 11353 folio 374
AREA 0.2 AC.±
 - ACCOUNT NO.: 0904201121
 - ZONING: R-O (1=200 Scale Zoning Map N.E.9-E)
 - LAND USE: Off-street parking facility •
 - UTILITIES: Public water and sanitary are existing.
 - LIGHTING: Lighting of parking areas shall be directed away from residential properties and public right-of-way.
 - LANDSCAPING: Landscaping shall be prepared in accordance with the Baltimore County Landscape Manual.
 - STORMWATER MANAGEMENT: Stormwater management shall be in accordance with the requirements of the SWM Policy shall be obtained prior to Building Permit.
 - FOREST CONSERVATION: This site is exempt from the requirements of the Forest Conservation Act.
 - PRIOR ZONING CASES: Case No. 88-54-SPX - Special Exception to allow Construction of Office Building at 2710 E. Joppa Road granted Aug. 24, 1988. (Not Constructed).

PLAN TO ACCOMPANY PETITIONS
for ZONING SPECIAL HEARING
and ZONING VARIANCES

FIREHOUSE TAVERN
2710 AND 2800 E. JOPPA ROAD
9th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



Petition for VARIANCES

#2800 E. JOPPA ROAD

- From B.C.Z.R. Section 409.6A2, to permit 61 parking spaces in lieu of the required 76 parking spaces.
- From B.C.Z.R. Section 232.1, to permit a 4 ft. Front Yard for the existing building in lieu of the required 10 ft.
- From B.C.Z.R. Section 180(B).e(5) to allow a 0 ft. landscape buffer and 0 ft. setback for a parking lot pursuant to Section 180(B).e(5) of the required 50 ft. buffer and 75 ft setback. The parking lot is existing.

#2710 E. JOPPA ROAD

- From B.C.Z.R. Section 204.4c.9.c(1) to permit 0 ft./5 ft. landscape buffer and 0 ft./5 ft. setback for proposed parking facility in lieu of the required 20 ft.

Petition for SPECIAL HEARING

To approve business parking in a R-O (Residential Office) Zone as permitted by B.C.Z.R. Section 409.8B for a proposed parking lot at 2710 E. Joppa Road, and to approve business parking in a D.R. (Density Residential) 5.5 zone as permitted by B.C.Z.R. Section 409.8B for existing parking at 2800 E. Joppa Rd.

REVISIONS	
DATE	DESCRIPTION

KCW J.O.	99659
SCALE:	1" = 30'
DATE:	AUG. 12, 1999
DESIGNED:	DLK
DRAWN:	MT/DLK
CHECKED:	DLK
DRAWING NO.:	C-100
10-28-99 SUBMIT PETITIONS TO OFFICE OF ZONING.	

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

10-28-99
David J. Stensky

10-28-99
David J. Stensky