

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SW/S Woodward Drive, corner		
(1) NW/S Eastern Boulevard,	*	DEPUTY ZONING COMMISSIONER
(2) SE/S Dorsey Avenue		
15 th Election District	*	OF BALTIMORE COUNTY
7th Councilmanic District		
(531 Dorsey Avenue)	*	CASE NO. 00-220-SPHA
Vigilant Federal Savings & Loan Assn.	*	
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 by the Vigilant Federal Savings & Loan Association by and through their attorney, John B. Gontrum. The special hearing request is to allow commercial parking in a residential zone in accordance with Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioner is requesting a variance:

- 1) from Section 1B01.B.e.(5) to allow parking within the buffer and transition area for property located at 531 Dorsey Avenue;
- 2) from Section 409.8.A.4 to allow parking spaces for non-residential use within 8 ft. of a street right-of-way in lieu of the permitted 10 ft. for 531 Dorsey Avenue; and
- 3) from Section 409.6.A to permit 22 parking spaces in lieu of the required 24 spaces for the entire property.

Appearing at the hearing on behalf of the special hearing and variance request were several representatives of the Vigilant Federal Savings & Loan Association, Alonzo Childress, a registered professional engineer, and John B. Gontrum, attorney at law, representing the Petitioner. Also attending the hearing were several interested citizens from the surrounding area, namely, John Pierorazio, Joe DiCara and Jackie Nickel, all of whom signed in on the Petitioner's Sign-In Sheet. Abigail Byers from the Department of Economic Development also attended the hearing.

ORIGINAL FILED FOR FILING

Date 11/18/2000
By J.R. Gontrum

Testimony and evidence indicated that the property, which is the subject of this special hearing and variance request, consists of a 0.299 acre lot situated at the intersection of Eastern Boulevard and Woodward Drive and is zoned BM. The Petitioner also owns a 0.165 acre parcel zoned DR.5.5, situated at the intersection of Dorsey Avenue and Woodward Drive. The Petitioner is desirous of constructing a new Vigilant Federal Savings & Loan Association Bank Building on the BM zoned portion of the property in accordance with the site plan submitted at the hearing. The Petitioner's plans involve tearing down an old abandoned gas station which is now utilized as a carpet store. Once torn down, the Petitioner will construct a new two-story brick bank building in its place.

In addition to acquiring the property along Eastern Boulevard, the Petitioner also purchased a residential dwelling which is currently being utilized as a two-apartment house. That building is situated at the intersection of Dorsey Avenue and Woodward Drive. The Petitioner proposed to tear down the two-apartment dwelling and provide additional parking spaces on that portion of the property. Those parking spaces will be used in conjunction with the bank building. In order to proceed with their plans, the special hearing and variance requests are necessary.

Testimony and evidence offered at the hearing demonstrated that Vigilant Federal Savings & Loan Association has been an Essex institution since 1927. Their current operation is situated on this same block of Eastern Boulevard. The Petitioner's business continues to grow and, therefore, they propose to construct their new bank facility, which will include a drive-thru window, at the proposed site. The citizens who attended the hearing had some questions concerning the development of the property, all of which were answered by the developer to the satisfaction of those in attendance. The elimination of a two-apartment dwelling, as well as the razing of the abandoned gasoline station/carpet store will be a tremendous improvement to the Essex revitalization effort and a benefit to the overall community. It should also be noted that

ORIGINAL FILED FOR FILING
Date 1/18/2000
By R. J. J. J. J.

the parking lot proposed for the property at the corner of Dorsey Avenue and Woodward Drive, which property is zoned residential, will be immediately adjacent to an existing commercial parking lot. Therefore, the new parking lot to be constructed will not have any adverse affects on any existing residential dwellings.

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 welfare, and meets the spirit and intent of the B.C.Z.R. In addition to these findings, the Petitioner demonstrated that only passenger vehicles will be utilizing this parking facility and that there will be no loading, service or any use other than parking permitted on the parking lot.

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).

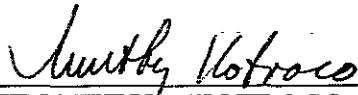
CHESAPEAKE BEACH ZONING
11/18/2000
By: R. J. Jamison

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 18th day of January, 2000, that the Petitioner's Request for Special Exception from Section 409.8.B of the Baltimore County Zoning Regulations (B.C.Z.R), to allow commercial parking in a residential zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that Petitioner's request for a variance: a) from Section 1B01.B.e.(5) to allow parking within the buffer and transition area for property located at 531 Dorsey Avenue; b) from Section 409.8.A.4 to allow parking spaces for non-residential use within 8 ft. of a street right-of-way in lieu of the permitted 10 ft. for 531 Dorsey Avenue; and c) from Section 409.6.A to permit 22 parking spaces in lieu of the required 24 spaces for the entire property, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the 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 a landscape plan and lighting plan to Mr. Avery Harden, Landscape Architect for Baltimore County, for his review and approval.
- 3) When applying for a building permit, the site plan/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
Zoning Commissioner

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

January 18, 2000

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petitions for Special Hearing & Variance
Case No 00-220-SPHA
Property: 531 Dorsey Avenue

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Requests 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 Department of Permits and Development Management. 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, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

★ Census 2000 ★ For You, For Baltimore County ★ Census 2000 ★



Printed with Soybean Ink
on Recycled Paper

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

Copies to:

Mr. Thomas C. Brennan
Vigilant Federal Savings & Loan Assn.
518 Eastern Boulevard
Baltimore, Maryland 21221

Mr. Alonzo Childress
713 Pheasant Drive
Forest Hill, Maryland 21050

Mr. Norman R. Lang
625 George Avenue
Baltimore, Maryland 21221

Mr. Joseph H. Mason
3200 Elm Avenue
Baltimore, Maryland 21211

Mr. John Pierorazio
424 ½ Eastern Boulevard
Essex, Maryland 21221

Mr. Jackie Nickel
721 Rockaway Beach
Baltimore, Maryland 21221

Ms. Abigail Byers
Department of Economic Development



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 531 Dimesel 532 Bate Rd
which is presently zoned DR. S.S

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

a commercial parking lot in a residential zone according to section 409.8-B for 531 Dimesel Avenue.

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:

16 HW B. Gontrom
Name - Type or Print

[Signature]
Signature

Romanenko, Gontrom & McLaughlin
Company

814 Eastern Blvd. 410-686-8274
Address Telephone No.

Baltimore MD 21221
City State Zip Code

Legal Owner(s):

Visiting Federal Savings & Loan Assn.

Name - Type or Print

Phan C. Bui, President
Signature

Name - Type or Print

Signature

518 Eastern Blvd. 410-686-5440
Address Telephone No.

Baltimore, MD 21221
City State Zip Code

Representative to be Contacted:

Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JRF Date 11-22-99

Case No. 00-220-SPHA

9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 531 DORSEY; 532 Eastern Blvd.

which is presently zoned B.L.-CCL
B.M.; DP 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) 1, Bal. B-I.E. (5) to permit parking within buffer and transition area on 531 DORSEY Avenue; from 409.8 A-4 to permit parking spaces for non-residential use within 8' of a street right of way in lieu of permitted 10' for 531 DORSEY Avenue; to permit from 22.5 Section 409.6 A in to permit 23 spaces in lieu of required 25 spaces for both 531 DORSEY Avenue and 532 Eastern Blvd.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) NARROW LOT CONFIGURATION CREATES A PRACTICAL DIFFICULTY WITH USAGE OF LOTS IN CONFORMANCE WITH USAGE OF ADJACENT PROPERTIES AND A APPROPRIATE BUILDING DESIGN AND FOR OTHER REASONS TO BE PRESENTED AT HEARING.

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:

John B. Gontrum

Name - Type or Print

Signature

Romacka, Gontrum & McLaughlin

Company

814 Eastern Blvd

410-686-8274

Address

Baltimore, MD 21221

Telephone No.

City

State

Zip Code

Legal Owner(s):

Vigilant Federal Savings & Loan Assn.

Name - Type or Print

Signature

Thomas C. Brennan

Name - Type or Print

Signature

518 Eastern Blvd

410-686-5940

Address

Telephone No.

Baltimore, MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JRS Date 11-22-79

Case No. 00-220-SPHA

REC 9/15/93

11/15/99

ZONING DESCRIPTIONS FOR 532 EASTERN BOULEVARD

00-220-SPHA

Beginning at a point on the North side of Eastern Boulevard which is 80 feet wide, at the distance of 40 feet West of the centerline of Woodward Drive which is 50 feet wide. As recorded in the Land Records of Baltimore County, Maryland in Deed 13007 Folio 264, containing 13,002 square feet. Also known as 532 Eastern Boulevard and located in the 15th Election District, 7th Councilmanic District. Said property leaving the north side of Eastern Boulevard the following 5 courses and distances:

1. Curve: R = 15.00 feet, Arc = 23.56 feet, Tangent = 15.00 feet
Chord = North 17 degrees 51 minutes 47 seconds East
Then binding on the West side of Woodward Dr.
2. North 27 degrees 08 minutes 30 seconds West 130.00 feet
Then binding on the South side of a public alley R/W
3. South 62 degrees 51 minutes 30 seconds West 90.00 feet
Then leaving the South side of the Alley
4. South 27 degrees 08 minutes 30 seconds East 145.00 feet
Then binding on the North side of Eastern Blvd.
5. North 62 degrees 51 minutes 30 seconds East 75.00 feet
To point of beginning

ZONING DESCRIPTIONS FOR 531 DORSEY AVENUE

Beginning at a point on the South side of Dorsey Avenue which is 50 feet wide, at the distance of 40 feet West of the centerline of Woodward Drive which is 50 feet wide. As recorded in the Land Records of Baltimore County, Maryland in Deed 13764 Folio 634, containing 7,202 square feet. Also known as 531 Dorsey Avenue and located in the 15th Election District, 7th Councilmanic District. Said property binding on the South side of Dorsey Avenue following 5 courses and distances:

1. South 62 degrees 51 minutes 30 seconds West 35.00 feet
Then leaving the South side of Dorsey Avenue
2. South 27 degrees 08 minutes 30 seconds East 145.00 feet
Then binding on the North side of a public alley R/W
3. North 62 degrees 51 minutes 30 seconds East 50.00 feet
Then binding on the West side of Woodward Dr.
4. North 27 degrees 08 minutes 30 seconds West 130.00 feet
5. Curve: R = 15.00 feet, Arc = 23.56 feet, Tangent = 15.00 feet
Chord = North 72 degrees 07 minutes 44 seconds West
To point of beginning

This description is for zoning purposes only and is not for the conveyance of title.

220



R. Alonzo Childress
Professional Engineer
Maryland P.E. No. 10227

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **075750**

DATE 11/22/99 ACCOUNT P-COI-6150

AMOUNT \$ 500.00

RECEIVED FROM: John Gautham
531 Dorsey Ave.
532 Conklin Blvd. 1st fl.
 FOR: 020-Variales ITEM # 220
040 Special Hearing Taken by: JCF

DISBURSAL BY: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTUAL DATE
 11/22/99 11/22/99 11/23/99
 REG. 4805 - CASHIER ISSUED TO: 020-Variales
 DATE: 5/20/2000 BY: 020-Variales
 RECEIPT # 157850 DEPT: 020
 100.00 075750
 Receipt 100
 500.00 EX
 Baltimore County, Maryland

CASHIER'S VALIDATION

June
11/6

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, 2019

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 12-21, 2019.

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations, in Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-220-SPHA

531 Dorsey Avenue & 532 Eastern Boulevard
SW/S Woodward Drive, corner (1) NW/S Eastern Blvd., (2) SE/S Dorsey Ave.

15th Election District - 7th Councilmanic District

Legal Owner(s): Vigilant Federal Savings & Loan Assoc.

Special Hearing: to approve a commercial parking lot in a residential zone for 531 Dorsey Avenue.

Variance: to permit parking within buffer and transition area for 531 Dorsey Avenue; to permit parking spaces for non-residential use within 8 feet of a street right-of-way in lieu of the permitted 10 feet for 531 Dorsey Avenue; and to permit 23 spaces in lieu of required 25 spaces for both 531 Dorsey Avenue and 432 Eastern Boulevard.

Hearing: Thursday, January 6, 2006 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.

11/12/07 Dec 21

C360307

THE JEFFERSONIAN,

S. Wilkinson

~~LEE HADERSING~~

CERTIFICATE OF POSTING

RE: CASE # 00-220-SPHA
PETITIONER/DEVELOPER
{Vigilant Fed. Sav. & Loan}
DATE OF Hearing
{Jan 6, 2000}

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
531 Dorsey Ave. & 532 Eastern Blvd. Baltimore, Maryland 21221—

The sign(s) were posted on _____ 12-21-99 _____
[Month, Day, Year]

Sincerely,


[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
531 Dorsey Avenue and 532 Eastern Boulevard,
S/S Dorsey Ave, 40' W of c/l Woodward Dr.;
and N/S Eastern Blvd, 40' from Woodward Dr.
15th Election District, 7th Councilmanic

Legal Owner: Vigilant Fed. Savings & Loan Assn.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
*
* Case No. 00-220-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
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.


PETER MAX ZIMMERMAN



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 9, 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: 00-220-SPHA

531 Dorsey Avenue & 532 Eastern Boulevard

SW/S Woodward Drive, corner (1) NW/S Eastern Boulevard, (2) SE/S Dorsey Avenue
15th Election District – 7th Councilmanic District

Legal Owner: Vigilant Federal Savings & Loan Association

Special Hearing to approve a commercial parking lot in a residential zone for 531 Dorsey Avenue. Variance to permit parking within buffer and transition area for 531 Dorsey Avenue; to permit parking spaces for non-residential use within 8 feet of a street right-of-way in lieu of the permitted 10 feet for 531 Dorsey Avenue; and to permit 23 spaces in lieu of required 25 spaces for both 531 Dorsey Avenue and 432 Eastern Boulevard.

HEARING: Thursday, January 6, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with a small "29" written below it.

Arnold Jablon
Director

c: John B. Gontrum, Esquire, 814 Eastern Boulevard, Baltimore 21221
Vigilant Federal Savings & Loan Assn., 518 Eastern Boulevard, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 22, 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
Tuesday, December 21, 1999 Issue – Jeffersonian

Please forward billing to:

Vigilant Federal Savings & Loan Association
518 Eastern Boulevard
Baltimore, MD 21221

410-686-5940

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: 00-220-SPHA

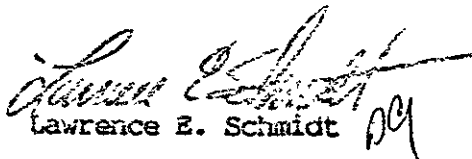
531 Dorsey Avenue & 532 Eastern Boulevard

SW/S Woodward Drive, corner (1) NW/S Eastern Boulevard, (2) SE/S Dorsey Avenue
15th Election District – 7th Councilmanic District

Legal Owner: Vigilant Federal Savings & Loan Association

Special Hearing to approve a commercial parking lot in a residential zone for 531 Dorsey Avenue. Variance to permit parking within buffer and transition area for 531 Dorsey Avenue; to permit parking spaces for non-residential use within 8 feet of a street right-of-way in lieu of the permitted 10 feet for 531 Dorsey Avenue; and to permit 23 spaces in lieu of required 25 spaces for both 531 Dorsey Avenue and 432 Eastern Boulevard.

HEARING: Thursday, January 6, 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.

**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: 220

Petitioner: VIGILANT FEDERAL SAVINGS & LOAN ASSOCIATION

Address or Location: 532 EASTERN BOULEVARD & 531 DORSEY AVENUE
BALTO, MD. 21221

PLEASE FORWARD ADVERTISING BILL TO:

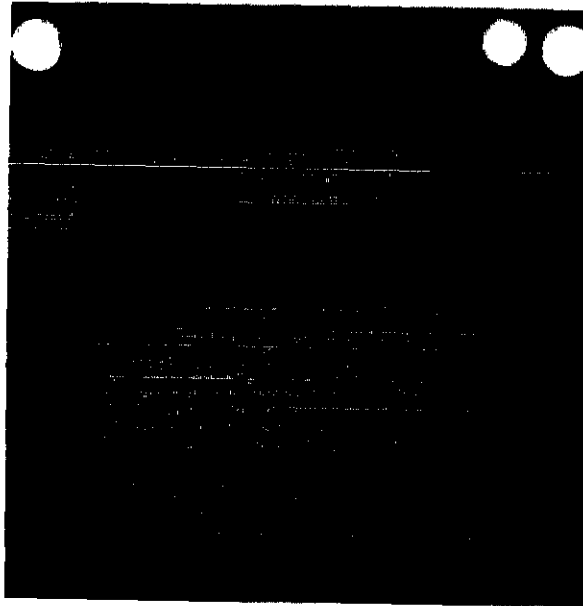
Name: VIGILANT FEDERAL SAVINGS & LOAN ASSOCIATION

Address: 518 EASTERN BLVD.

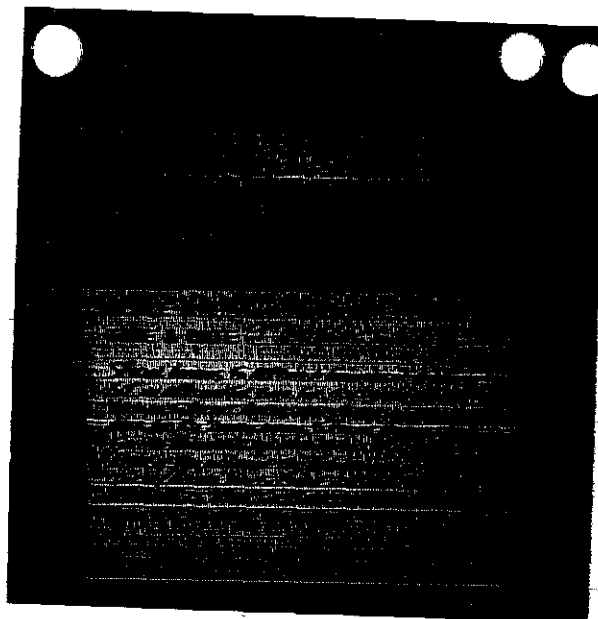
BALTO MD 21221

Telephone Number: 410 - 686 - 5940

Revised 2/20/98 - SCJ



DORSEY AVE.



EASTERN AVE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 30, 1999

Mr. John Gontrum
Romadka, Gontrum & McLaughlin
814 Eastern Blvd
Baltimore, Maryland 21221

Dear Mr. Gontrum:

RE: Case Number 00-220-SPHA , 531 Dorsey & 532 Eastern Blvd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/22/99.

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, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Thomas Brennan



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

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: December 13, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 13, 1999
 Item No. 220

The Bureau of Development Plans Review has reviewed the subject zoning item. The existing concrete alley proposed for access to the parking lot and the proposed two-story building should be improved to 20 feet wide at the Developer's cost, per Standard Plate R-14 of the Department of Public Works.

RWB:HJO:jrb

cc: File

ZAC12139.220

URGENT

Jim
1/6

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 5, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
of December 13, 1999
Item No. 220
REVISED COMMENTS

The Bureau of Development Plans Review has re-reviewed the subject zoning item. The existing concrete alley proposed for access to the parking lot and the proposed two-story building should be improved to 16 feet wide at the Developer's cost, as previously agreed to at a meeting with the developer's engineer, Alonzo Childress, and myself.

RWB:HJO:jrb

cc: File

ZAC1213U.220

Hearing Date 1-6-00
RECEIVED JAN 10 2000



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

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

ATTENTION: Gwen Stephens

RECEIVED JAN 13 2000

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DECEMBER 13, 1999

Item No.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

219 AND 220

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 8, 1999

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

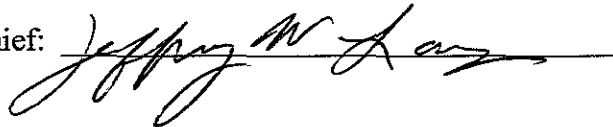
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 220

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in black ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL

Sept
1/6

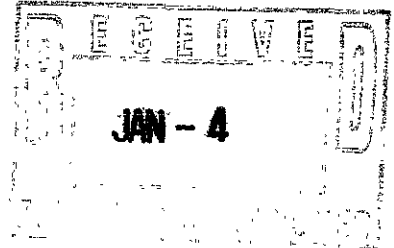
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2000

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



SUBJECT: 531 Dorsey Road

AMENDED COMMENT

INFORMATION:

Item Number: 220

Petitioner: Vigilant Federal Savings and Loan Association

Zoning: BL-AS, BM, and DR 5.5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request conditioned upon the elimination of parking space #23 to allow a wider landscape buffer along Dorsey Avenue commensurate with the predominate residential front yard setback along this street.

Section Chief:

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ALONZO CHILDRESS

713 PHEASANT DR. FRESTHILL MD 21050

NORMAN R. LANG

625 GEORGE AVE

THOMAS BRENNAN

1809 DIXON MD BALTIMORE MD 21208

JOSEPH H. MASO

3200 ELM AVE BOLT MD. 21211

GIOVANNI (JOHN) PIERORAZIO

424 1/2 EASTERN BLVD ESSEX MD. 21221

Joseph Q. DiCora

503 Dorsey Ave 21221

Geoffie Nickel

721 Rockaway Beach 21221



**Baltimore County Government
Department of Economic Development**



400 Washington Avenue
Towson, MD 21204

(410) 887-8000
Fax (410) 887-8017

MEMORANDUM

To: Timothy M. Kotrocco
Deputy Zoning Commissioner

From: Andrea Van Arsdale
Revitalization Director

A handwritten signature in dark ink, appearing to read "AV", is written over the name "Andrea Van Arsdale".

Date: January 5, 2000

Re: 532 Eastern Boulevard and adjacent parcel- Case No. 00-220-SPHA

This site is located within the County designated Essex Commercial Revitalization District, which has been a target for business revitalization efforts. Vigilant Federal Savings and Loan Association plans to redevelop two parcels of property separated by an alley running parallel to Eastern Boulevard. The combined properties would allow for the construction of a two story bank building with a drive-in window and rear parking lot to accommodate the bank's customers. The variances requested would permit commercial parking in a residential transitional area, a reduction of the required 10' setback and a reduction in number of required parking spaces.

After reviewing the proposal, the Department of Economic Development finds the proposed development will strengthen the economic viability of Essex, enhance the appearance of Eastern Boulevard, and generate additional income and property tax revenue. The project will also remove one vacant building located in the heart of the Essex Revitalization district.

The Department supports the proposed variances contingent upon the removal of one or more parking spaces to permit additional landscape buffer for the surrounding residential community.

If you have any questions, please call Abigail Byers of my staff at ext. 3990.


**Real Property
Information**
**Maryland Department of Assessments and Taxation
Real Property System**
[\[Go Back\]](#)

BALTIMORE COUNTY

[\[Start Over\]](#)

DISTRICT: 15 ACCT NO: 1510450310

Owner Information

Owner Name: JONES LEROY E JR
 JONES BETTY LOU **Use:** COMMERCIAL
Mailing Address: 300 GREYHOUND RD
 BALTIMORE MD 21221-1801 **Principal Residence:** NO

Transferred
From: JOHNSON ELMER L

Date: 06/30/1994 **Price:** \$45,000

Deed Reference: 1) /10626/ 599
 2)

Special Tax Recapture:

* NONE *

Tax Exempt: NO

Location Information [\[View Map\]](#)

Premises Address: 601 DORSEY AVE **Zoning:** BL **Legal Description:**
 PT LT 32
 601 DORSEY AVE SS
 ESSEX

Map	Grid	Parcel	Subdiv	Sect	Block	Lot	Group	Plat No:
97	2	371		C	A	32	82	Plat Ref:

Special Tax Areas
Town:
Ad Valorem:
**Primary Structure
Data**

Year Built:	Enclosed Area:	Property Land Area:	County Use:
0000		6,938.00 SF	06

Value Information

**Real Property
Information****Maryland Department of Assessments and Taxation
Real Property System**[\[Go Back\]](#)**BALTIMORE COUNTY**[\[Start Over\]](#)**DISTRICT: 15 ACCT NO: 1502201700****Owner Information****Owner Name:** COX CLARENCE A**Use:** RESIDENTIAL**Mailing** 528 EASTERN BLVD**Address:** BALTIMORE MD 21221-6701**Principal Residence:** NO**Transferred****From:** COX CLARENCE A**Date:** 01/30/1995 **Price:** \$1**Deed Reference:** 1) /10923/ 622
2)**Special Tax Recapture:**

* NONE *

Tax Exempt: NO**Location Information** [\[View Map\]](#)**Premises Address:****Zoning:****Legal Description:**

532 DORSEY AVE

PT LT 16

532 DORSEY AVE

ESSEX

Map Grid Parcel Subdiv Sect Block Lot Group Plat No:

97 2 374

A

E

16

82

Plat Ref: 9/ 74**Special Tax Areas****Town:****Ad Valorem:****Primary Structure
Data****Year Built:****Enclosed Area:****Property Land
Area:****County Use:**

1928

2,140 SF

6,864.00 SF

04

Value Information

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

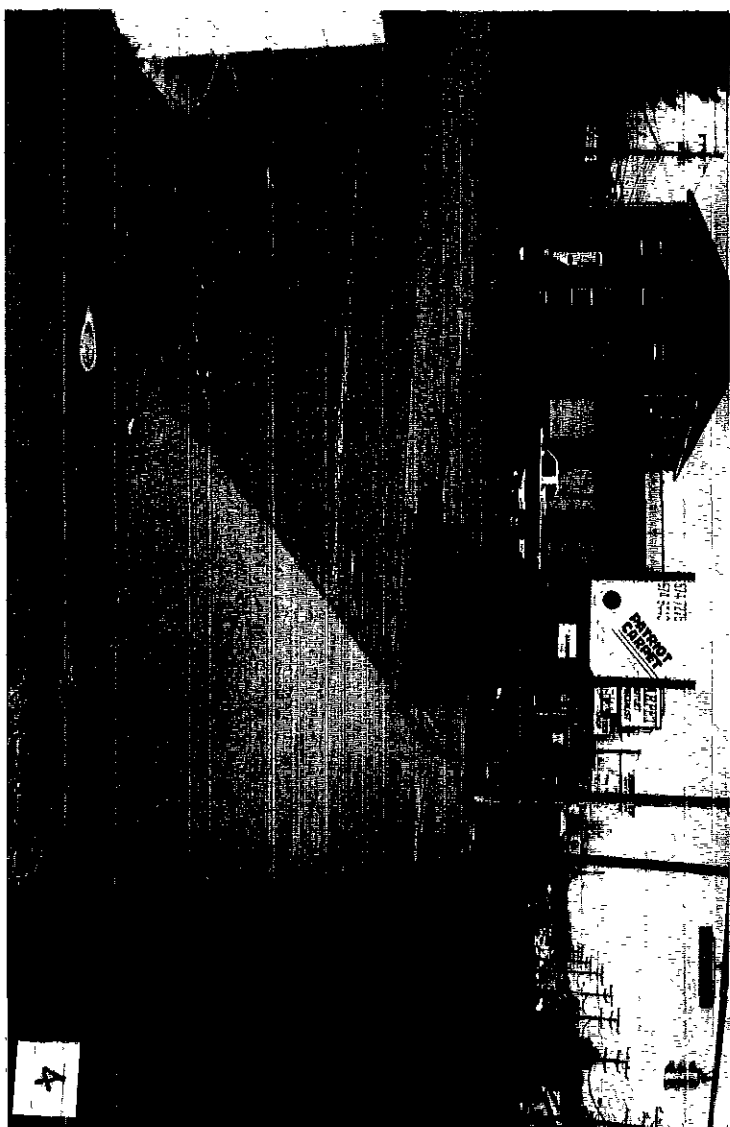
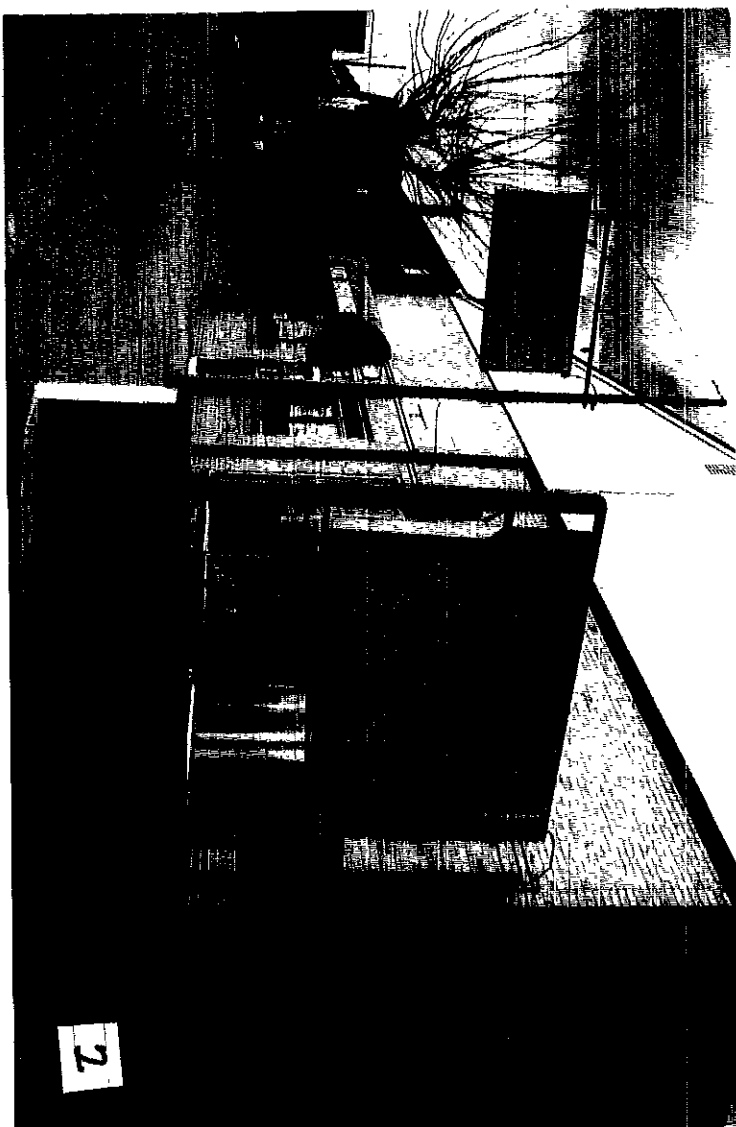
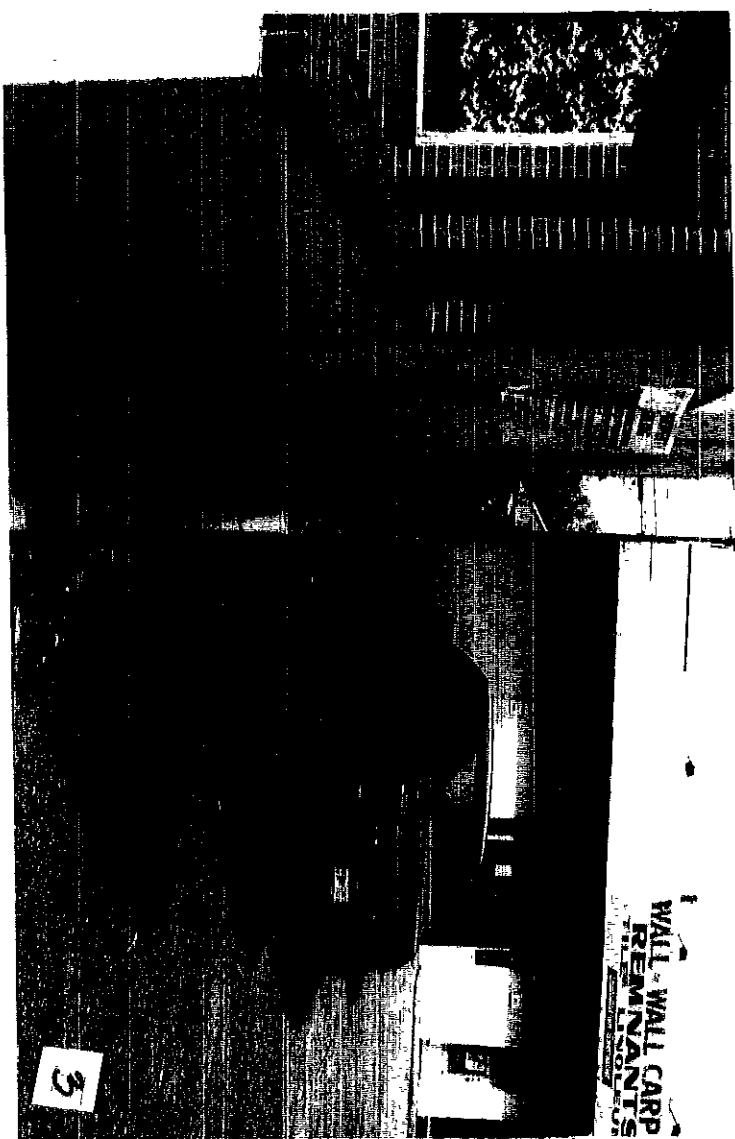
ADDRESS

Abigail Byers, Dept. Economic
Development

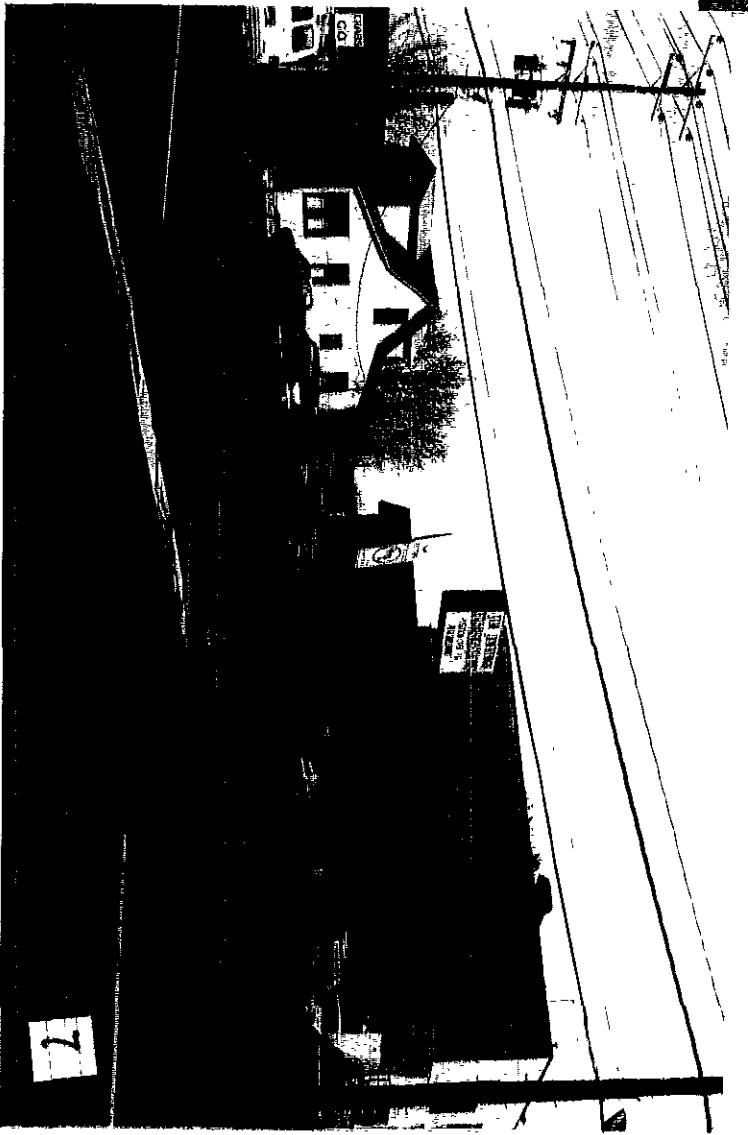
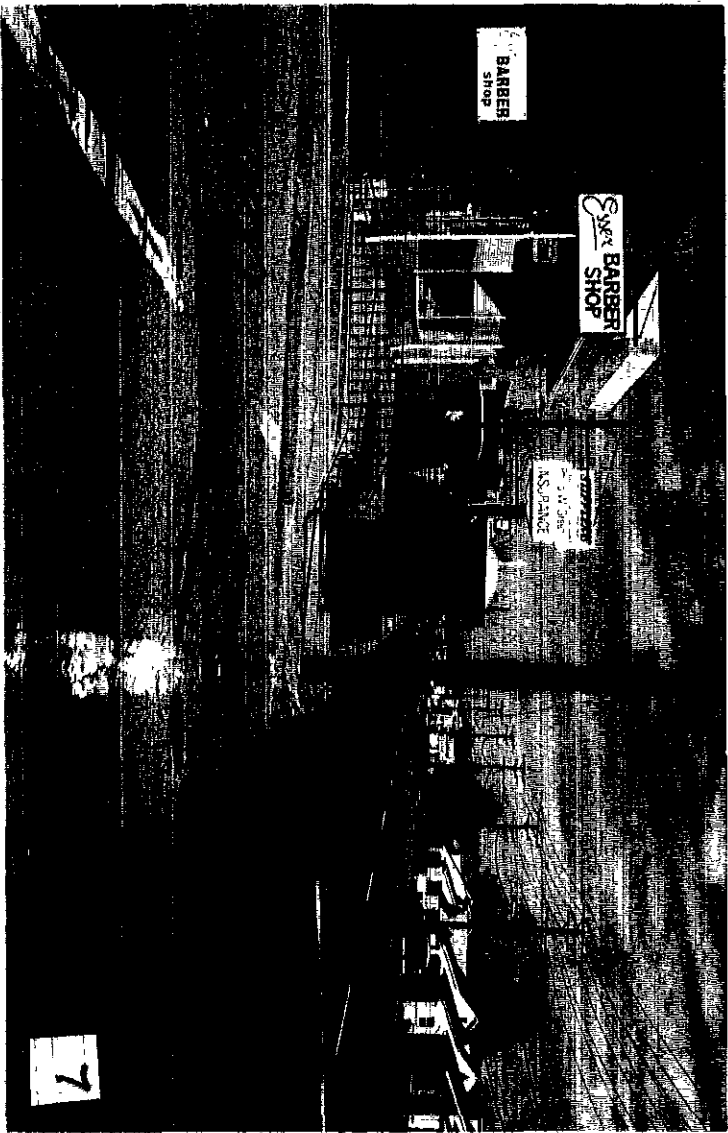
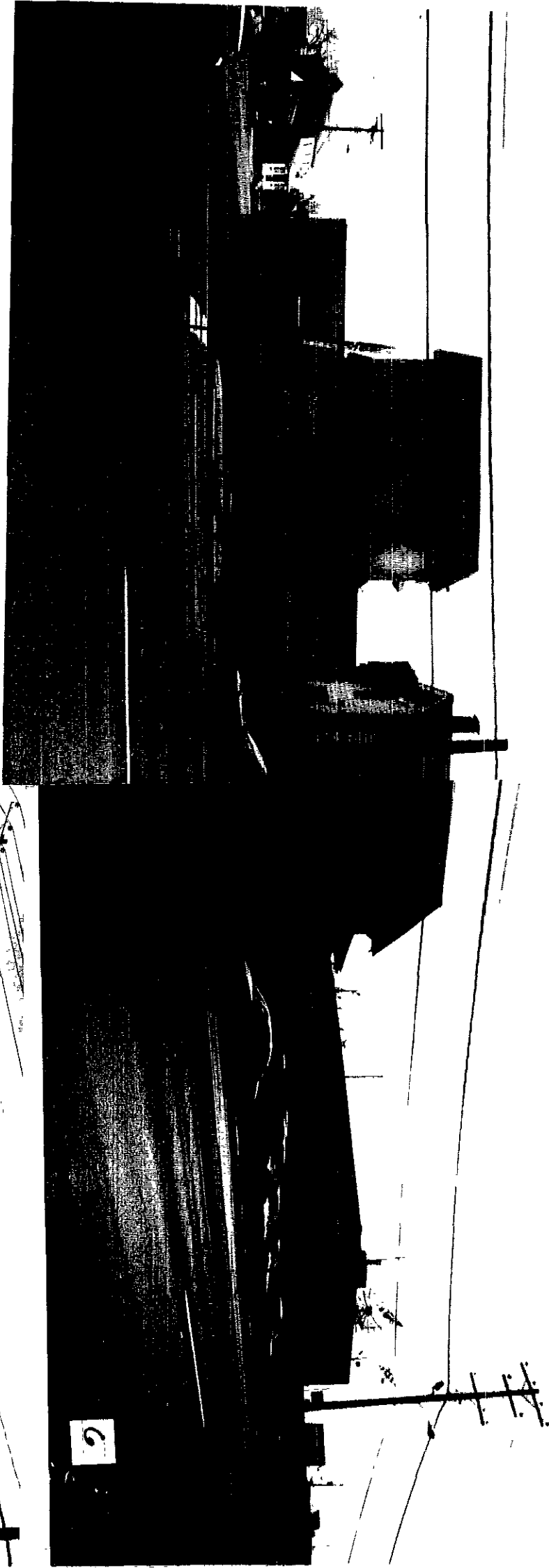
Old County Courthouse

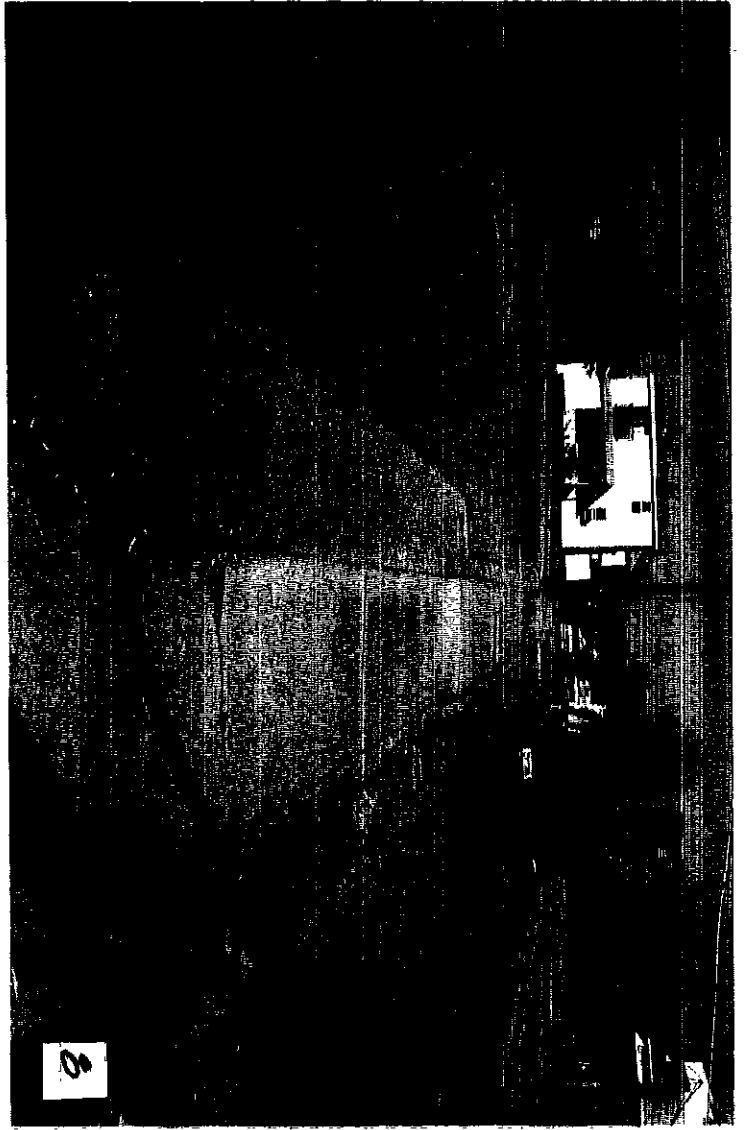


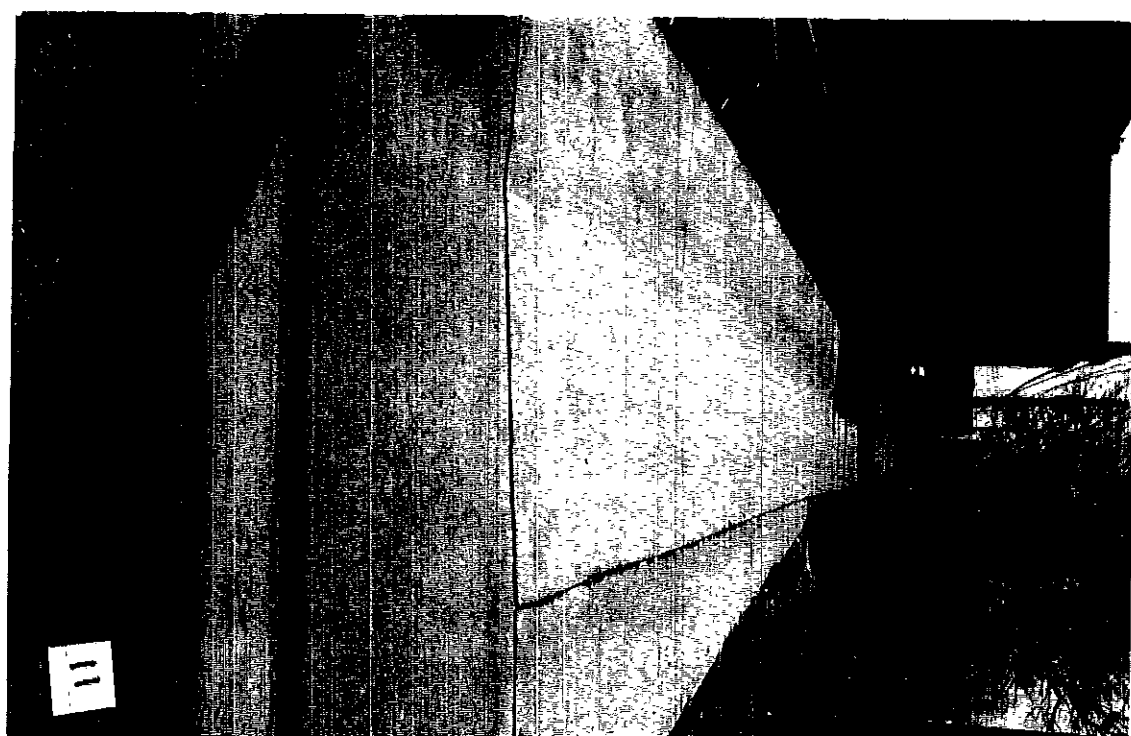
Per 1 + 2





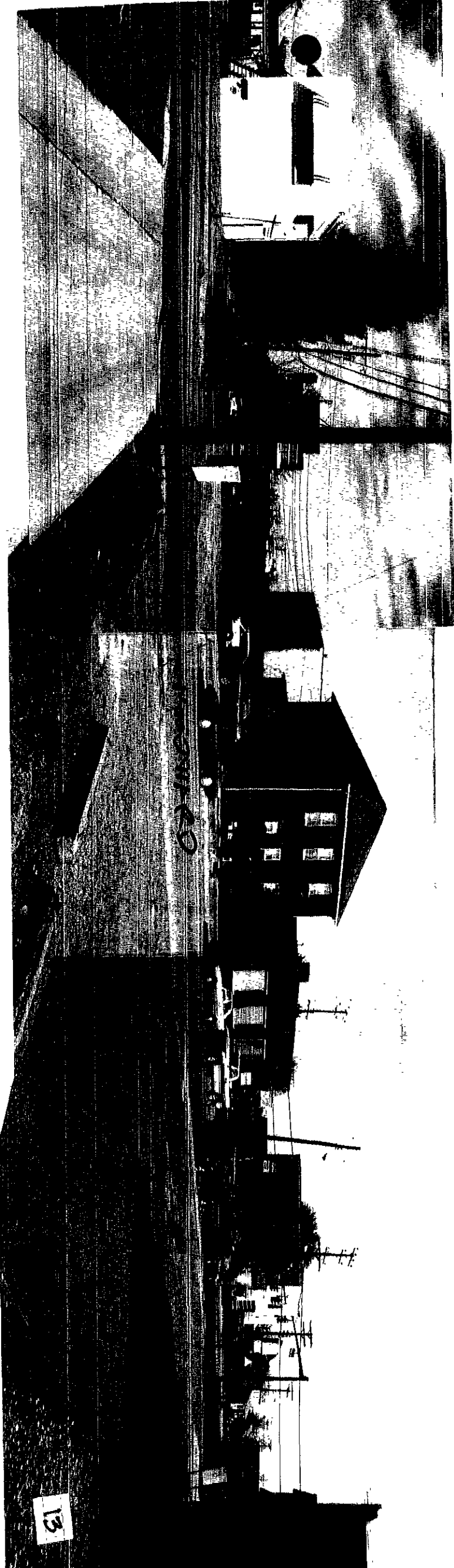




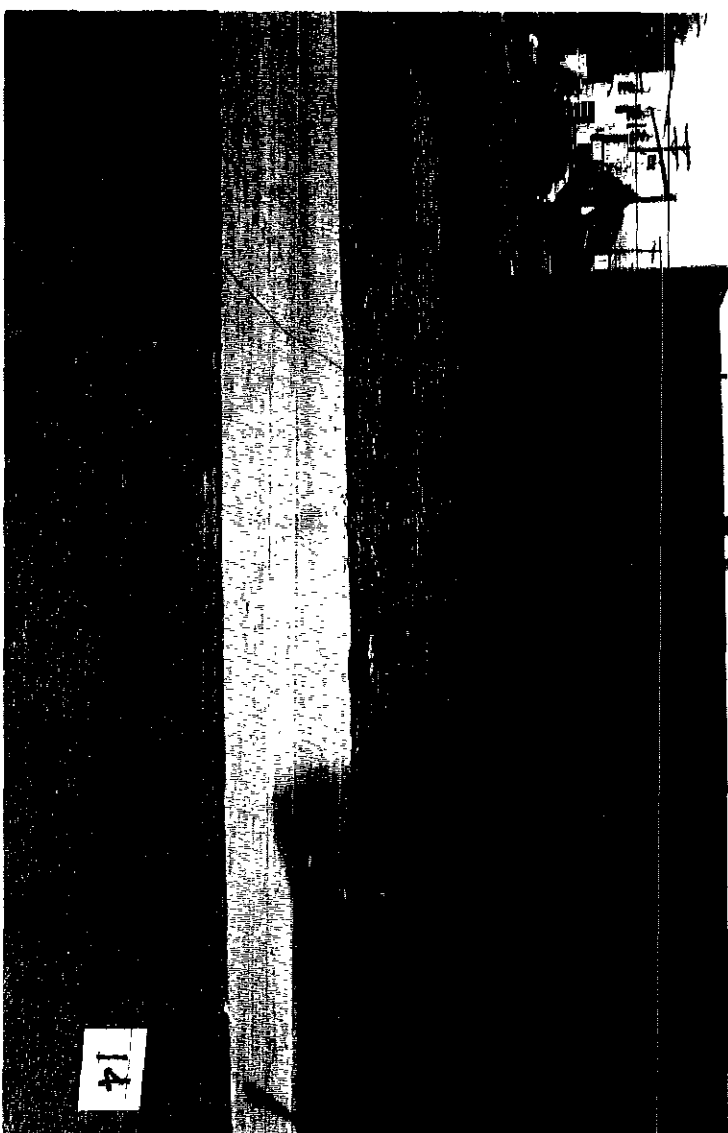




12

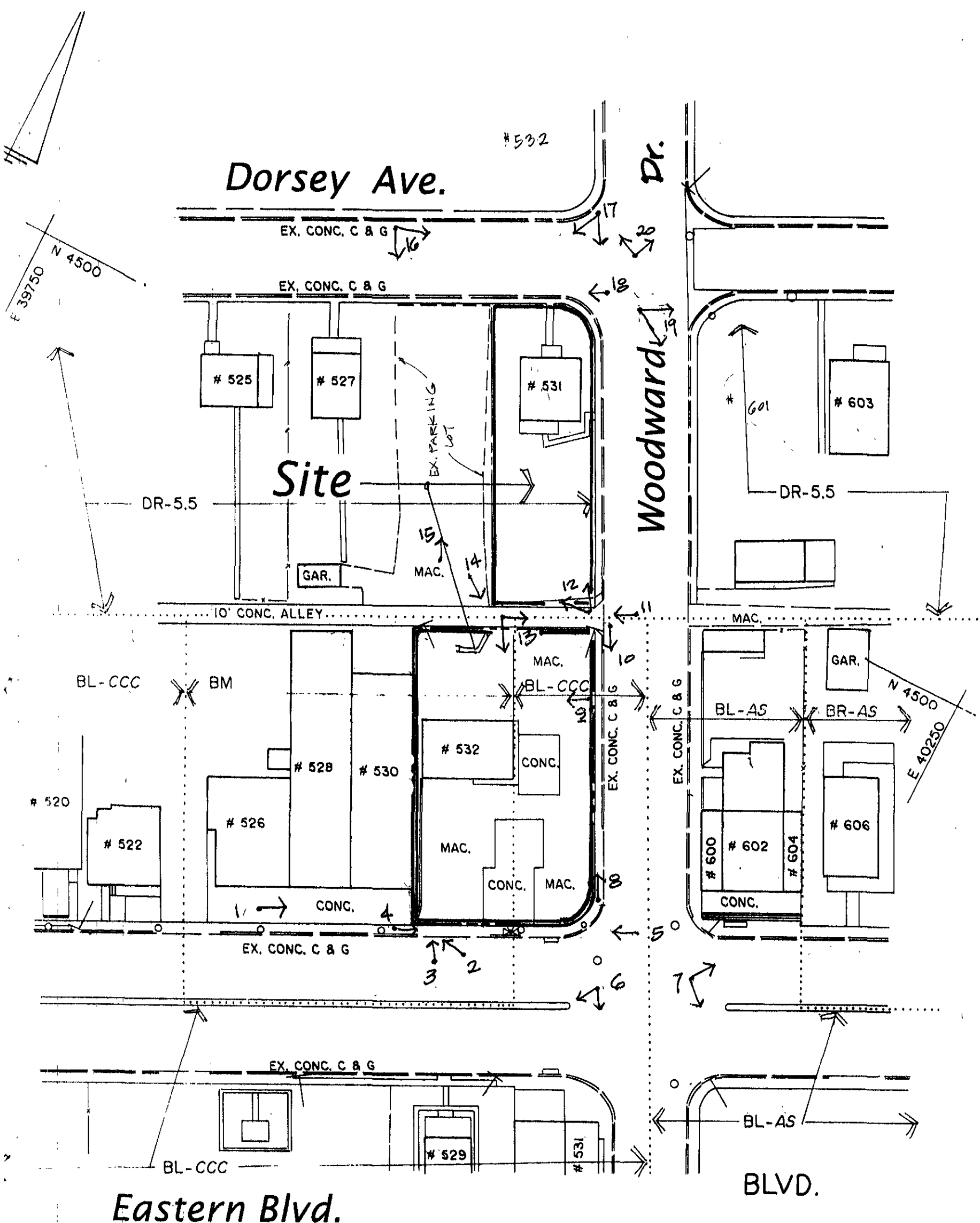


13





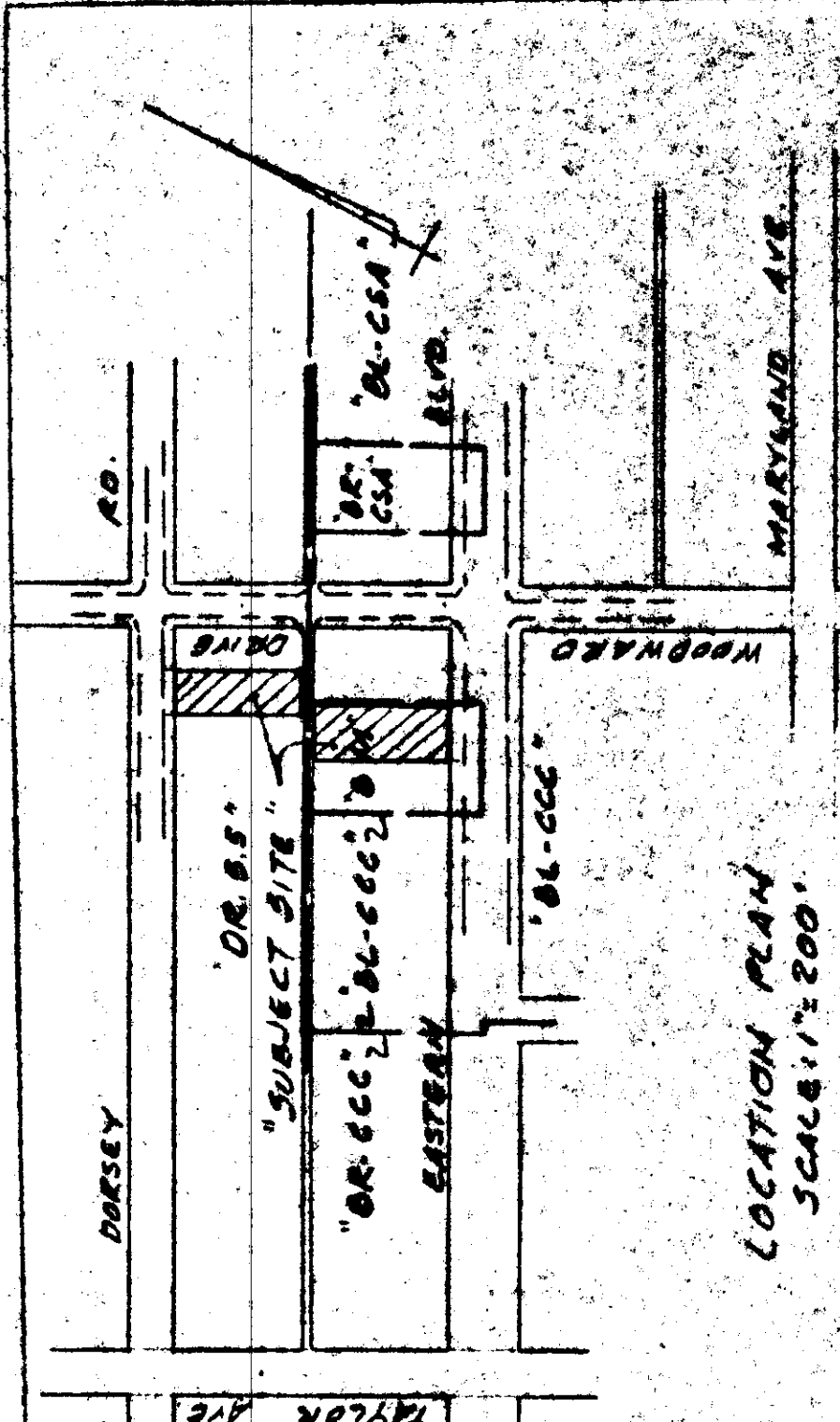




Site Plan
Scale 1"=50'

PHOTO LOCATIONS

Existing Conditions
Vigilant Federal Savings & Loan Association
 532 Eastern Boulevard @ Woodward Avenue
 BALTIMORE COUNTY DIST. 15C7 MARYLAND
 Date: .



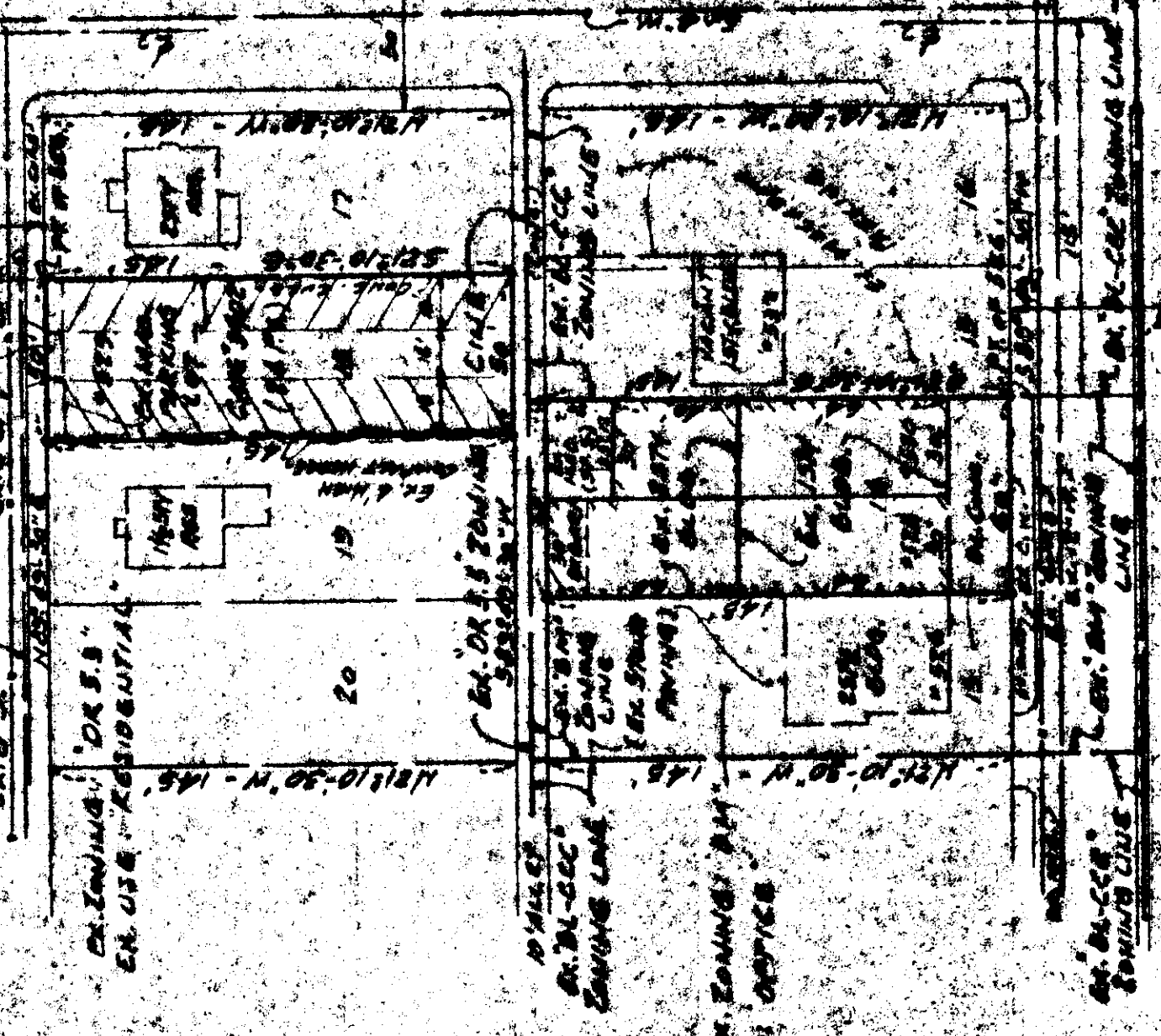
LOCATION PLAN
SCALE 1"=200'

EX. ZONING: "DR 5.5"

DORSEY RD

DRIVE

EX. ZONING: "DR 5.5"
EX. USE: RESIDENTIAL



EASTERN BLVD

EX. ZONING: "BL-CGC"

GENERAL NOTES

1. AREA OF SITE: 328-530 EASTERN BLVD. - 87000 SQ. FT. 529 DORSEY RD. 7250 SQ. FT.
2. EXISTING ZONING OF SITE: "DR 5.5" (MARKING CASE 19402)
3. EXISTING USE OF SITE: RETAIL & OFFICES (1874 & 2974 BLDG.)
4. PROPOSED USE: RETAIL & OFFICE - 1874 & 2974 BLDG. & 4 APARTMENTS - 2400 FT.
5. PROPOSED ZONING OF SITE: "DR 5.5" SPECIAL EXCEPTION & DR 5.5.
6. OFF-STREET PARKING REQUIRED:
 - A. 528-530 EASTERN BLVD. - 2400/1800 = 20 RS
 - B. 2400/1800 = 20 RS
 - C. 2400/1800 = 20 RS
 - D. 2400/1800 = 20 RS
 - E. 2400/1800 = 20 RS
 - F. 2400/1800 = 20 RS
 - G. 2400/1800 = 20 RS
 - H. 2400/1800 = 20 RS
 - I. 2400/1800 = 20 RS
 - J. 2400/1800 = 20 RS
 - K. 2400/1800 = 20 RS
 - L. 2400/1800 = 20 RS
 - M. 2400/1800 = 20 RS
 - N. 2400/1800 = 20 RS
 - O. 2400/1800 = 20 RS
 - P. 2400/1800 = 20 RS
 - Q. 2400/1800 = 20 RS
 - R. 2400/1800 = 20 RS
 - S. 2400/1800 = 20 RS
 - T. 2400/1800 = 20 RS
 - U. 2400/1800 = 20 RS
 - V. 2400/1800 = 20 RS
 - W. 2400/1800 = 20 RS
 - X. 2400/1800 = 20 RS
 - Y. 2400/1800 = 20 RS
 - Z. 2400/1800 = 20 RS
7. NO. OF PARKING SPACES: 20 RS
8. PETITIONER REQUESTING SPECIAL EXCEPTION TO SEVERAL CODES OF THE ZONING CODE "DR 5.5" TO PERMIT LIVING QUARTERS IN A COMMERCIAL BUILDING.
9. PETITIONER REQUESTING A VARIANCE TO SECTION 403.2 OF THE ZONING CODE TO PERMIT 12 PARKING SPACES IN VIEW OF THE REQUIRED 20 PARKING SPACES. A VARIANCE IS REQUESTED TO ALSO SECTION 403.2 TO PERMIT PARKING MANEUVERING WITHIN AN EXISTING ALLEY.
10. PARKING USE IN RESIDENTIAL ZONED GRANTED 1-7-58 (CASE 19402).

Plat Ex 3A

PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION AND VARIANCE

528-530 EASTERN BLVD. & 529 DORSEY RD.

1874 & 2974 BLDG.

DALTIMORE CO., MD.

SCALE: 1"=50'

FEB. 5, 1988



PAUL LEE EUBENBERG, INC.
504 N. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

80

APR 23 1968
1:30

MICROFILMED

ORDERED by the Acting Commissioner of Baltimore County this 1st day of February, 1965.

That the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of January 1st, 1964, and that a public hearing thereon be had in the office of the Acting Commissioner of Baltimore County, Maryland, on the 23rd day of February, 1965, at 1:30 o'clock.

B. H.

Zoning Commission
of Baltimore County

Upon hearing on petition for a special permit to use the property as a parking lot for automobiles parking, and to accommodate the use of the property for the storage and sale of automobiles, that by reason of location, the safety and general welfare of the community not being detrimentally affected, the said petition should be granted, the Board of Commissioners of Baltimore County, Maryland, on this 9th day of February, 1965, ordered by the Board of Commissioners of Baltimore County that the said petition be granted for a special permit to use the property as a parking lot for automobiles parking, and to accommodate the use of the property for the storage and sale of automobiles, to commence with the date of the granting, subject, to compliance with the applicable provisions governing the use of land in Baltimore County, Maryland.

By the Board of Commissioners of Baltimore County

Michael J. B. [Signature]
of Baltimore County

CERTIFICATE OF POSSESSION
 SECOND DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland.

Section 15th #340-2-2-8-53-
 Parcel No. Special Owners: *Wm. Q. Trenchard & Co. Inc.*
 Property: *Wm. Q. Trenchard & Co. Inc.*
 Location: *Wm. Q. Trenchard & Co. Inc.*
 Date: *Wm. Q. Trenchard & Co. Inc.*
 Signature: *Wm. Q. Trenchard & Co. Inc.*
 Printed by: *Wm. Q. Trenchard & Co. Inc.* Date of return: *2-10-55*

MICROFILMED

9 474 5 436
 Feb 11 1957
 34-17

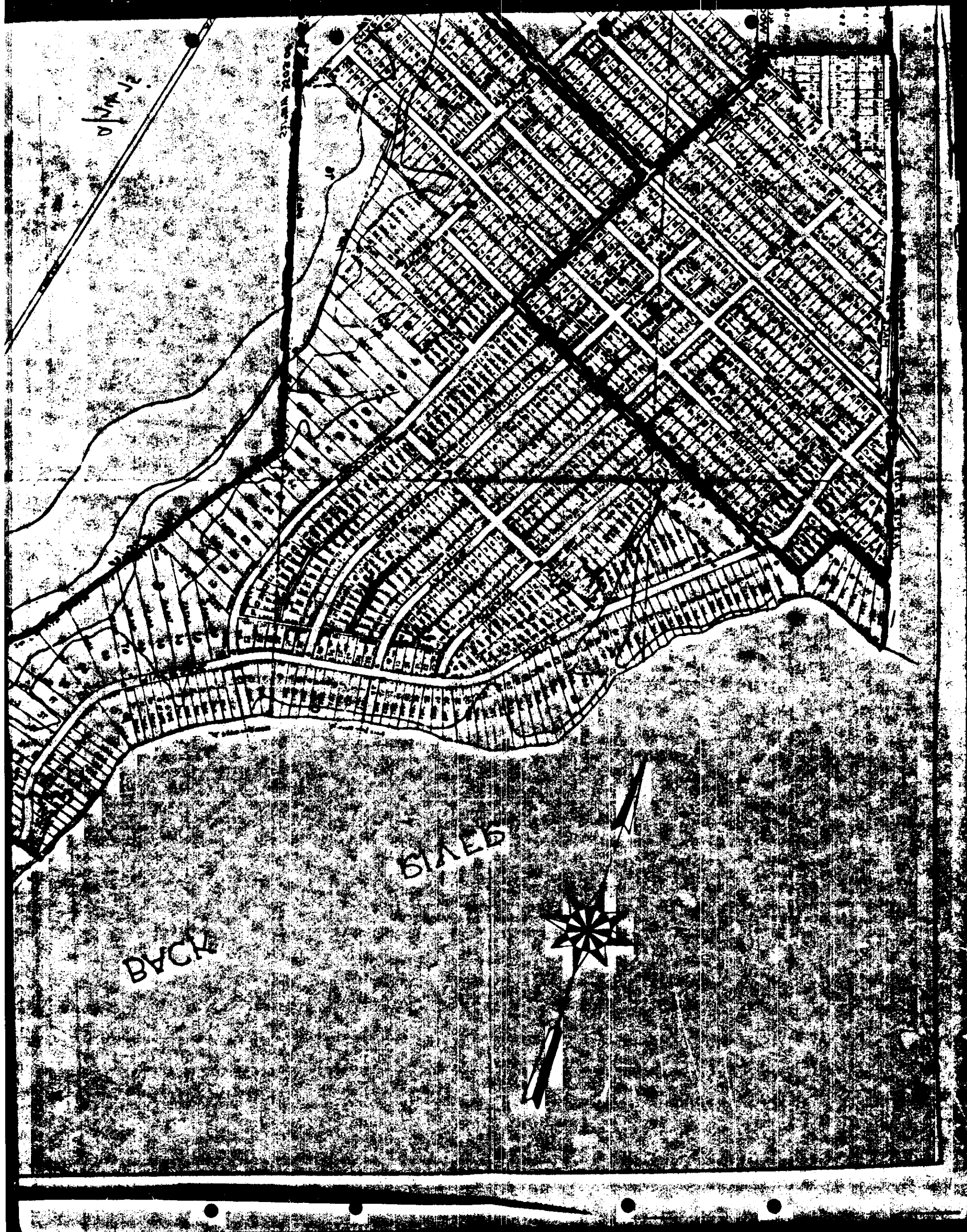
1957, 10, February 14, 1957.

THIS IS TO CERTIFY That the enclosed advertisement
 was published in THE EASTERN ENTERPRISER, a weekly
 newspaper published in East, Baltimore County, Md., on
 each of 3 consecutive weeks before the 22nd
 day of February, 1957, the first publication
 appearing on the 14th day of February,

1957.

THE EASTERN ENTERPRISER, INC.
Richard J. Schickel
 Manager

WILSON, LIND



17
4/21/84-2586

August 5, 1987

ablon
slores
and Zoning
any Office Building
21204

Y Owner: Clarence A. Cox
N/S Eastern Blvd., 115' W. c/1 Woodward Drive

35 Zoning Agenda Meeting of 8/4/87

your request, the referenced property has been surveyed by this
comments below marked with an "x" are applicable and required
ed or incorporated into the final plans for the property.

are hydrants for the referenced property are required and shall be
located at intervals of _____ feet along an approved road in accor-
ance with Baltimore County Standards as published by the Department
of Public Works.

second means of vehicle access is required for the site.

the vehicle dead end condition shown at _____

XXXXXX the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.

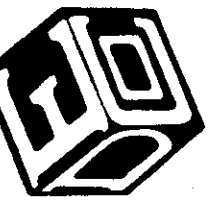
the plans are approved, as drawn.

The Fire Prevention Bureau has no comment at this time.

Noted and Approved,
John F. O'Neill
Special Inspection Division
Fire Prevention Bureau



Dennis J. McQuinn
County Engineer



ESSEX DEVELOPMENT CORPORATION
439 Eastern Blvd. • Essex, MD 21221 • 687-0000

January 26, 1988

Clarence Cox
528 Eastern Boulevard
Essex, MD 21221

Dear Mr. Cox:

This letter is to document the Essex Development Corporation's support
of your special exception request to install four apartments at 528
Eastern Boulevard. The Board of Directors of EDCD feel that
the apartments will be beneficial to the community and that they will
be used for senior citizens who often have trouble finding affordable
housing. The proximity of the property to the Essex Senior Center and
NRA has makes it an ideal location for senior citizen apartments.

Sincerely,

Joseph Ellenberg, Jr.
President
JE:cc

DEPT. OF P.W. NY



LAW FIRM
Rommach, Graham, Thompson & Fox
100 EAST BALTIMORE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (410) 551-1100

November 24, 1987

Commissioner of Baltimore County
5, County Office Building
Towson, Maryland 21204

Case No. 88-203-X
Clarence Cox

Case be advised that we represent Clarence Cox in the
referenced matter. A hearing is presently scheduled for
December 1, 1987 at 9:00 a.m. We have been advised that
Mr. Charles Logan, has been hospitalized for a serious
illness and is unable to attend the December 1, 1987 hearing.
and is unable to attend the December 1, 1987 hearing.
re, it would be appreciated if you would reschedule the
matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Gontum

Cox:

C. Cox:
want to your conversation with my secretary, this is to confirm
have agreed to postpone the December 1st hearing for Special
ion because of the recent illness of your engineer, Mr. Logan.
s also to confirm that we have scheduled an appointment with you
Logan on Tuesday, December 1st at 2:00 P.M.

LAW FIRM
Rommach, Graham, Thompson & Fox
100 EAST BALTIMORE AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (410) 551-1100

November 24, 1987

Zoning Commissioner of Baltimore County
Room 106, County Office Building
Towson, Maryland 21204

Re: Case No. 88-203-X
Clarence Cox

Dear Sir:

Please be advised that we represent Clarence Cox in the
above referenced matter. A hearing is presently scheduled for
Tuesday, December 1, 1987 at 9:00 a.m. We have been advised that
our engineer, Charles Logan, has been hospitalized for a serious
illness and is unable to attend the December 1, 1987 hearing.
The above matter and advise me accordingly.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

John B. Gontum

JBG:bv

11/26/87
8/10/87

JIM JENNINGS TRANSMISSIONS
601 Eastern Boulevard • Essex, Maryland 21221 • (301) 686-0662

February 5, 1988

Clarence Cox
Cox Properties
528 Eastern Boulevard
Essex, Maryland 21221

Dear Clarence,

I wanted to follow up our recent conversation relative to the area you
propose to locate four apartments in the second floor of 528 Eastern
Boulevard. I feel that any way the business community
can make life easier for senior citizens in the area would
be a good decision.

It has come to my attention that Clarence Cox
is planning to locate four apartments at his property on
528 Eastern Blvd. Mr. Cox informed me that these apartments
will only be for senior citizens.

This is good for the community. Please except
this letter as an endorsement for Mr. Cox to build his
apartments.

Sincerely,

Gary L. Jennings
Gary L. Jennings

FLEMING & SHEELEY, INC.
151 MARGARET AVENUE • ESSEX, MARYLAND 21221 • 687-4884

February 17, 1988

To Whom It May Concern:

Fleming & Sheeley, Inc. has been a local business
in the Essex area since 1965. Many of our customers are
senior citizens. I feel that any way the business community
can make life easier for senior citizens in the area would
be a good decision.

It has come to my attention that Clarence Cox
is planning to locate four apartments at his property on
528 Eastern Blvd. Mr. Cox informed me that these apartments
will only be for senior citizens.

This is good for the community. Please except
this letter as an endorsement for Mr. Cox to build his
apartments.

Very truly yours,

Morris Sheeley
President

6

