

IN RE: PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION & VARIANCE -
S/S Dogwood Road, 60' E of the c/l
Woodlawn Drive
(6605 Dogwood Road)
1st Election District
2nd Council District

Thel Moore, Sr.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-045-SPHXA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing, Special Exception and Variance filed by the owner of the subject property, Thel Moore, Sr. The Petitioner requests special hearing relief for a finding that a tax accountant is an "other professional person," pursuant to Section 1B01.1.1.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), a special exception to permit a professional office (tax accountant) to be located on the subject property zoned D.R.5.5, and variance relief from Section 1B01.1.C.12 of the B.C.Z.R. to permit a professional office with a total floor area of 50% in lieu of the maximum allowed 25%, and to allow three (3) non-resident employees in lieu of the allowed two. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Thel Moore, Sr., property owner, and his son, Thel Moore, Jr. Also present was David Green with the Office of Planning. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is a corner lot located adjacent to the intersection of Dogwood Road and Woodlawn Drive in Woodlawn. The property consists of a gross area of 14,700 sq.ft., split zoned M.L. and D.R.5.5., and is improved with a one and one-half story dwelling and a detached storage building. The property is predominantly zoned D.R.5.5, including that portion of the site on which the improvements are located. Vehicular access to the site is by way of a macadam driveway which leads to Dogwood

ORDER RECEIVED FOR FILING

Date 11/16/01

By 1060

Road. An additional paved parking area is proposed for the rear portion of the site with access from Woodlawn Drive. A portion of that parking area and driveway will be located in the M.L. zone.

Apparently, Mr. Moore is a tax consultant by occupation and proposes to use the subject property for his office. The property is now vacant; however, significant renovation and rehabilitation of the site is proposed as shown on the plan. One of Mr. Moore's sons, Roger Moore, is a student at Johns Hopkins University, and it is anticipated that he will occupy the premises as his home. Approximately 50% of the building will be used for residential purposes by Roger Moore, and the remaining 50% will be used for the senior Mr. Moore's offices.

Mr. Moore has been working as a tax consultant since 1976. Importantly, he is not a Certified Public Accountant. The senior Mr. Moore provides tax return advice and consulting services to individuals. Both of his sons, Roger Moore and Thel Moore, Jr., work part-time in their father's business. In this regard, it was indicated that a total of seven individuals are employed in connection with the business, including the senior Mr. Moore, a secretary and staff.

At the hearing, testimony and evidence was offered that the property was under consideration for rezoning to R.O., pursuant to Baltimore County's year 2000 Comprehensive Zoning Map process. However, it is understood that this rezoning was not granted. Thus, the requested special exception, special hearing and variance relief is necessary in order for this business to be located on the property.

A letter was received during the hearing from the Woodlawn Estates Community Association expressing general support for the request. However, the Association requests that certain conditions be attached upon the grant of any relief. A Zoning Advisory Committee (ZAC) comment was also received from the Office of Planning. That agency opined that the 25% limitation on the area of the office is not a height or area requirement and is in the nature of a use regulation. The Office of Planning opined that the 25% limitation cannot be varied. Their comment also states that the request is inconsistent with community conservation efforts for this area.

Based upon the testimony and evidence presented, I am not persuaded to grant the Petitions. I concur with the Office of Planning's assessment that the 25% limitation is in the nature

ORDER RECEIVED FOR FILING
Date 11/16/10
By [Signature]

of a use regulation, not a height or area requirement, and thus, cannot be varied. More importantly, I am not persuaded that the senior Mr. Moore is a "professional" as that term is anticipated under Section 1B01.1.C.12 of the B.C.Z.R. A Certified Public Accountant (CPA) may well be a "professional person" as required by that Section. However, in my judgment, a tax preparer, no matter how well-experienced, does not meet the licensing and educational requirements most commonly associated with a professional occupation. Finally, Mr. Moore will not reside on the property. For all of these reasons, the Petitions must be denied.

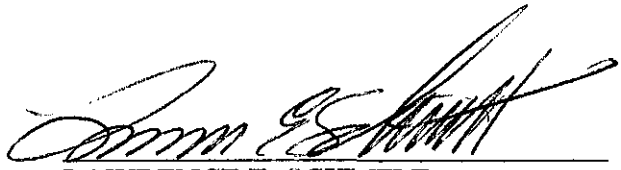
Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 2000 that the Petition for Special Hearing to approve that a tax accountant is an "other professional person" under Section 1B01.1.C.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit a professional office (tax accountant) to be located on the subject property zoned D.R.5.5, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.1.C.12 of the B.C.Z.R. to permit a professional office with a total floor area of 50% in lieu of the maximum allowed 25%, and to allow three (3) non-resident employees in lieu of the allowed two, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petitioner shall have thirty (30) days from the date of this Order to file an appeal of this decision.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/16/00
By [Signature]



Baltimore County
Zoning Commissioner

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

November 3, 2000

Mr. Thel Moore, Sr.
6605 Dogwood Road
Baltimore, Maryland 21207

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE
S/S Dogwood Road, 60' E of the c/l Woodlawn Drive
(6605 Dogwood Road)
1st Election District - 2nd Council District
Thel Moore, Sr. - Petitioner
Case No. 01-045-SPH

Dear Mr. Moore:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance have been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Thel Moore, Jr.
1724 Woodlawn Drive, Baltimore, Md. / 21207
Office of Planning; People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4605 Dogwood Rd.
which is presently zoned DE 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 to determine

that a tax accountant is an "other professional person" under Section B01.1.C.12.

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By TAG Date 8/9/00

Case No. 01-045-SPH XA

Date 9/15/98

By

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6605 Dogwood Road

which is presently zoned DR. S.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) 1301.C.12 to allow professional

office with total floor area of 50% in lieu of allowed 25% and to allow 3 ~~professional~~ nonresident employees in lieu of the allowed 2 of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

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:

Thel Moore, SR
Name - Type or Print
Thel Moore SR
Signature
1724 Woodlawn Drive suite 17
Address
Baltimore Md
City State
410-444-3581
Telephone No.
21207
Zip Code

Legal Owner(s):

Thel Moore SR
Name - Type or Print
Thel Moore SR
Signature
Name - Type or Print
Signature
6605 Dogwood Road
Address
Baltimore Md.
City State
21207
Zip Code
Telephone No.

Attorney For Petitioner:

Name - Type or Print
Signature

Representative to be Contacted:

Thel Moore JR
Name
1724 Woodlawn Dr
Address
Baltimore MD
City State
410-336-4609
Telephone No.
21207
Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 7/23/00

revised 8/11/00

Case No. 01-045 XA ^{SPH}

220 9/15/98

ORDER RECEIVED FOR FILING
Date 11/16/00
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6605 Dogwood Road

which is presently zoned DR. S.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) 1801.C.12 to allow a professional

office with a total floor area of 50% in lieu of the regulated 25% and to allow 3 nonresident professional employees in lieu of the regulated 2.

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

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:

Thel Moore, SR
Name - Type or Print
Thel Moore SR
Signature
1724 Woodlawn Drive Suite A
Address
Baltimore MD 21207
City State Zip Code
Telephone No. 410-444-3581

Attorney For Petitioner:

Michael O Ramsey
Name - Type or Print
MO Ramsey
Signature
2122 MD Ave
Address
Baltimore MD 21218
City State Zip Code
Telephone No. 410-655-0443

Legal Owner(s):

Thel Moore SR
Name - Type or Print
Thel Moore SR
Signature
6605 Dogwood Road
Address
Baltimore MD 21207
City State Zip Code
Telephone No.

Representative to be Contacted:

Thel Moore JR
Name
1724 Woodlawn Dr
Address
Baltimore MD 21207
City State Zip Code
Telephone No. 410-336-4609

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By TAG Date 7/28/00

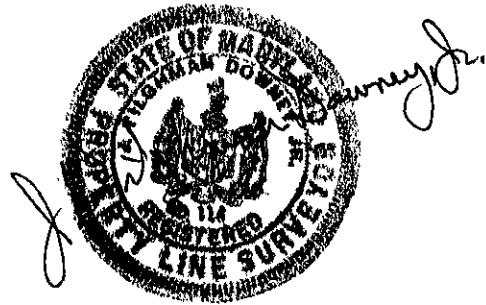
ORDER RECEIVED FOR FILING
Date 7/28/00
By 9/15/00

Case No. 01-045-^{SPH}XA

revised 8/11/00

ZONING DESCRIPTION FOR #6605 DOGWOOD ROAD

Beginning at a point on the south side of Dogwood Road which is 60' wide at a distance of 60 feet east of the centerline of Woodlawn Drive, which is 70' wide. Being Lot #5, Section A in the subdivision of "Brooklawn" as recorded in Baltimore County Plat Book #17, folio 98, containing 14,700 square feet. Also known as #6605 Dogwood Road and located in the 1st. Election District, 2nd. Councilmanic District.



J. Tilghman Downey, Jr.

*Site Rite Surveying, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286
(410)828-9060*

01-045-SPHXA

01-045^{SPH}KA

BALTIMORE COUNTY, MAR AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 9523-

DATE 3-9-00 ACCOUNT 6001 6150

AMOUNT \$ 150.00

RECEIVED FROM:

Thel Moore

FOR:

CPA (in addition to SE and Vantage)

6005 Document Kit #01-045

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID 03/09/00
BY 000000
FOR 000000
TOTAL 150.00
RECEIVED 03/09/00
BY 000000
FOR 000000
TOTAL 150.00
RECEIVED 03/09/00
BY 000000
FOR 000000
TOTAL 150.00

01-D45-SPHXA

CASHER'S VALIDATION

AX 112-250-10

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 083557

DATE 7-28-00 ACCOUNT 2001-6150AMOUNT \$ 5500.00RECEIVED FROM: Thel MooreFOR: Special Exception and Variance01-045 XADISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION

01-045-SPHXA

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: #07-045-SFHXA

6605 Dogwood Road

SEC Dogwood Road and Woodlawn Drive

1st Election District - 2nd Councilmanic District

Legal Owner(s): Thel Moore, Sr.

Contract Purchaser: Thel Moore, Sr.

Variance: to allow professional office with total floor area of 75% in lieu of required 25% and to allow 5 professional non-resident employees in lieu of the required 1.

Hearing: **Wednesday, September 13, 2000 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

LAWRENCE F. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 867-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 867-3391.

JT/8756 Aug. 29 C415447

CERTIFICATE OF PUBLICATION

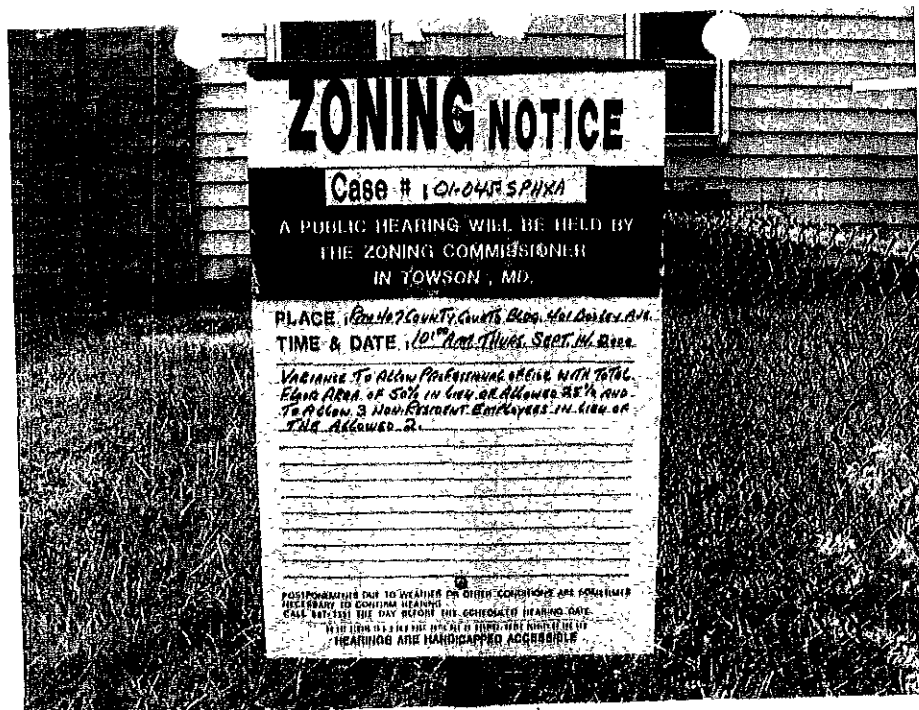
TOWSON, MD, 8/31, 2000

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 8/29, 2000.

S. William Sr.
THE JEFFERSONIAN,

LEGAL ADVERTISING



6605 Dogwood Road

CERTIFICATE OF POSTING

**RE: CASE # 01-045-SPHXA
PETITIONER/DEVELOPER
(Thei Moore, Jr.)
DATE OF Hearing
(9-14-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

6605 Dogwood Road Baltimore, Maryland 21207_____

THE SIGN(S) WERE POSTED ON_____ 8-28-00 _____
(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 EXCEPTION
PETITION FOR VARIANCE

6605 Dogwood Road,
SE cor Dogwood Rd and Woodlawn Dr
1st Election District, 2nd Councilmanic

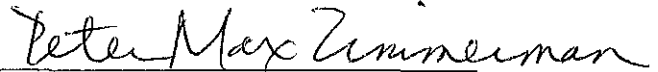
Legal Owner: Thel Moore, Sr.
Contract Purchaser: Thel Moore, Sr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-45-XA

* * * * *

ENTRY OF APPEARANCE

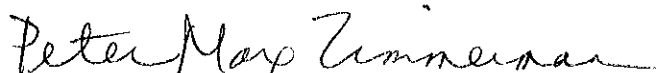
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 9th day of August, 2000 a copy of the foregoing Entry of Appearance was mailed to Thel Moore, Sr., 1724 Woodlawn Drive, Suite 19, Baltimore, MD 21207, Petitioner.


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

August 18, 2000

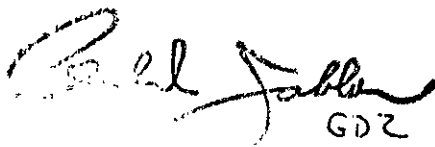
NOTICE OF ZONING HEARING

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: 01-045-SPHXA
6605 Dogwood Road
S/EC Dogwood Road and Woodlawn Drive
1st Election District – 2nd Councilmanic District
Legal Owner: Thel Moore, Sr.
Contract Purchaser: Thel Moore, Sr.

Variance to allow professional office with total floor area of 75% in lieu of required 25% and to allow 5 professional non-resident employee in lieu of the required 1.

HEARING: Thursday, September 14, 2000 at 10:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue



GDZ

Arnold Jablon
Director

C: Thel Moore, Jr., 1724 Woodlawn Drive, Baltimore 21207
Thel Moore, Sr., 6605 Dogwood Road, Baltimore 21207

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 29, 2000
(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

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

August 15, 2000

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: 01-045-SPHXA
6605 Dogwood Road
S/EC Dogwood Road and Woodlawn Drive
1st Election District – 2nd Councilmanic District
Legal Owner: Thel Moore, Sr.
Contract Purchaser: Thel Moore, Sr.

Variance to allow professional office with total floor area of 75% in lieu of required 25% and to allow 5 professional non-resident employee in lieu of the required 1.

HEARING: Wednesday, September 13, 2000 at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon". Below the signature, the initials "GJZ" are printed in a small, bold font.

Arnold Jablon
Director

C: Thel Moore, Jr., 1724 Woodlawn Drive, Baltimore 21207
Thel Moore, Sr., 6605 Dogwood Road, Baltimore 21207

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY AUGUST 29, 2000
(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.



01-045-SPHXA

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 29, 2000 Issue – Jeffersonian

Please forward billing to:
Thel Moore, Jr.
6605 Dogwood Road
Baltimore, MD 21207

410 336-4609

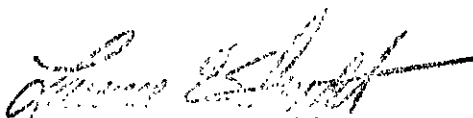
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CASE NUMBER: 01-045-SPHXA
6605 Dogwood Road
S/EC Dogwood Road and Woodlawn Drive
1st Election District – 2nd Councilmanic District
Legal Owner: Thel Moore, Sr.
Contract Purchaser: Thel Moore, Sr.

Variance to allow professional office with total floor area of 75% in lieu of required 25% and to allow 5 professional non-resident employee in lieu of the required 1.

HEARING: Wednesday, September 13, 2000 at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDZ

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.

01-045-SPHXA

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: 01-045^{SPH}XA

Petitioner: Thel Moore JR

Address or Location: 6605 Dogwood Road Baltimore Md. 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thel Moore JR

Address: 6605 Dogwood Road
Baltimore Md. 21207

Telephone Number: 410-336-4609

Revised 2/20/98 - SCJ

01-045-SPHXA



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

September 6, 2000

Thel Moore, Jr.
1724 Woodlawn Drive
Baltimore, MD 21207

Dear Mr. Moore:

RE: Case Number: 01-045-SPHXA, 6605 Dogwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 9, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Thel Moore, Sr., 6605 Dogwood Road, Baltimore 21207
People's Counsel



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 29, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2000
Item No. 045

The Bureau of Development Plans Review has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1-foot freeboard. *See Plate D19 in the Baltimore County Design Manual.*

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

In accordance with *Bill No. 18-90, Section 26-276*, filling within a flood plain is prohibited.

This development is located in the 100-year flood Zone A, see the *Department of Public Works* for its delineation.

Placement of fill or any development in the flood-way is not allowed if an increase in the flood levels would result, and no new buildings or additions are allowed in the riverine flood plain.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the developer's total responsibility.

Prior to removal of any existing curb for entrances, the developer shall obtain a permit from *Department of Public Works, Bureau of Highways*.

Remove existing macadam driveway and construct full-face concrete curb and gutter along Dogwood Road frontage.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

August 23, 2000

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

ATTENTION: Gwen Stephens

RE: Property Owner: MARION HICKS, JR. AND JUDY M. HICKS - 040
THEL MOORE, SR. - 045

Location: DISTRIBUTION MEETING OF AUGUST 7, 2000

Item No.: 040 & 045

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

cc: File

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: September 11, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of August 7, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
037	8617 Oakleigh Road
038	6771 Real Princess Lane
039	9001 Marcella Avenue
042	510 Maryland Avenue
043	512 Maryland Avenue
045	6605 Dogwood Road
005 Revised	7424 Longfield Drive

hs
9/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 8, 2000

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

SUBJECT: 6605 Dogwood Road

INFORMATION:

Item Number: 01-045

Petitioner: Thel Moore

Zoning: DR 5.5

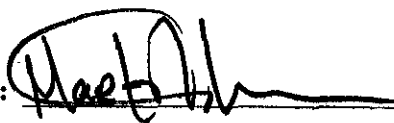
Requested Action: Special Exception/Variance

AUG - 8

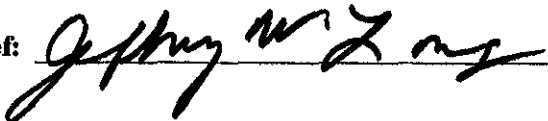
SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends denial of the applicant's requested Petitions for Special Exception and Variance. The Baltimore County Zoning Regulations place strict limits on the extent to which a personal residence may be improved with a professional office. It is the opinion of this office that these limitations are actually use regulations, and are not height or area requirements. It seems clear that the restriction limiting office use to 25% is reasonable, and a limitation on the number of professional nonresident employees ensures that the residential component of home will be maintained. In addition, the requested action is inconsistent with community conservation efforts.

Prepared by:



Section Chief:



AFK:MAC:



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.4.00

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

RE: Baltimore County
Item No. 045 TAG

Dear, Ms. Jackson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

1r Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

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

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

PATRICIA E. VENEY, CPA

Bachelor of Science in Accounting – University of Baltimore - June 1986

Course Curriculum consist of 124 credit of:

- 44 credits in core requirements
- 27 credits in pre-business courses
- 24 credits in of professional business studies
- 24 credits in major requirements
- 5 credits in elective courses

Certified Public Accountant designation – received November 1997

Preparation included:

- 900 hours of classroom study
- 100 hours of self study

The Board of Public Accountancy requires that all active licensees have 80 continuing education hours (CPE) earned in the two year period prior to renewing his/her license.

For a program to qualify for CPE credit, it must meet the following criteria:

- (1) The knowledge gained from the courses must reasonably be directly usable by the participant to produce, as a practicing CPA, a service or product for a client.
- (2) Courses in accounting, auditing, taxation, financial planning, and management advisory services are acceptable if they directly contribute to the professional competence of an individual after the individual is licensed to practice as a certified public accountant.

RIS N. GLENDENING
Governor

LICENSE, REGISTRATION, OR CERTIFICATION
State of Maryland

JOHN P. O'CONNOR
Secretary

DEPARTMENT OF LABOR, LICENSING AND REGULATION

MARYLAND STATE BOARD OF PUBLIC ACCOUNTANCY
CERTIFIES THAT
PATRICIA FLAINE VENEY

IS AN AUTHORIZED ACTIVE C.P.A.
REQUIRED CPE IS 080 - 000 CPE = 080 CPE DUE AT NEXT RENEWAL

LIC. REG. CERT. NO.
25596

EXPIRATION DATE
10-10-2000

EFFECTIVE DATE
N/A

CATEGORY
01

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

2428796

X.



**Woodlawn Estates Community Association
1907 Woodlawn Drive
Baltimore, Md 21207**

September 12, 2000

Moore's Income Tax Service
1724 Woodlawn Drive
Baltimore, Md 21207

Ref: Case Number 01-045-SPHXA
6605 Dogwood Road

Mr Moore,

The Woodlawn Estates Community Association agree to the following Variance agreement:

- * The ownership of the property will not be transferable to anyone other than a family member of the Moore family. If the property is sold, the new owner can not use the Special Exception Issued to Moore's Income Tax Service. The property will return to 100% residential use by the new owner.
- * The parking lot proposed for the back yard of the property will be professionally landscaped to maintain the residential look of the property and not a parking lot.
- * There will be adequate lighting for the safety of the customers on the parking lot, however no lighting will cause an inconvenience to the neighbors.
- * The association will agree to the use 50% of the property for a Professional Tax and Financial office in lieu of the 25% required.
- * The association will agree to allow 3 non resident employees in lieu of required 2 
- * The property will maintain a residential appearance and no signs will be posted to advertise the business.

- * It is the associations understanding that the property will be used for a residence by a family member.
- * It is the associations understanding that the Zoning commission will establish safety compliance standards for the exiting from the parking lot and Moore's will comply with all zoning codes established for the property.

This agreement was voted on and passed by the Woodlawn Estates Homeowners Association.


Dallas Griffin
President

cc: Councilman Kevin M. Kamenetz, Councilman second district

2116 STREAMWAY COURT
BALTIMORE, MD 21207
410-336-4609
410-944-3425 FAX

THEL MOORE, JR

Fax

To: George Vahner From: THEL MOORE, JR
Fax: 410-887-2824 Pages: 7
Phone: _____ Date: _____
Re: _____ CC: _____

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

Please notice the change / revised
Date 8/11/00

Shanky

When reschedule
note new OK

Variance GZ
8-28
9:56

GZ
8-28 9:50

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Thel Moore JR

410-944-3581

ext 15.

ADDRESS

1808 Woodlawn Drive

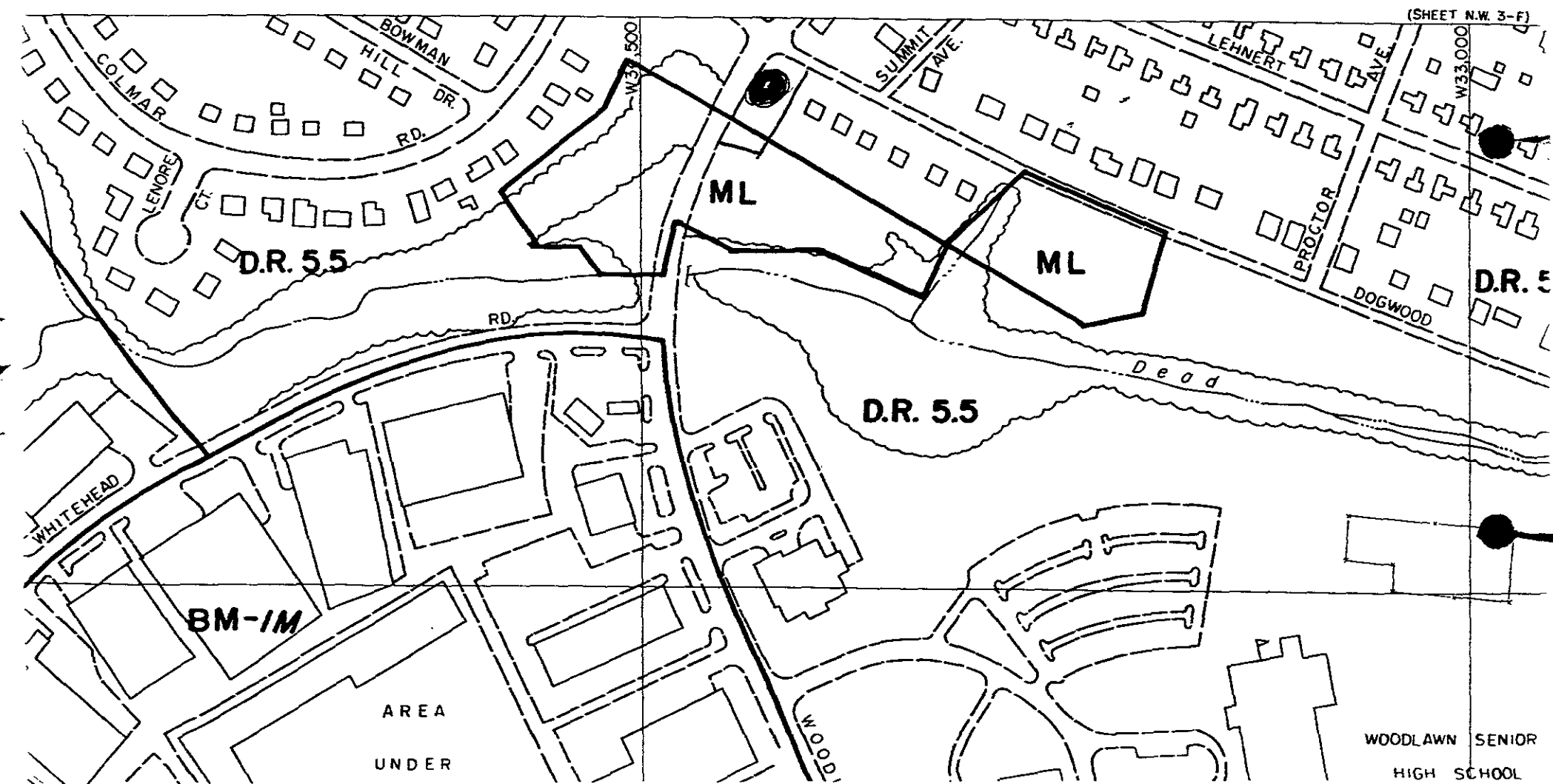
Suite 51

Baltimore md. 21207



July 31

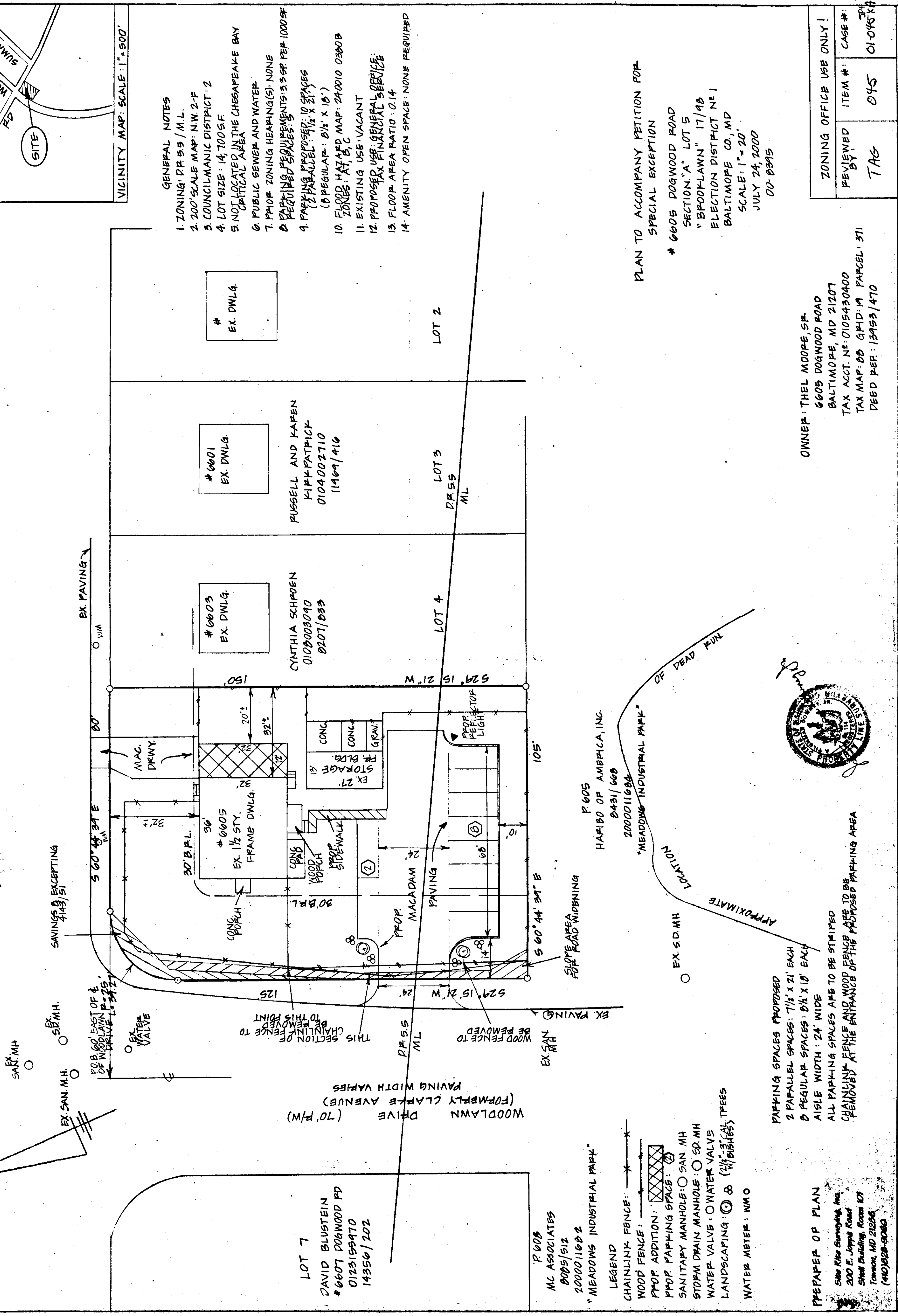
NW 2/4
200' scale



01-045-SPHXA

01-045-^{SPH}XA

DOGWOOD ROAD (60' R/W)



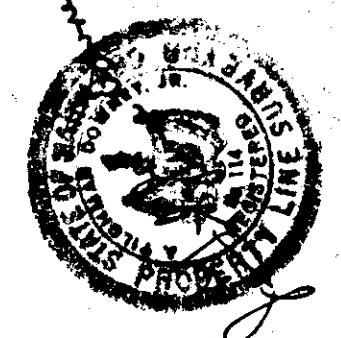
- GENERAL NOTES
- 1. ZONING: DR 55 / M.L.
 - 2. 200' SCALE MAP: N.W. 2-F
 - 3. COUNCILMANIC DISTRICT: 2
 - 4. LOT SIZE: 14,700 SF
 - 5. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 - 6. PUBLIC SEWER AND WATER
 - 7. PRIOR ZONING HEARING(S): NONE
 - 8. PARKING REQUIREMENTS: 3.3 SR PER 1000 SF
 - 9. PARKING PROPOSED: 10 SPACES (2 PARALLEL: 7 1/2' X 21') (8 REGULAR: 8 1/2' X 18')
 - 10. FLOOD HAZARD MAP: 240010 0300B ZONES: A, B, C
 - 11. EXISTING USE: VACANT
 - 12. PROPOSED USE: GENERAL SERVICE TAX FINANCIAL SERVICE
 - 13. FLOOR AREA RATIO: 0.14
 - 14. AMENITY OPEN SPACE: NONE REQUIRED

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

* 6605 DOGWOOD ROAD SECTION "A" LOT 5 "BROOK-LAWN" 17/98 ELECTION DISTRICT N=1 BALTIMORE CO, MD SCALE: 1"=20' JULY 24, 2000 00-0395

ZONING OFFICE USE ONLY!		
REVIEWED BY:	ITEM #:	CASE #:
TAG	045	01-045-1A

OWNER: THEL MOORE, SR.
6605 DOGWOOD ROAD
BALTIMORE, MD 21207
TAX ACCT. N=0105430400
TAX MAP: 08 GRID: 19 PARCEL: 371
DEED REF: 13953/470



PARKING SPACES PROPOSED
2 PARALLEL SPACES: 7 1/2' X 21' EACH
8 REGULAR SPACES: 8 1/2' X 18' EACH
AISLE WIDTH: 24' WIDE
ALL PARKING SPACES ARE TO BE STRIPED
CHAINLINK FENCE AND WOOD FENCE ARE TO BE REMOVED AT THE ENTRANCE OF THE PROPOSED PARKING AREA

PAPER OF PLAN
Site R/H S. Surveying, Inc.
200 E. Joyce Road
Shed Building, Room 107
Towson, MD 21204
(410) 828-9080

P. 608
MC ASSOCIATES
8095/512
2000011602
"MEADOWS INDUSTRIAL PARK"

- LEGEND
- CHAINLINK FENCE: [Symbol]
 - WOOD FENCE: [Symbol]
 - PROP. ADDITION: [Symbol]
 - PROP. PARKING SPACE: [Symbol]
 - SANITARY MANHOLE: [Symbol] SAN. MH
 - STORM DRAIN MANHOLE: [Symbol] SD. MH
 - WATER VALVE: [Symbol] WATER VALVE
 - LANDSCAPING: [Symbol] & (2 1/2" CAL TREES)
 - WATER METER: WMO

P. 605
HARBO OF AMERICA, INC.
8431/600
2000011604
"MEADOWS INDUSTRIAL PARK"

APPROXIMATE LOCATION OF DEAD RUN

WOODLAWN DRIVE (70' R/W)
(FORMERLY CLARK AVENUE)
PAVING WIDTH VARIES

LOT 7
DAVID BLUSTEIN
#6607 DOGWOOD RD
0123155970
14356/202

CYNTHIA SCHROEN
0108003090
0207/033

RUSSELL AND KAREN
KIRKPATRICK
0104002710
11969/416

6601
EX. DWLG.

6603
EX. DWLG.

6605
EX. 1 1/2 STY.
FRAME DWLG.
CONC. PORCH
WOOD POOL
PROP. SIDEWALK
CONC. STAIRS
EX. 27' STORAGE
CONC. GRANT

SAVINGS & EXCEPTING
4/14/51

EX. SAN. MH.
EX. SAN. MH.

POB 60' EAST OF E. OF WOODLAWN P. 605
DRIVE L-512

EX. WATER VALVE

THIS SECTION OF CHAINLINK FENCE TO BE REMOVED TO THIS POINT

WOOD FENCE TO BE REMOVED
EX. SAN. MH.

SLOPE AREA FOR ROAD WIDENING

EX. SD. MH