THIS IMAGE PAGE INCORRECTLY DISPLAYS THE CASE NUMBER AS 00-159-SPHA (2000-0159-SPHA). THE CORRECT CASE NUMBER IS 01-159-SPHA (2001-0159-SPHA).

IN THE MATTER OF THE APPLICATION OF LAWRENCE L. GOSNELL, JR. – LEGAL OWNER /PETITIONER FOR A SPECIAL HEARING AND VARIANCE ON PROPERTY LOCATED AT 9544 BELAIR RD, NW/S BELAIR RD, 75' SW OF PERRY VIEW ROAD 11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT	* * * * * * *	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY Case No. 00-159-SPHA

* * * * * * * * *

ORDER

Following a hearing upon the Second Amended Plan to Accompany Petitions for Special Hearing and Variance for 9544 Belair Road, and for reasons stated in public deliberation, it is, this 9th day of April, 2001, by the County Board of Appeals for Baltimore County, **ORDERED**

1. That the Special Hearing to amend the Special Exception for a dental office granted in Case No. 76-254-X be, and hereby is, APPROVED, subject to the aforesaid Second Amended Plan (Revision Date February 8, 2001).
2. That the variances as shown on the Second Amended Plan be, and hereby are, GRANTED, as follows:
   A. Variance of Section 504 of the 1975 BCZR and Section V.B.2 of the C.M.D.P. to allow a side yard setback of 21.9 feet and 20.8 feet in lieu of the required 25 feet.
   B. Variance of Section 400 of the BCZR to allow an existing accessory structure to be located in the side yard in lieu of the required rear yard.
   C. Variance of Section 204.4.C.9.c.1 to allow an 18-foot landscape buffer to a residentially zoned property in lieu of the required 20 feet.

THIS IMAGE PAGE INCORRECTLY DISPLAYS THE CASE NUMBER AS 00-159-SPHA (2000-0159-SPHA). THE CORRECT CASE NUMBER IS 01-159-SPHA (2001-0159-SPHA).

D. Variance of Section 204.4.C.9.c.2 to allow a 0-foot landscape buffer in lieu of the required 10 feet (southwest side of property).

3. That the landscaping is subject to review and approval by the Baltimore County Landscape Architect.

Any petition for judicial review must be filed within thirty (30) days of the date of this Order.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott, Chairman

Donna M. Felling

Lawrence M. Stahl

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – NW/S Belair Road, 75' SW of Perry View Road (9544 Belair Road) 11th Election District 6th Council District	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	OF BALTIMORE COUNTY
	*	Case No. 01-159-SPHA
Lawrence L. Gosnell, Jr. Petitioner	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Lawrence L. Gosnell, Jr. As originally filed, the Petitioner requested special hearing relief to approve an amendment to the previously approved special exception and site plan in Case No. 76-254-X, and variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 504 of the 1975 B.C.Z.R. and Section V.B.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit side yard setbacks of 21.9 feet and 20.8 feet in lieu of the required 25 feet each; from Section 400 of the B.C.Z.R. to permit an existing accessory structure to be located in the side yard in lieu of the required rear yard; from Section 204.4.C.9.c.1 of the B.C.Z.R. to permit a landscape buffer to a residentially zoned property of 10 feet in lieu of the required 20 feet; from Section 204.4.C.9.c.2 to permit a landscape buffer to a non-residentially zoned property of 5 feet in lieu of the required 10 feet (northeast side of the property) and 0 feet in lieu of the required 10 feet (southwest side of the property); and, from Section 409.6 to allow 10 parking spaces in lieu of the required 11 spaces, for a proposed 33' x 48' addition. At the hearing, however, the Petitioner advised that he was now proposing a smaller addition and thus, the requests were amended. The subject property and relief sought are more particularly described on the revised site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING
Date 11/31/01
By

Appearing at the requisite public hearing in support of the request were Dr. Lawrence L. Gosnell, Jr., property owner, Bruce E. Doak and Brian Dietz, the Surveyors who prepared the site plan for this property, and Natalie Tollberg. There were no Protestants or other interested persons present.

An examination of the amended site plan shows that the subject property is a rectangularly shaped parcel, containing approximately .321 acres in area, zoned R.O. The property has frontage on Belair Road, along a commercial/retail strip of that roadway in Perry Hall. The property is improved with a 1½-story brick dwelling, a detached one-story garage, and accessory parking area containing 10 parking spaces. Apparently, relief was obtained by the prior owner to use the existing building as a dentist's office on June 23, 1976, pursuant to the special exception granted in prior Case No. 76-254-X. A copy of the Order granting that relief was submitted into evidence as Petitioner's Exhibit 2. The property has been used as a dentist's office since that time. Dr. Gosnell is the present owner of the property and has operated his practice from this site for many years.

The subject Petition relates to a proposed addition to the structure. In this regard, Dr. Gosnell indicated that he practices at the site with another dentist. He proposes improvements to the property to provide more workspace and to serve his patients better. As originally proposed, the Petitioner sought approval to allow the construction of a 33' x 48' one-story addition to the rear of the existing structure. It is to be noted that the existing building is 33 feet wide, thus, the addition would be as wide as the existing structure. After reviewing the Petitioner's plans, however, the Office of Planning issued an adverse Zoning Advisory Committee (ZAC) comment indicating that they were opposed to the request in that same was inconsistent with the surrounding locale. As a result of this objection, the Petitioner modified his plan and reduced the size of the proposed addition. Thus, the relief requested has been changed accordingly. The Petitioner now proposes an addition 33' x 40' in dimension. Consequently, the parking lot has been adjusted, and a larger landscape buffer to the rear of the site has been provided. Additionally, due to the reduced

ORDER RECEIVED FOR FILING
Date 11/30/11
By

square footage of the building, only 10 parking spaces are required. Dr. Gosnell indicated that he parks his own vehicle in the one-story garage.

As to the relief requested, most of the variances are necessary in order to legitimize conditions that have existed on the property for many years. The Petitioner still seeks relief from side yard setback requirements to legitimize the location of the existing dwelling. As noted above, the proposed addition will maintain the same side yard setbacks as the existing building. The second variance relates to the existing one-car garage in the side yard of the property. Apparently, this garage has been at this location for many years; however, relief is requested to legitimize this situation. The third variance relates to the rear yard of the property. Rather than a 10-foot landscape buffer, the Petitioner now proposes an 18-foot buffer. However, in that a 20-foot buffer is required, a variance is still necessary. The fourth variance also remains the same. This variance request is to allow a 5-foot landscape buffer on the northeast side of the property, and a 0-foot buffer on the other (southwest) side. It is to be noted that the 5-foot buffer will be maintained from an office use on the adjacent property, which is also zoned R.O. The 0-foot buffer on the other side (southwest side) results from the location of the existing driveway to the parking lot to the rear of the property. The last request was to allow 10 spaces in lieu of the required 11. Since the proposed addition has been reduced in area, only 10 parking spaces are required. Thus, the requested parking variance is no longer needed.

Based upon the testimony and evidence offered, I am persuaded to grant the amended relief. As noted above, most of the requests are to legitimize existing conditions. In my judgment, the Petitioner's adjustment in the size of the proposed addition is well thought out and appropriate. Mr. Doak testified at the hearing that he had reviewed these changes with the Office of Planning and that they are not opposed to the modified requests. Additionally, copies of the proposed floor plan and building elevations which were submitted at the hearing show that the addition will be attractively designed and will enhance the area in general. Based on these findings, I conclude that the Petitioner has met the requirements of Section 307 of the B.C.Z.R. and that variance relief should be granted. Additionally, relief should be approved, pursuant to Sections 500.7 and 502.1

ORDER RECEIVED FOR FILING
Date 11/30/00
By

of the B.C.Z.R., to allow an amendment to the previously approved special exception and site plan in accordance with the relief granted herein.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of November, 2000 that the Petition for Variance seeking special hearing relief, pursuant to Section 500.7 of the B.C.Z.R., to approve an amendment to the previously approved special exception and site plan in Case No. 76-254-X, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance, as modified, seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 504 of the 1975 B.C.Z.R. and Section V.B.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit side yard setbacks of 21.9 feet and 20.8 feet in lieu of the required 25 feet each; from Section 400 of the B.C.Z.R. to permit an existing accessory structure to be located in the side yard in lieu of the required rear yard; from Section 204.4.C.9.c.1 of the B.C.Z.R. to permit a landscape buffer to a residentially zoned property of 18 feet in lieu of the required 20 feet; and, from Section 204.4.C.9.c.2 to permit a landscape buffer to a non-residentially zoned property of 5 feet in lieu of the required 10 feet (northeast side of the property) and 0 feet in lieu of the required 10 feet (southwest side of the property), for a proposed 33' x 40 addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 204.4.C.9.c.1 of the B.C.Z.R. to permit a landscape buffer to a residentially zoned property of 10

ORDER RECEIVED FOR FILING
Date 12/3/00
By

feet in lieu of the required 20 feet, and from Section 409.6 to allow 10 parking spaces in lieu of the required 11 spaces, for a proposed 33' x 48' addition, be and are hereby DISMISSED AS MOOT.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/30/00
By

TO WCR

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

01-994
APR 10 2001

April 9, 2001

Peter Max Zimmerman
People's Counsel
for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, MD 21204

RE: *In the Matter of: Lawrence Gosnell, Jr.*
Legal Owner /Petitioner / Case No. 01-159-SPHA

Dear Mr. Zimmerman:

Enclosed please find a copy of the final Order issued this date by the County Board of Appeals of Baltimore County in the subject matter. If there are no further appeals in this matter, the file will be closed upon the expiration of 30 days from today's date.

Very truly yours,

Charlotte E. Radcliffe for

Kathleen C. Bianco
Administrator

Enclosure

c: Lawrence L. Gosnell, Jr.
Pat Keller /Planning Director
Lawrence E. Schmidt /Z.C.
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Zoning Commissioner

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

December 1, 2000

Dr. Lawrence L. Gosnell, Jr.
9544 Belair Road
Baltimore, Maryland 21236

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
NW/S Belair Road, 75' SW of Perry View Road
(9544 Belair Road)
11th Election District – 5th Council District
Lawrence L. Gosnell, Jr. - Petitioner
Case No. 01-159-SPHA

Dear Dr. Gosnell:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Messrs. Bruce Doak and Brian Dietz
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson, Md. 21286
Office of Planning; People's Counsel; Case File

Printed with Soybean Ink on Recycled Paper

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

Petition for and Special Hearing Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9544 Belair 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)

See attached

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:

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):

Lawrence Lee Gosnell, Jr.
Name - Type or Print

Signature

Name - Type or Print

Signature

9544 Belair Road — 410 256-6770
Address — Telephone No.

Baltimore — MD — 21236
City — State — Zip Code

Representative to be Contacted:

Bruce Doak/Gerhold, Cross & Etzel, Ltd.
Name

320 E. Towsontown Blvd. #100 — 410 823-4470
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JNP Date 10/6/00

ORDER RECEIVED FOR FILING
Date 9/15/98
By RBC

Case No. 01-159-SPHA

01-159-SPHA

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

PETITION FOR VARIANCE ON 9544 BELAIR ROAD
ZONED: RO

- Variance of section 504 of the 1975 B.C.Z.R. and section V.B.2 of the C.M.D.P. To allow a side yard setback of 21.9 feet and 20.8 feet in lieu of the required 25 feet.

- Variance of section 400 of the B.C.Z.R. to allow an existing accessory structure to be located in the side yard in lieu of the required rear yard.

- Variance of section 204.4.C.9.c.l. to allow a 10 foot landscape buffer to a residentially zoned property in lieu of the required 20 feet.

- Variance of section 204.4.C.p.c.2. to allow a 5 foot landscape buffer to a non-residentially zoned property in lieu of the required 10 foot (Northeast side of the property), and 0 feet Landscape Buffer in lieu of the required 10 foot (South west side of the property).

- Variance of section 409.6 to allow 10 parking spaces in lieu of the required 11 parking spaces.

- To amend the prior petition for Special Exception 76-254-X.

01-159-SPHA

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: #01-159-SPHA
9544 Belair Road
NW/S Belair Road, 75 feet SW of Perry View Road
11th Election District – 6th Councilmanic District
Legal Owner(s): Lawrence Gosnell, Jr.

Special Hearing: to amend case number 76-254-X. **Variance:** to allow a side yard setback of 21.9 feet and 20.8 feet in lieu of the required 25 feet; to allow an existing accessory structure to be located in the side yard in lieu of the required rear yard; to allow a 10 foot landscape buffer in lieu of the required 20 feet; to allow a 5 foot and zero foot landscape *buffer in lieu of the required 10 feet; and to allow 10 parking* spaces in lieu of the required 11 spaces.

Hearing: Tuesday, November 28, 2000 at 2:00 p.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.

11/085 Nov. 9 C432384

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/9/, 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 11/9/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

[redacted]

CERTIFICATE OF POSTING

RE: Case No.: 01-159-SPHA

Petitioner/Developer: LAWRENCE L. GOSNELL, JR

Date of Hearing/Closing: 11/28/2000

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

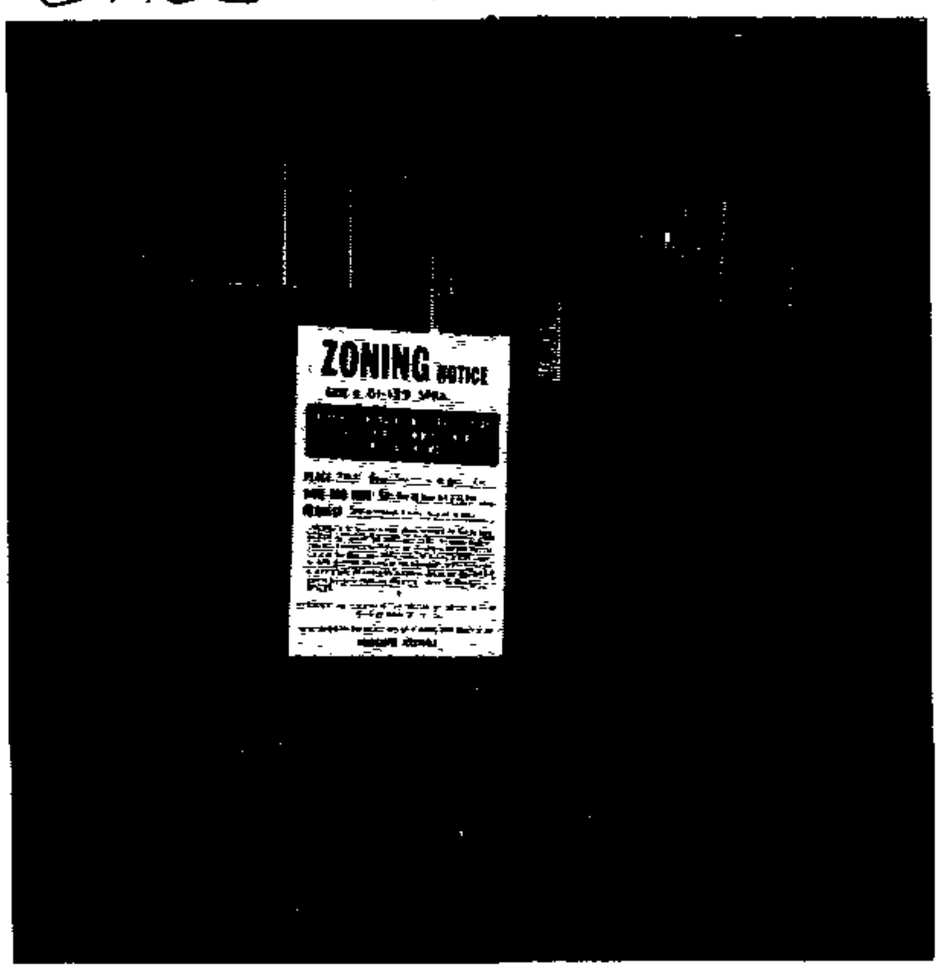
Attention: Ms. Gwendolyn Stephens

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 9544 BELAIR RD

The sign(s) were posted on 11/10/2000
(Month, Day, Year)

CASE # 01-159-SPHA



9544 BELAIR ROAD
POSTED 11/10/00
11/10/00

Sincerely,

11/10/2000
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2000 Issue – Jeffersonian

Please forward billing to:
Lawrence Gosnell Jr.
9544 Belair Road
Baltimore, MD 21236

410 256-6770

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: 01-159-SPHA
9544 Belair Road
NW/S Belair Road, 75 feet SW of Perry View Road
11th Election District – 6th Councilmanic District
Legal Owner: Lawrence Gosnell, Jr.

Special Hearing to amend case number 76-254-X. Variance to allow a side yard setback of 21.9 feet and 20.8 feet in lieu of the required 25 feet; to allow an existing accessory structure to be located in the side yard in lieu of the required rear yard; to allow a 10 foot landscape buffer in lieu of the required 20 feet; to allow a 5 foot and zero foot landscape buffer in lieu of the required 10 feet; and to allow 10 parking spaces in lieu of the required 11 spaces.

HEARING: Tuesday, November 28, 2000, at 2:00 p.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.

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: 01-159-SPHA

Petitioner: Lawrence Lee Gosnell, Jr.

Address or Location: 9544 Belair Road, Baltimore, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: LAWRENCE GOSNELL Jr.

Address: 9544 BELAIR RD
BALTIMORE MD; 21236

Telephone Number: 410-256-6770

Revised 2/20/98 - SCJ

01-159-SPHA

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

November 24, 2000

Lawrence Lee Gosnell, Jr.
9544 Belair Road
Baltimore, MD 21236

Dear Mr. Gosnell, Jr.:

RE: Case Number: 01-159-SPHA, 9544 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 6, 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. GDZ
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: Bruce Doak, Gerhold, Cross & Etzel, LTD, 320 E. Towsontown Blvd,
Towson 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

SUBJECT: 9544 Belair Road

INFORMATION:

Item Number: 01-159

Petitioner: Lawrence Lee Gosnell, Jr.

Zoning: RO

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based on the information provided and analysis conducted, the Office of Planning has determined that the proposed addition is too large for the subject site. The RO zone is intended to allow low intensity non-residential uses, while protecting adjacent residential neighborhoods from the potential negative impact of such uses. The square footage of the proposed addition should be reduced in order to prevent the need for a variance from the buffer requirement adjacent a residential zone, and a reduction in the off-street parking requirement.

The Office of Planning does not support the request to allow a landscape buffer of 10 feet in lieu of the required 20 feet because the proposed parking lot abuts the side yard of an adjacent dwelling. Proximity to a parking area and lack of adequate buffering may negatively impact the adjacent property.

In addition, this office does not support the request to allow 10 off-street parking spaces in lieu of the required 11 spaces.

The Office of Planning does not oppose the request to allow a side yard setback of 21.9 feet and a 20.9 feet in lieu of the required 25 feet, or the request to allow an existing accessory structure in the side yard in lieu of the rear yard.

Prepared by: Mark A Cunningham

Section Chief: Jeffrey W. Lee

AFK:MAC:

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 17, 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: LAWRENCE LEE GOSNELL, JR. - 159

Location: DISTRIBUTION MEETING OF October 16, 2000

Item No.: 159

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item No. 159

The Bureau of Development Plans Review has reviewed the subject zoning item. Belair Road, Maryland Route 1, is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the *Maryland State Highway Administration* in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10-16-00

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

RE: Baltimore County
Item No. 159 JNP

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to ~~MD~~/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

for 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

SUBJECT: 9544 Belair Road

INFORMATION:

Item Number: 01-159

Petitioner: Lawrence Lee Gosnell, Jr.

Zoning: RO

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based on the information provided and analysis conducted, the Office of Planning has determined that the proposed addition is too large for the subject site. The RO zone is intended to allow low intensity non-residential uses, while protecting adjacent residential neighborhoods from the potential negative impact of such uses. The square footage of the proposed addition should be reduced in order to prevent the need for a variance from the buffer requirement adjacent a residential zone, and a reduction in the off-street parking requirement.

The Office of Planning does not support the request to allow a landscape buffer of 10 feet in lieu of the required 20 feet because the proposed parking lot abuts the side yard of an adjacent dwelling. Proximity to a parking area and lack of adequate buffering may negatively impact the adjacent property.

In addition, this office does not support the request to allow 10 off-street parking spaces in lieu of the required 11 spaces.

The Office of Planning does not oppose the request to allow a side yard setback of 21.9 feet and a 20.9 feet in lieu of the required 25 feet, or the request to allow an existing accessory structure in the side yard in lieu of the rear yard.

Prepared by: Marka A Crumpton

Section Chief: Jeffrey W. Lang

AFK:MAC:

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: August 15, 2001

TO: Arnold Jablon, Director
Permits & Development Management
Attn: David Duvall

FROM: Charlotte E. Radcliffe
Board of Appeals

SUBJECT: **CLOSED FILES**

00-532-A /Timothy R. Quigg
01-058-A /James L. Cook
01-159-SPH /Lawrence L. Gosnell, Jr.

Since the above captioned cases have been completed, we are hereby closing the files and returning same to your office herewith.

Attachments: Case File Nos: 00-532-A; 01-058-A & 01-159-SPH

3/20/01
cc
LOCR

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue
March 19, 2001

March 19, 2001

NOTICE OF ASSIGNMENT

CASE #: 01-159-SPHA

IN THE MATTER OF: LAWRENCE GOSNELL, Jr. –Legal Owner /Petitioner 9544 Belair Road
11th Election District; 5th Councilmanic District

11/30/00 – ZC's Order in which requested relief was granted in part and dismissed as moot in part.

This matter has been specially set for hearing by agreement of Petitioner and Appellant (People's Counsel); and has been

ASSIGNED FOR: **TUESDAY, MARCH 27, 2001 at 11:30 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Appellant : Peter Max Zimmerman, People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel

Petitioner : Lawrence Lee Gosnell

Bruce Doak /Gerhold Cross & Etzel
Natalie Tollberg

Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

APPEAL

Petition for Special Hearing and Variance
9544 Belair Road
NW/S Belair Road, 75' SW of Perry View Road
11th Election District -- 6th Councilmanic District
Lawrence Gosnell, Jr. - Legal Owner
Case Number: 01-159-SPHA

Petition for Special Hearing and Variance (filed 10/6/00)

Description of Property

Notice of Zoning Hearing (dated 10/16/00)

Certification of Publication (11/9/00 – The Jeffersonian)

Certificate of Posting (11/10/00 – by Richard E. Hoffman)

Entry of Appearance by People's Counsel (dated 10/18/00)

Petitioner(s) Sign-In Sheet

Zoning Advisory Committee Comments

Petitioners' Exhibits:

1. Amended Plan to Accompany a Petition for a Variance Request of the Lee Gosnell, Jr., Property (Revised 11/27/00)
2. Order of Deputy Zoning Commissioner for Case No. 76-254-X (dated 6/23/76)
3. Building Elevations and Floor Plans

Misc. (Not Marked as Exhibits):

- Plan to Accompany a Petition for a Variance Request of the Lee Gosnell, Jr., Property (dated 8/28/00)

Zoning Commissioner's Order dated 11/30/00 (Granted in Part, Dismissed as Moot in Part)

Notice of Appeal received on 12/27/00 from People's Counsel for Baltimore County

C: Mr. Lawrence Lee Gosnell, 9544 Belair Road, Baltimore 21236
People's Counsel of Baltimore County, MS #2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

Case No: 01-159-SPHA

Lawrence L. Gosnell, Jr. – Legal Owner /Petitioner
SPH –Amend prior 76-254-X; VAR –setbacks, landscaping, parking

11/30/00 –ZC's Order; requested relief granted in part; dismissed in part as moot.

3/19/01 –Pursuant to telephone conversation with Petitioner, and follow-up conversation with People's Counsel – specially set for hearing on following date and time (1/2 hour only needed for this matter).

- Notice of Assignment sent to following; specially assigned for hearing on Tuesday, March 27, 2001 at 11:30 a.m.:

  Peter Max Zimmerman, People's Counsel
  for Baltimore County
  Carole S. Demilio, Deputy People's Counsel
  Lawrence Lee Gosnell
  Bruce Doak /Gerhold, Cross & Etzel
  Natalie Tollberg
  Pat Keller, Planning Director
  Lawrence E. Schmidt, Zoning Commissioner
  Arnold Jablon, Director /PDM
  Virginia W. Barnhart, County Attorney

3/27/01 – Board convened for hearing; upon conclusion of hearing and subsequent public deliberation, Board granted special hearing to amend and also variances pursuant to proposed Order of the parties. Order to be issued by the Board. (Wescott, Felling, and Stahl)

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48
Old Courthouse, 400 Washington Avenue
March 19, 2001

March 19, 2001

NOTICE OF ASSIGNMENT

CASE #: 01-159-SPHA

IN THE MATTER OF: LAWRENCE GOSNELL, Jr. –Legal Owner /Petitioner 9544 Belair Road
11th Election District; 5th Councilmanic District

11/30/00 – ZC's Order in which requested relief was granted in part and dismissed as moot in part.

This matter has been specially set for hearing by agreement of Petitioner and Appellant (People's Counsel); and has been

ASSIGNED FOR: **TUESDAY, MARCH 27, 2001 at 11:30 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

---

c: Appellant : Peter Max Zimmerman, People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel

Petitioner : Lawrence Lee Gosnell

Bruce Doak /Gerhold Cross & Etzel
Natalie Tollberg

Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

Printed with Soybean Ink
on Recycled Paper

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 27, 2000

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITIONS FOR SPECIAL HEARING & VARIANCE
9544 Belair Road, NW/S Belair Rd,
75' SW of Perry View Rd,
11th Election Dist., 6th Councilmanic
Lawrence L. Gosnell, Jr., Petitioner
Case No.: 01-159-SPHA

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated November 30, 2000 of the Baltimore County Zoning Commissioner in the above-entitled case.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

cc: Lawrence L. Gosnell, Jr., 9544 Belair Road, Baltimore, MD 21236, Petitioner

Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioner

RE: PETITION FOR SPECIAL HEARING PETITION FOR VARIANCE	*	BEFORE THE
9544 Belair Road, NW/S Belair Rd, 75' SW of Perry View Rd	*	ZONING COMMISSIONER
11th Election District, 6th Councilmanic	*	FOR
Legal Owner: Lawrence L. Gosnell, Jr. *Petitioner(s)*	*	BALTIMORE COUNTY
	*	Case No. 01-159-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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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

I HEREBY CERTIFY that on this 18th day of October, 2000 a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Suite 100, Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

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

November 24, 2000

Lawrence Lee Gosnell, Jr.
9544 Belair Road
Baltimore, MD 21236

Dear Mr. Gosnell, Jr.:

RE: Case Number: 01-159-SPHA, 9544 Belair Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 6, 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. GDZ
Supervisor, Zoning Review

WCR:gdz

Enclosures

C: Bruce Doak, Gerhold, Cross & Etzel, LTD, 320 E. Towsontown Blvd,
Towson 21204
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

SUBJECT: 9544 Belair Road

INFORMATION:

Item Number: 01-159

Petitioner: Lawrence Lee Gosnell, Jr.

Zoning: RO

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based on the information provided and analysis conducted, the Office of Planning has determined that the proposed addition is too large for the subject site. The RO zone is intended to allow low intensity non-residential uses, while protecting adjacent residential neighborhoods from the potential negative impact of such uses. The square footage of the proposed addition should be reduced in order to prevent the need for a variance from the buffer requirement adjacent a residential zone, and a reduction in the off-street parking requirement.

The Office of Planning does not support the request to allow a landscape buffer of 10 feet in lieu of the required 20 feet because the proposed parking lot abuts the side yard of an adjacent dwelling. Proximity to a parking area and lack of adequate buffering may negatively impact the adjacent property.

In addition, this office does not support the request to allow 10 off-street parking spaces in lieu of the required 11 spaces.

The Office of Planning does not oppose the request to allow a side yard setback of 21.9 feet and a 20.9 feet in lieu of the required 25 feet, or the request to allow an existing accessory structure in the side yard in lieu of the rear yard.

Prepared by: Mark A Cumfer

Section Chief: Jeffrey W. Long

AFK:MAC:

W:\DEVREV\ZAC\01-159.doc

Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 17, 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: LAWRENCE LEE GOSNELL, JR. - 159

Location: DISTRIBUTION MEETING OF October 16, 2000

Item No.: 159

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 13, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For October 23, 2000
Item No. 159

The Bureau of Development Plans Review has reviewed the subject zoning item. Belair Road, Maryland Route 1, is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the *Maryland State Highway Administration* in addition to those of Baltimore County.

RWB:HJO:jrb

cc: File

ZAC-10-23-2000-ITEM NO 159.doc

Maryland Department of Transportation
State Highway Administration

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

Date: 10-16-00

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

RE: Baltimore County
Item No. 159 JNP

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to ~~MD~~/US 1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

for 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley

DATE: October 24, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of October 16, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
149	8522 Leefield Road
150	10120 Charington Road
151	10504 Pot Spring Road
152	2205 Wiltonwood Road
153	1126 Plover Drive
154	3514 Autumn Drive
155	1 Yorkship Square
158	7 Sutherland Court
159	9544 Belair Road

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 25, 2000

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

SUBJECT: 9544 Belair Road

OCT 26

INFORMATION:

Item Number: 01-159

Petitioner: Lawrence Lee Gosnell, Jr.

Zoning: RO

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Based on the information provided and analysis conducted, the Office of Planning has determined that the proposed addition is too large for the subject site. The RO zone is intended to allow low intensity non-residential uses, while protecting adjacent residential neighborhoods from the potential negative impact of such uses. The square footage of the proposed addition should be reduced in order to prevent the need for a variance from the buffer requirement adjacent a residential zone, and a reduction in the off-street parking requirement.

The Office of Planning does not support the request to allow a landscape buffer of 10 feet in lieu of the required 20 feet because the proposed parking lot abuts the side yard of an adjacent dwelling. Proximity to a parking area and lack of adequate buffering may negatively impact the adjacent property.

In addition, this office does not support the request to allow 10 off-street parking spaces in lieu of the required 11 spaces.

The Office of Planning does not oppose the request to allow a side yard setback of 21.9 feet and a 20.9 feet in lieu of the required 25 feet, or the request to allow an existing accessory structure in the side yard in lieu of the rear yard.

Prepared by: Mark A Crumpton

Section Chief: Jeffrey W. Lang

AFK:MAC:

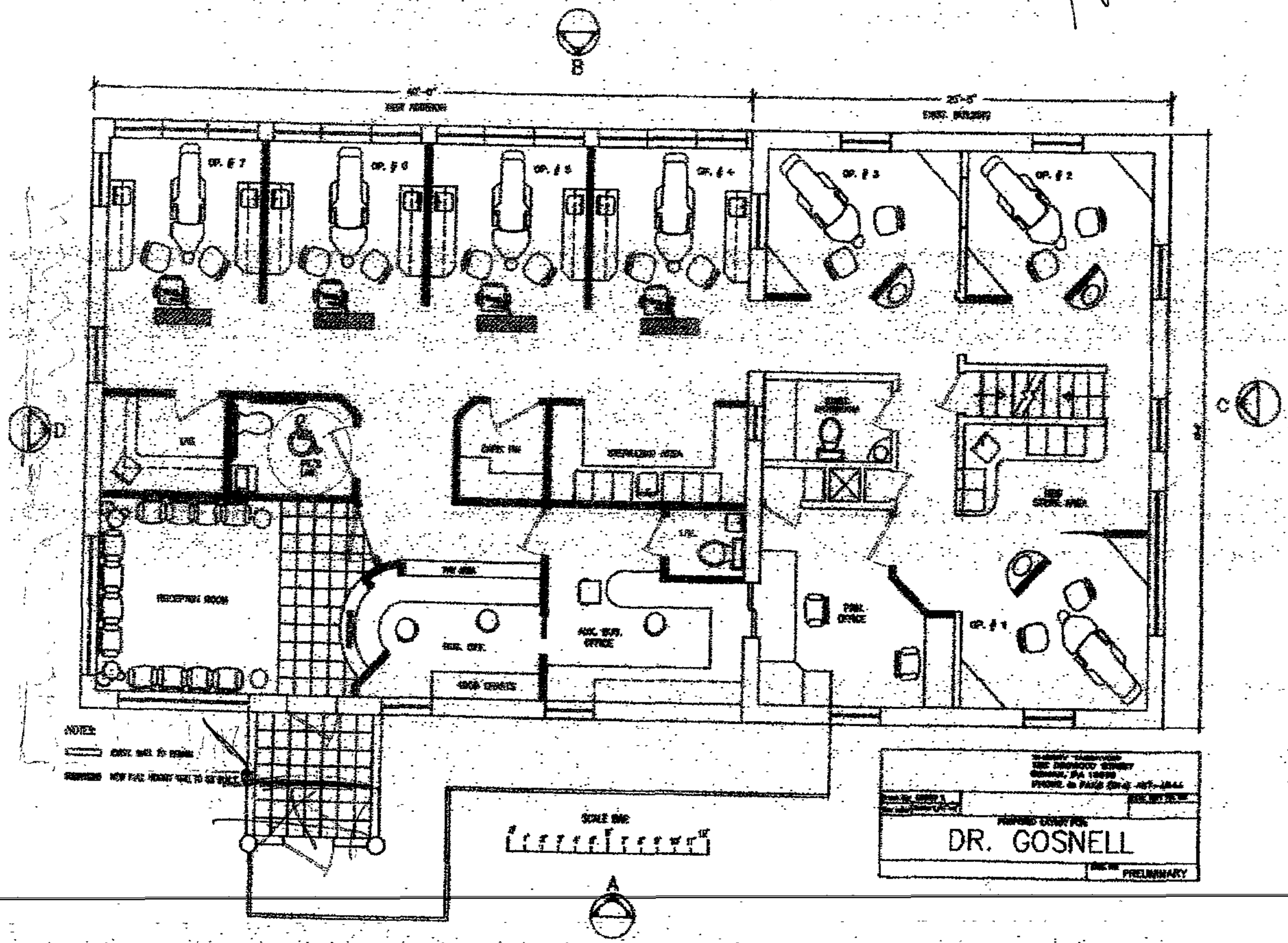
PLEASE PRINT CLEARLY

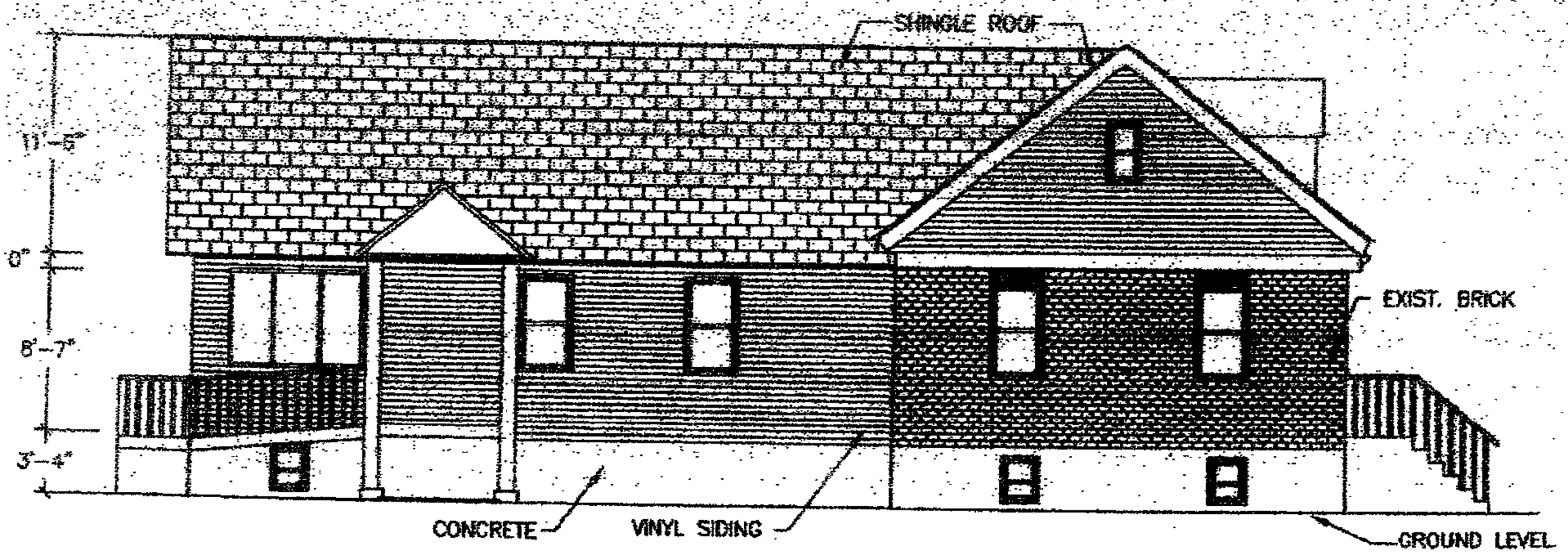
PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
BRUCE E. DOAK - GORHOLD, CROSS & ETZEL	320 E TOWSONTOWN BLVD TOWSON MD 21286
BRIAN DIETZ " " " "	" " " " "
DR L. Lee Gosnell	9544 Bel Air Rd BALTIMORE MD 21236
NATALIE TOLLBERG	34 Walkern Rd. Balto. MD 21221

Printed with Soybean Ink
on Recycled Paper

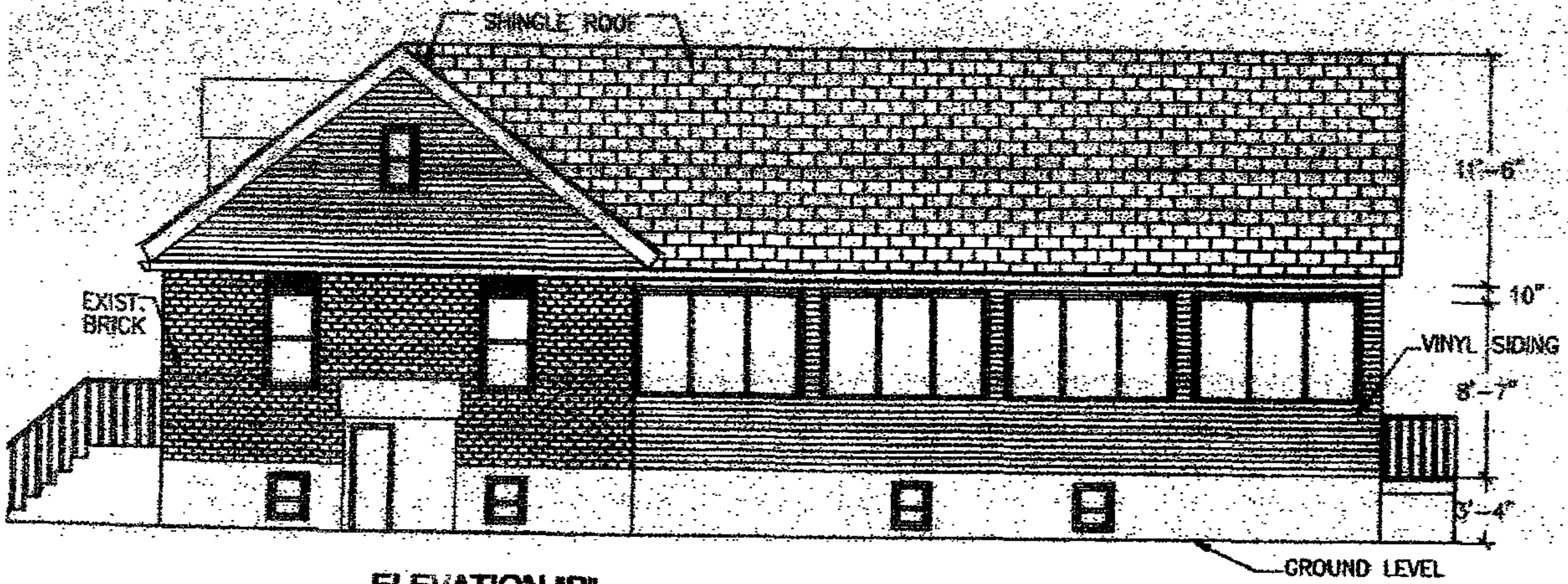
N03


B
C
D
A
RECEPTION ROOM
PRE OFFICE
SCALE BAR
DR. GOSNELL
PRELIMINARY



ELEVATION "A"

1/8" = 1'-0"

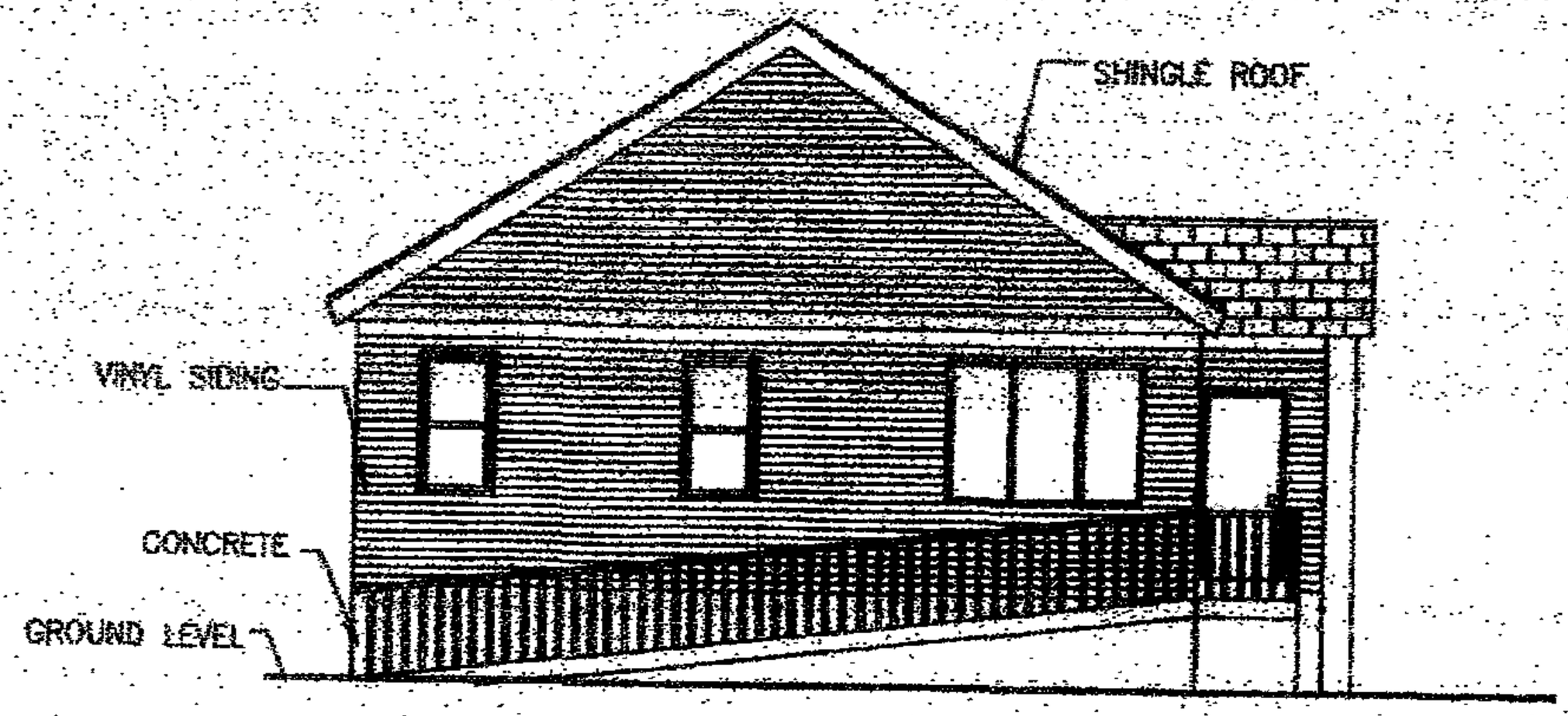


ELEVATION "B"

1/8" = 1'-0"

ELEVATION "C"

1/8" = 1'-0"



ELEVATION "D"

1/8" = 1'-0"

7

Petitioner's
Exhibit
#1A

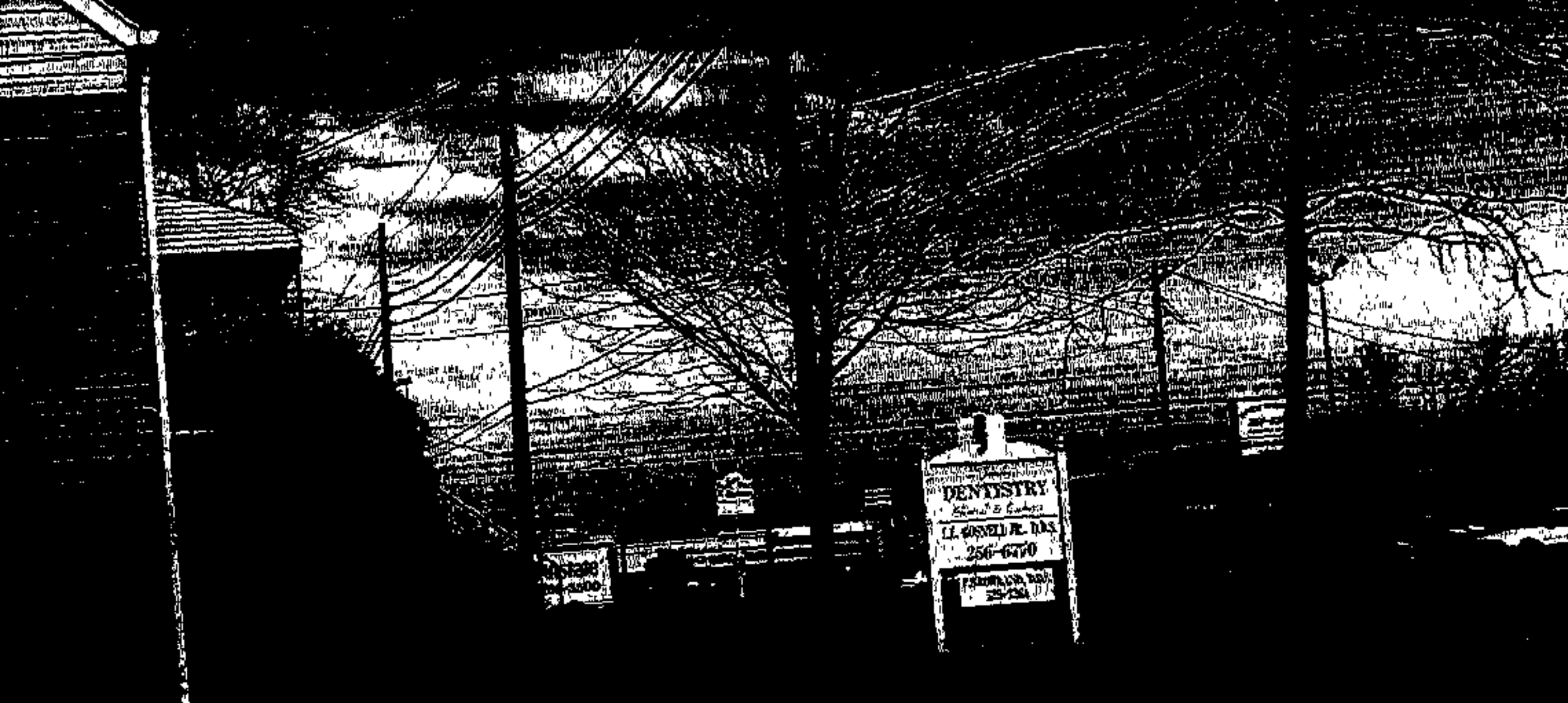
Petitioner's Exhibit #1B

Petitioner's Exhibit #1C

Polytechnic
Quiz
#10

Pallamar,
Dhaka
#16

Petitioner's
Exhibit
#1F


DENTISTRY
256-6770

Petitioner's
Exhibit
#16

Petitioner's
Exhibit
#1H

8

Petitioner's
Exhibit
#1 I

Petitioner's
Exhibit
#1 J

9544

19

Petitioner's
Exhibit
#1K

DENTISTS
DR L L GOSNELL
DR P ROWLAND
9544
DENTIST
256-6770

18

Petitioner's
Exhibit
#1L

Petitioner's
Exhibit
#1 M

Petitioner's
Exhibit
#1N

Petitioner's
Exhibit
#10

Petitioner's Exhibit #1 P

Petitioner's
Exhibit
#1Q

Petitioner's
Exhibit
#1R

Petitioner's
Exhibit
#15

Petitioner's
Exhibit
#1T

DENT

Petitioner's
Exhibit
14

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 6884

DATE 10/6/00 ACCOUNT R-001-6150

AMOUNT $ 500.00

RECEIVED FROM: L. L. Gohrell, Jr. D.D.S.

FOR: Variance (Including Hearing for Special Except) (01-159-SPHA)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
10/10/2000 10/06/2000 11:36:46
REC 0003 CASHIER 1 DUL UNI BUDGET 5
Dept 5 520 ZONING VERIFICATION
Receipt # 148371
LR NO. 006594
Rcpt Tot 500.00
500.00 CK .00 CA
Baltimore County, Maryland

01-159-A

CASHIER'S VALIDATION

ONS

:D
5/1,000= 96

GENERAL NOTES

1. OWNER: LAWRENCE LEE GOSNELL, JR
   9544 BELAIR ROAD
   BALTIMORE MD, 21236

2 THE PROPERTY IS ZONED R.O.

3 200' SCALE ZONING MAP No. N.E H-11

4 THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED,
   A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD

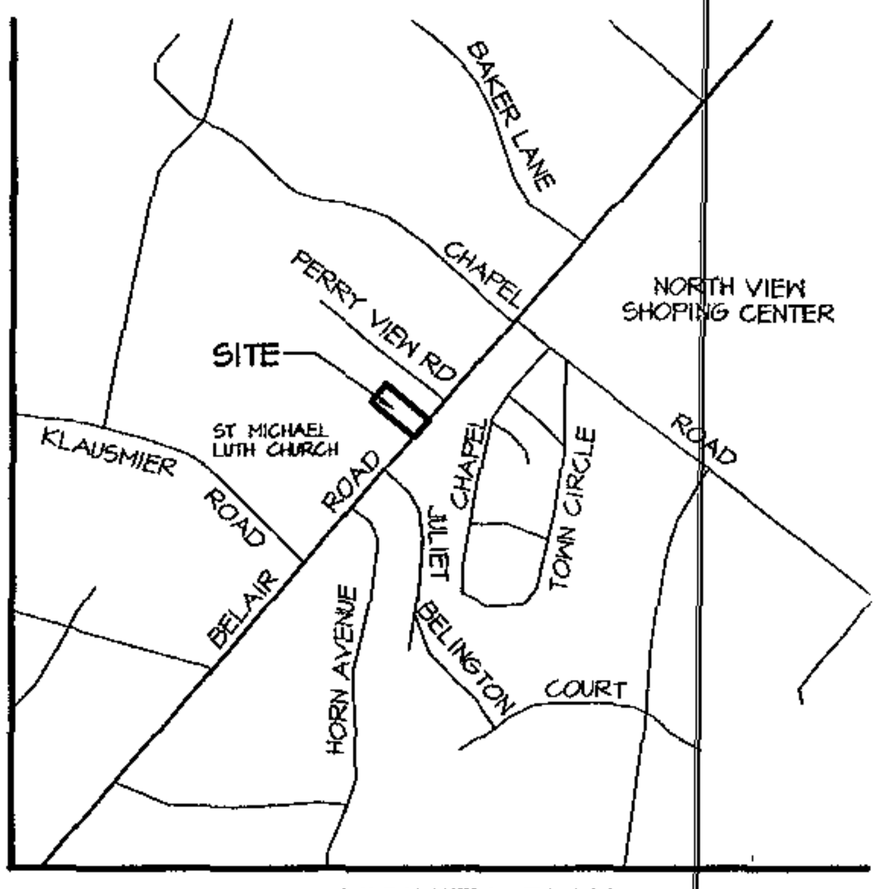
5 CENSUS TRACT 4114.03 — A.D.C. MAP & GRID 29 D-4
   WATERSHED 3 — SUBSEWERSHED 22
   SCHOOL DISTRICT 184 — REGIONAL PLANNING DISTRICT 317 A

6. THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.

7 F.A.R. ALLOWED = .33
   F.A.R. PROPOSED = .18

8. PRIOR ZONING CASES
   76-254-X
   -PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND AN OFFICE BUILDING IN A D.R.-16 ZONE. GRANTED

9. PROPERTY AREA = 13,978 sq. ft.± or 0.321 Ac ±



VICINITY PLAN
SCALE: 1" = 1000'

PETITION

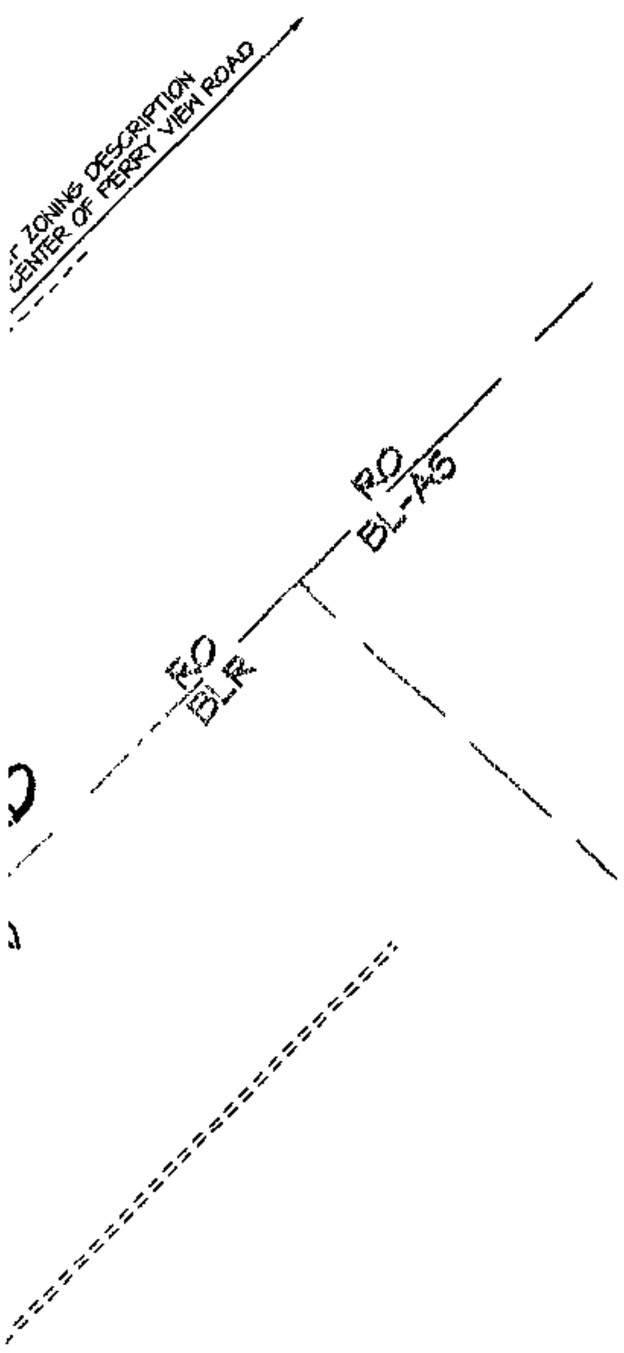
-VARIANCE OF SECTION 504 OF THE 1975 B.C.Z.R. AND SECTION V.B.2 OF THE C.M.D.P. TO ALLOW A SIDE YARD SETBACK OF 21.9' AND 20.8' IN LIEU OF THE REQUIRED 25'

- VARIANCE OF SECTION 400 OF THE B.C.Z.R. TO ALLOW AN EXISTING ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

- VARIANCE OF SECTION 204.4.C.9.c.1 TO ALLOW A 18' LANDSCAPE BUFFER TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 20'.

- VARIANCE OF SECTION 204.4.C.9.c.2 TO ALLOW A 0' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 10' (SOUTHWEST SIDE OF THE PROPERTY)

- TO AMEND THE PRIOR PETITION FOR SPECIAL EXCEPTION 76-254-X.



2nd AMENDED PLAN TO ACCOMPANY A PETITION FOR A VARIANCE REQUEST AND PLANTING PLAN OF THE

LEE GOSNELL Jr. PROPERTY

9544 BELAIR ROAD
Deed Ref: SM No. 8554 folio 61
Tax Account No.: 1102020977
Zoned: R.O.
Tax Map 72; Grid 3; Parcel 437

11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE: 1"=20' DATE: AUGUST 28, 2000

GRAPHIC SCALE 1"=20'
0 20 40 60

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

01-159-SPHA

REVISION	DATE
SHOW TREES TO BE PLANTED, NOTES AND TITLE	02-08-01
ADD EXISTING TREES	01-31-01
REVISE LANDSCAPE BUFFER AND PARKING	01-15-01
REVISE BUILDING SIZE AND LANDSCAPE BUFFER	11-27-00

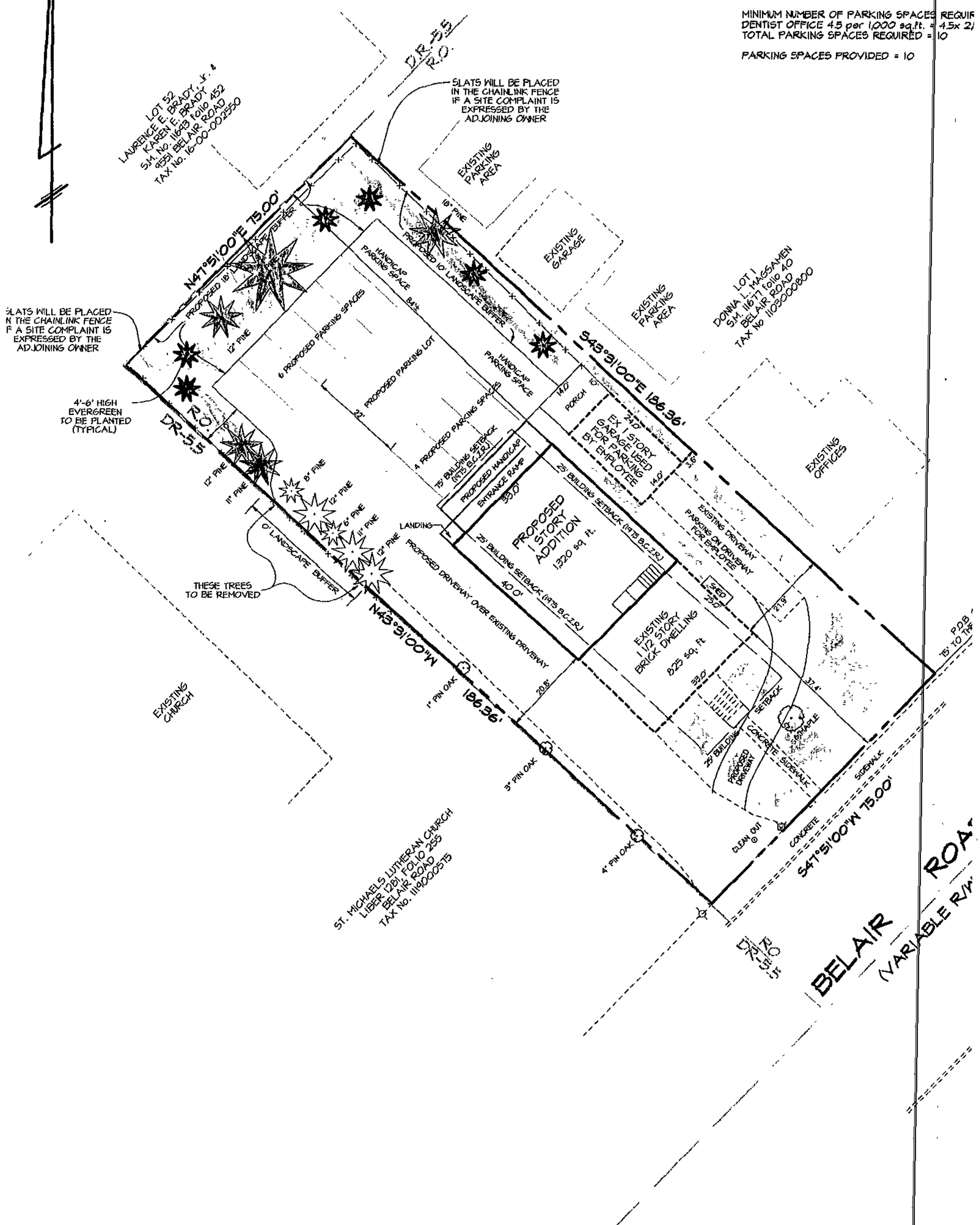
PLOT DATE: 2/8/2001 | TECHNICIAN: CLH | FILE NAME: X:\GOSNELL\GOSZONE.pro

ROSS & ETZEL LTD
THE USE OF THIS
IOUT THE WRITTEN
& ETZEL LTD

PARKING CALCULAT

MINIMUM NUMBER OF PARKING SPACES REQUIR
DENTIST OFFICE 4.5 per 1,000 sq.ft. = 4.5x 2
TOTAL PARKING SPACES REQUIRED = 10

PARKING SPACES PROVIDED = 10



COPYRIGHT 2001 BY GERHOLD, C
THIS PLAT IS PROTECTED BY COPYRIGH
PRODUCT IS STRICTLY PROHIBITED WIT
PERMISSION OF GERHOLD, CROSS

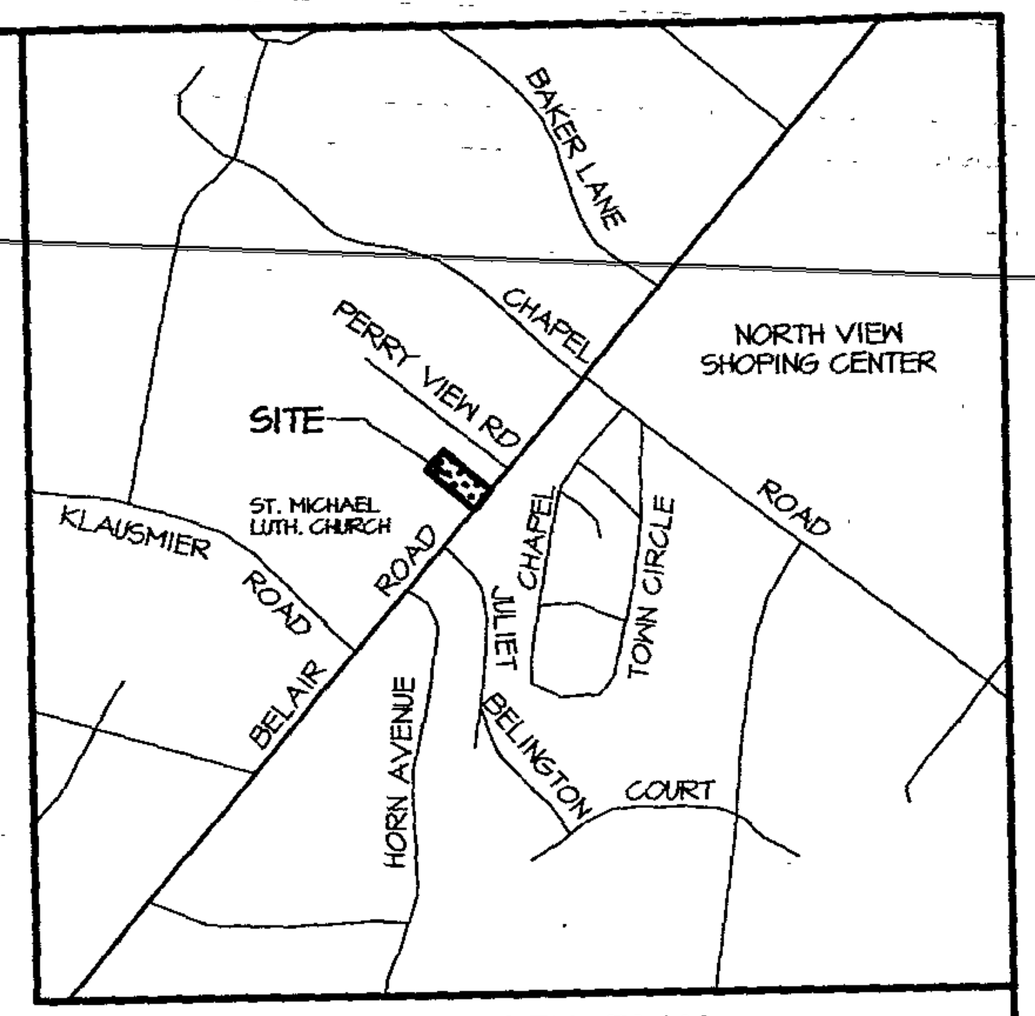
PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED
DENTIST OFFICE 4.5 per 1,000 sq.ft. = 4.5x 2,145/1,000= 9.6
TOTAL PARKING SPACES REQUIRED = 10

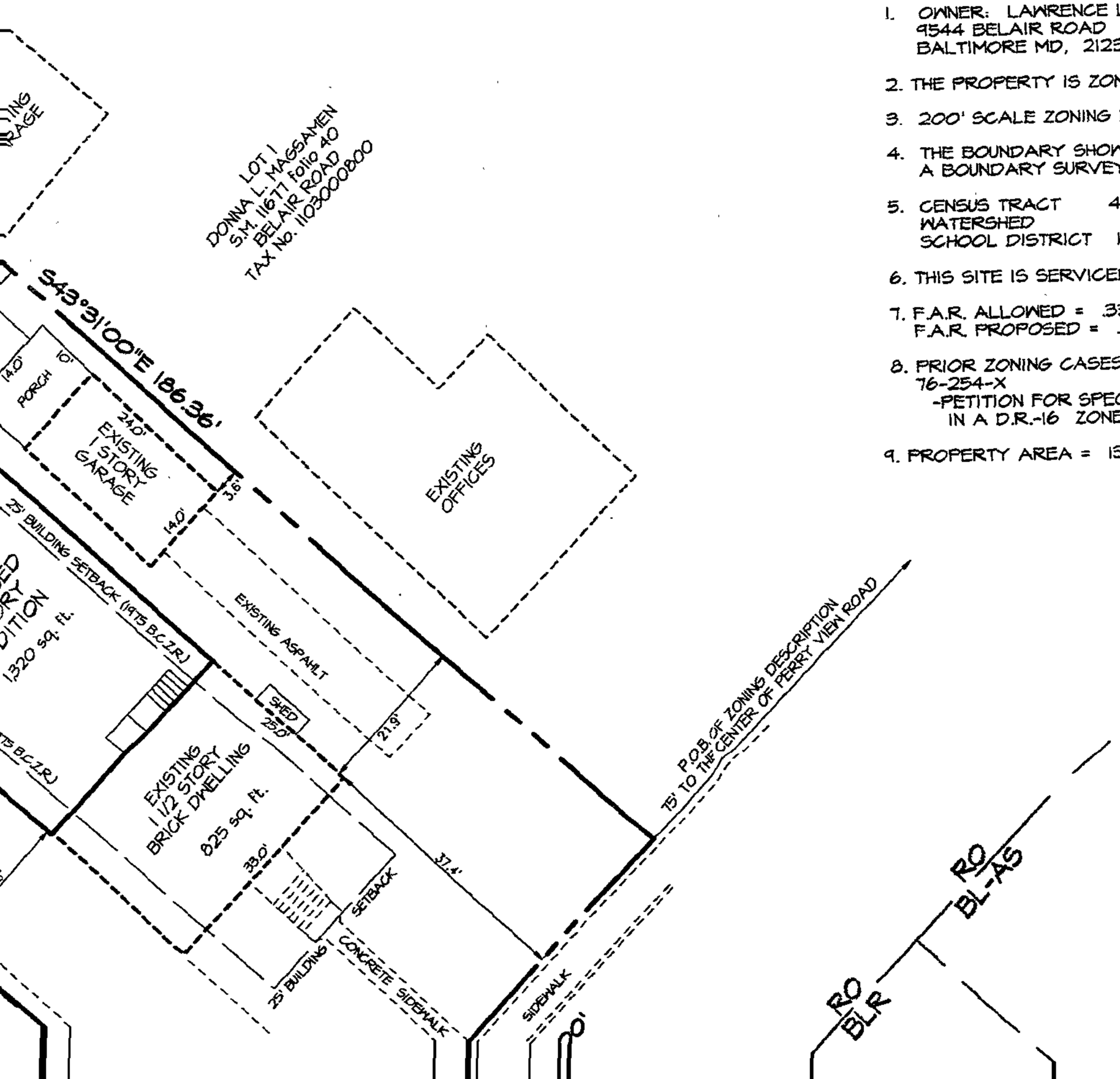
PARKING SPACES PROVIDED = 10

GENERAL NOTES

1. OWNER: LAWRENCE LEE GOSNELL, JR
   9544 BELAIR ROAD
   BALTIMORE MD, 21236
2. THE PROPERTY IS ZONED R.O.
3. 200' SCALE ZONING MAP No. N.E. H-11
4. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED,
   A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD.
5. CENSUS TRACT 4114.03 — A.D.C. MAP & GRID 29 D-4
   WATERSHED 3 — SUBSEWERSHED 22
   SCHOOL DISTRICT 184 — REGIONAL PLANNING DISTRICT 31T A
6. THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER.
7. F.A.R. ALLOWED = .33
   F.A.R. PROPOSED = .18
8. PRIOR ZONING CASES
   76-254-X
   -PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND AN OFFICE BUILDING IN A D.R.-16 ZONE. GRANTED
9. PROPERTY AREA = 13,978 sq. ft.± or 0.321 Ac.±



VICINITY PLAN
SCALE: 1" = 1000'



PETITION

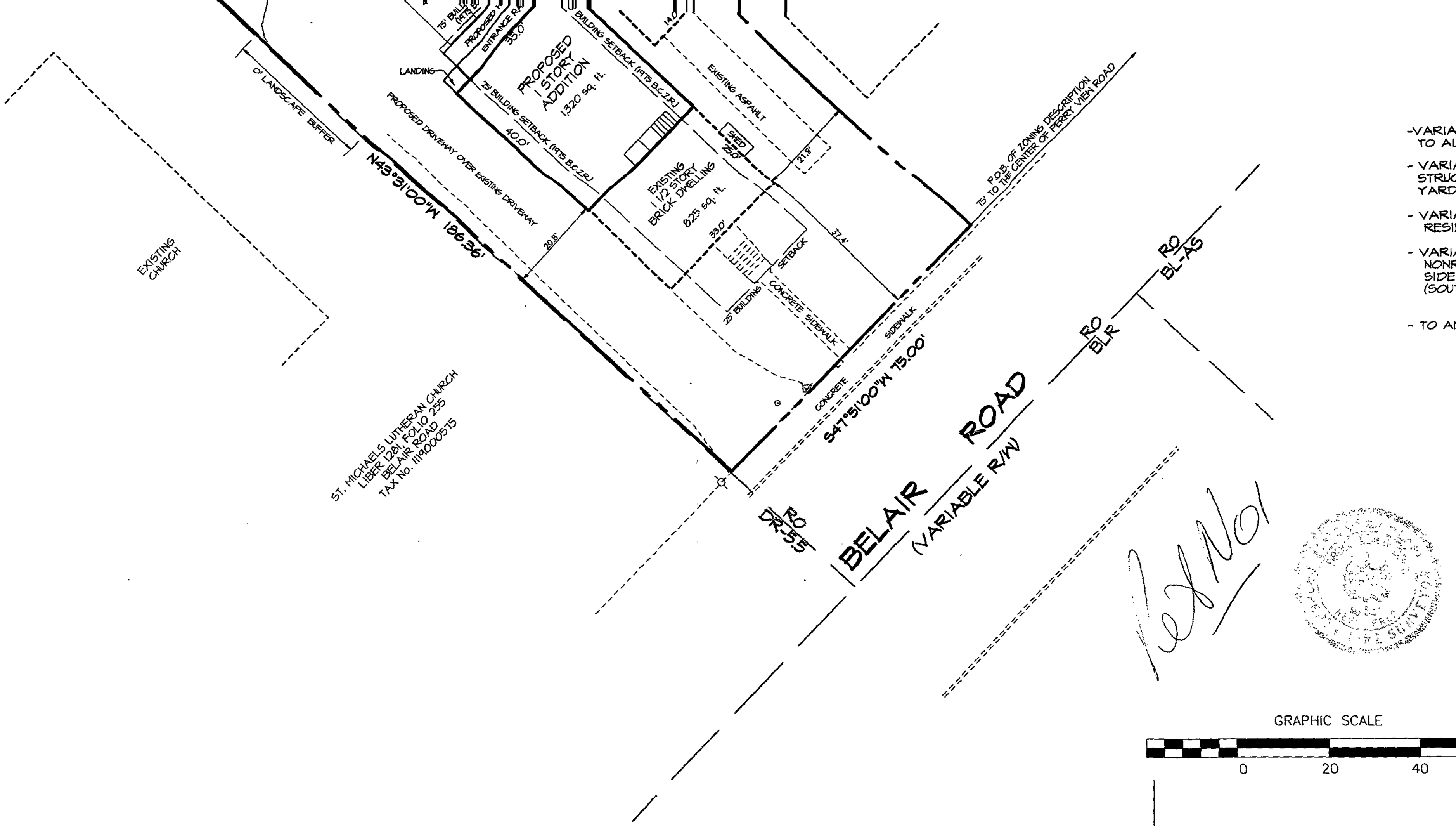
-VARIANCE OF SECTION 504 OF THE 1975 B.C.Z.R. AND SECTION V.B.2 OF THE C.M.D.P. TO ALLOW A SIDE YARD SETBACK OF 21.9' AND 20.8' IN LIEU OF THE REQUIRED 25'.

- VARIANCE OF SECTION 400 OF THE B.C.Z.R. TO ALLOW AN EXISTING ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD.

- VARIANCE OF SECTION 204.4.C.9.c.1 TO ALLOW A 18' LANDSCAPE BUFFER TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 20'.

- VARIANCE OF SECTION 204.4.C.9.c.2 TO ALLOW A 5' LANDSCAPE BUFFER TO A NONRESIDETIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 10' (NORTHEAST SIDE OF PROPERTY), AND 0' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 10' (SOUTHWEST SIDE OF THE PROPERTY).

- TO AMEND THE PRIOR PETITION FOR SPECIAL EXCEPTION 76-254-X.



-VARIA
TO AL

- VARIA
STRUC
YARD

- VARIA
RESI

- VARIA
NONR
SIDE
(SOU

- TO AN

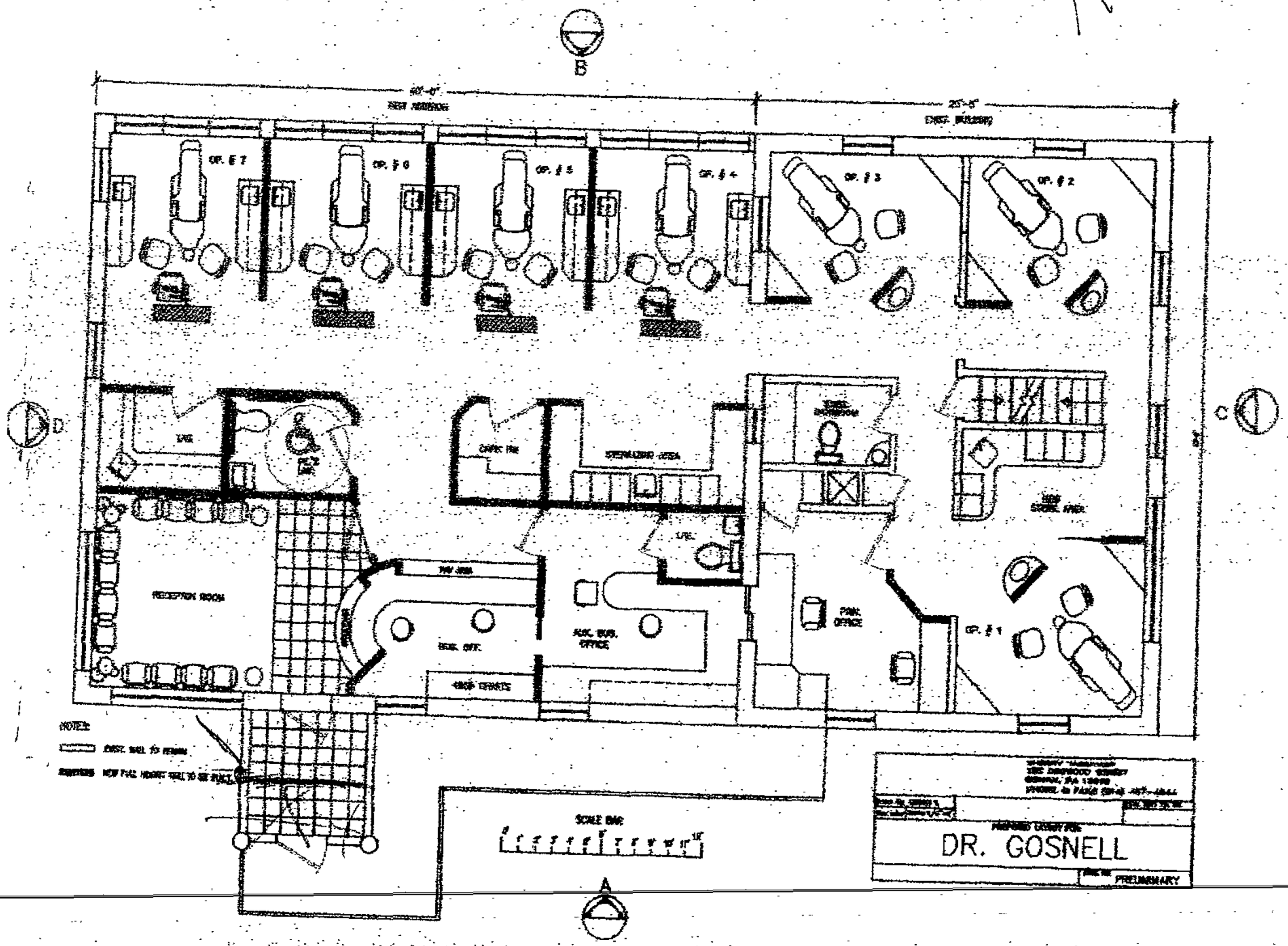
COPYRIGHT 2000 BY GERHOLD, CROSS & ETZEL LTD.

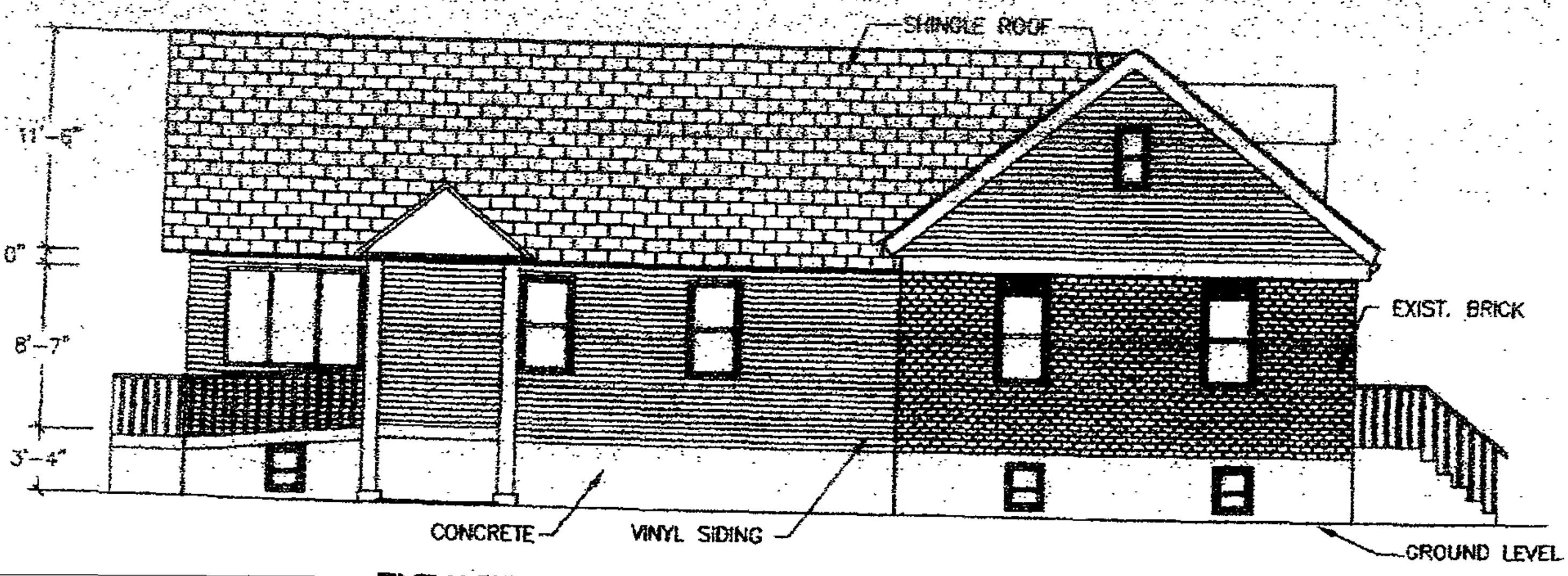
THIS PLAT IS PROTECTED BY COPYRIGHT. THE USE OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF GERHOLD, CROSS & ETZEL LTD.

REVISE BUILDING SIZE AND LANDSCAPE BUFFER

REVISION

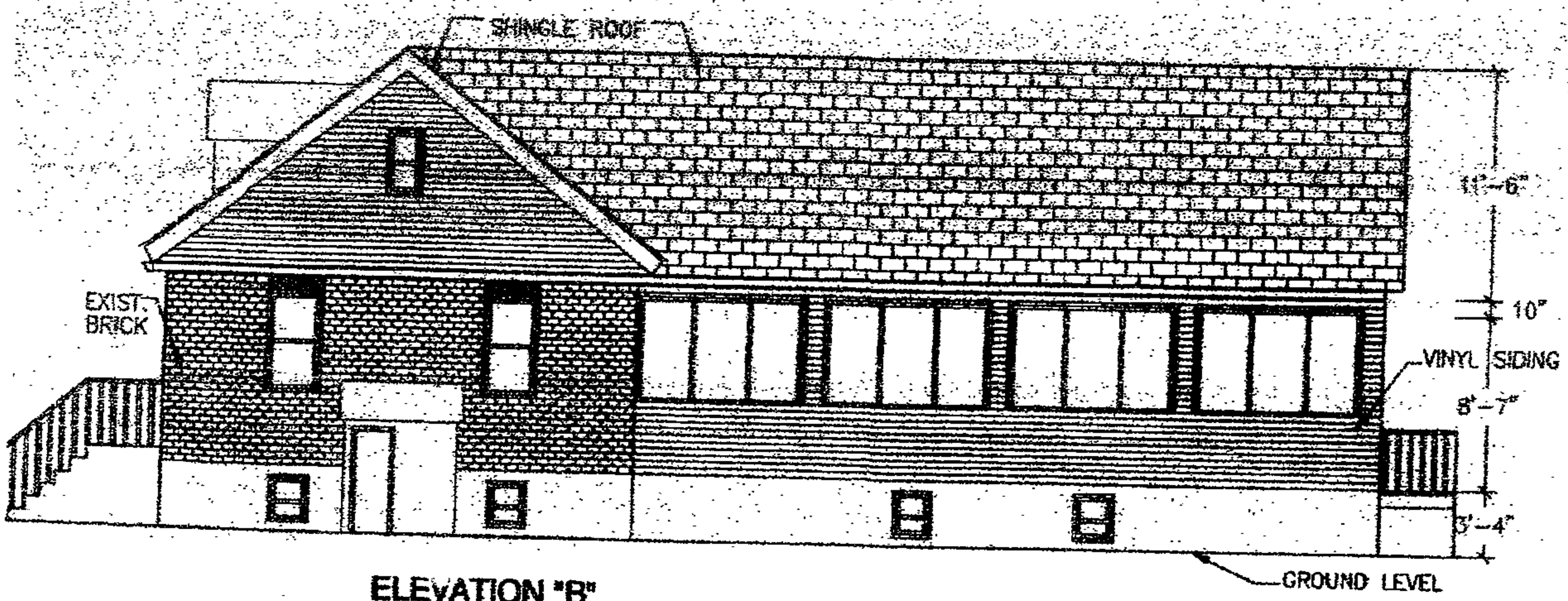
1\03





ELEVATION "A"

1/8" = 1'-0"

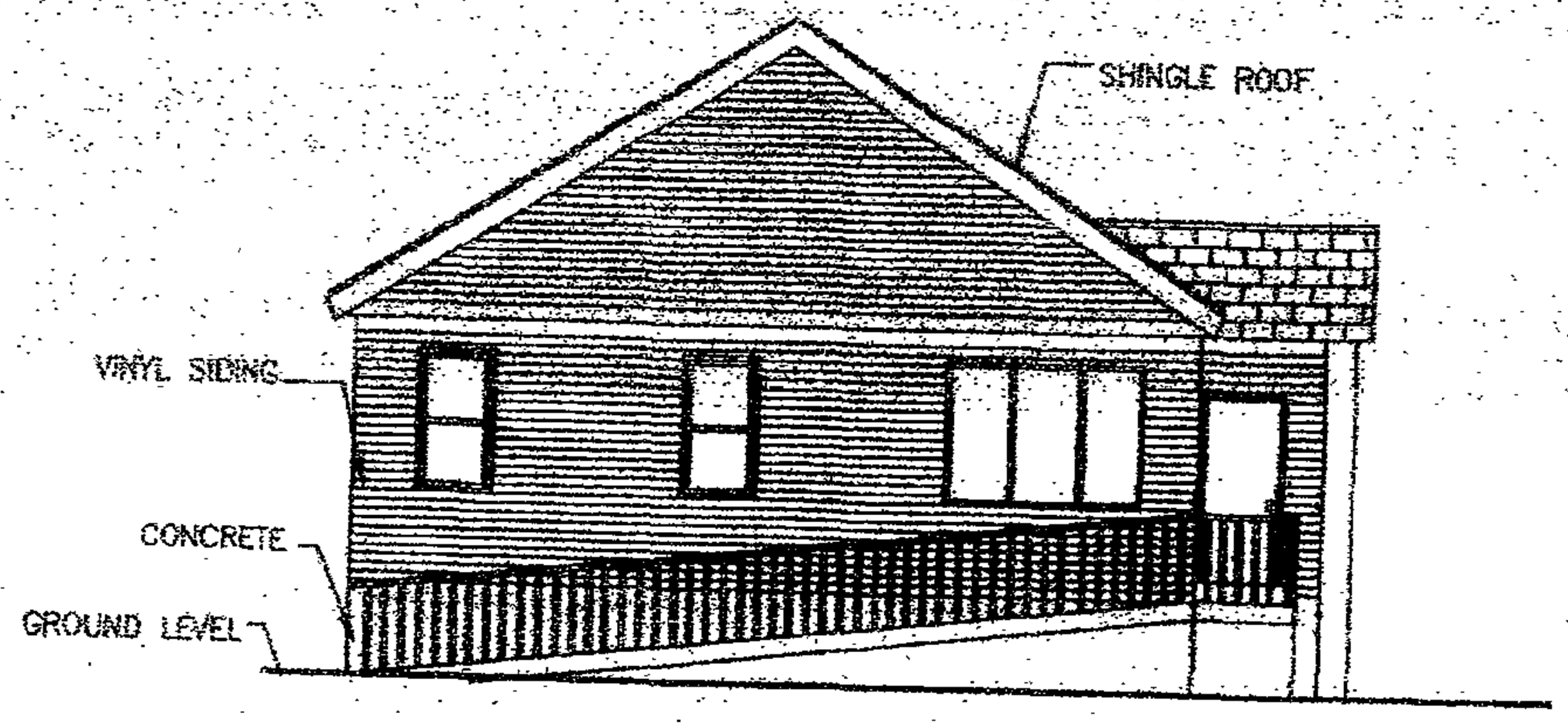


ELEVATION "B"

1/8" = 1'-0"

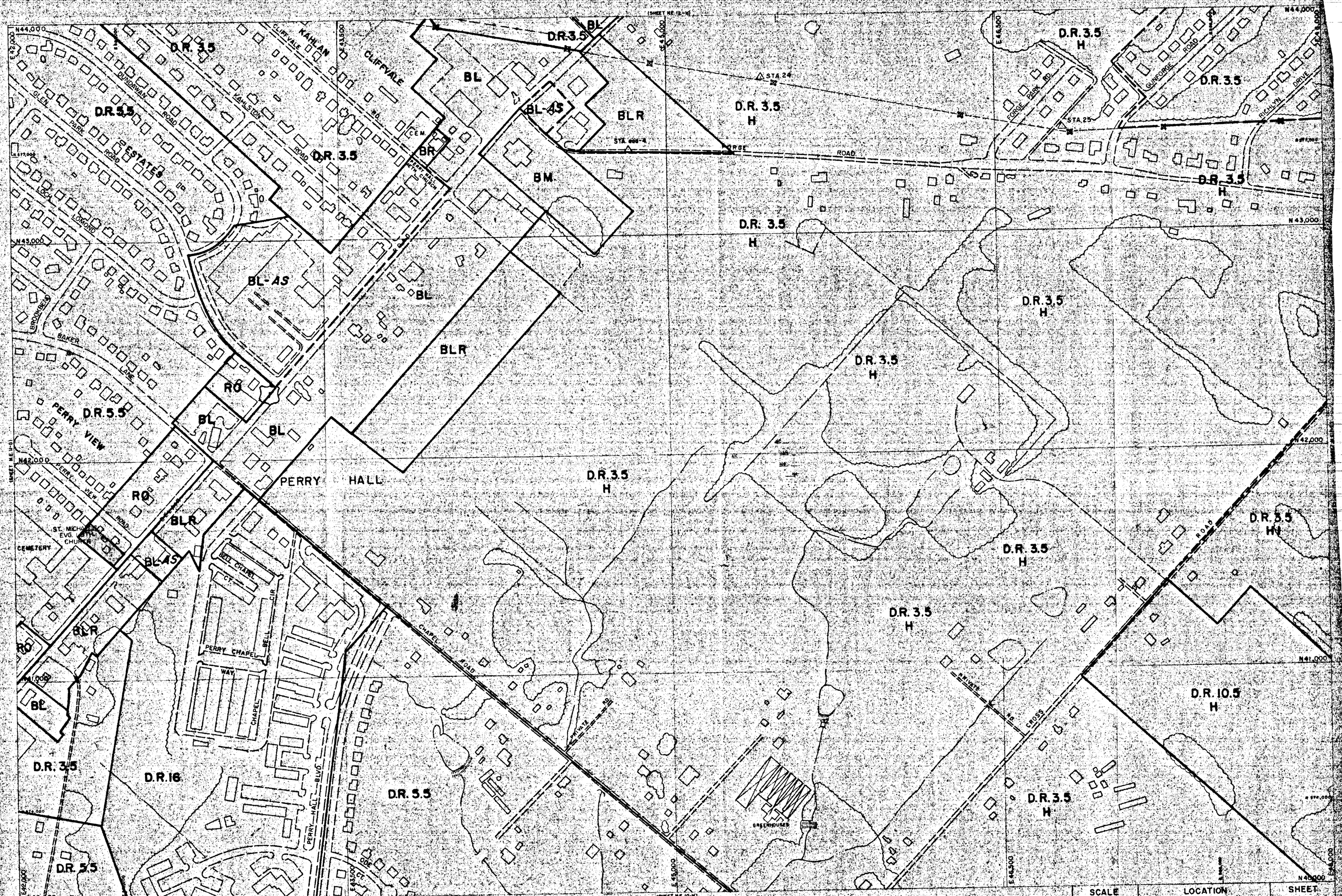
ELEVATION "C"

1/8" = 1'-0"



ELEVATION "D"

1/8" = 1'-0"



Q - SW Q - SE
M - NW M - NE

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenetz
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PERRY HALL VICINITY	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986		III-H

01-159-SPHA
01-159-SPHA

PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED
DENTIST OFFICE 4.5 per 1,000 sq ft = 4.5x 2,145/1,000= 9.6
TOTAL PARKING SPACES REQUIRED = 10

PARKING SPACES PROVIDED = 10

GENERAL NOTES

1 OWNER LAWRENCE LEE GOSNELL, JR
9544 BELAIR ROAD
BALTIMORE MD, 21236

2 THE PROPERTY IS ZONED R O

3 200' SCALE ZONING MAP No N E H-11

4 THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED
A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD

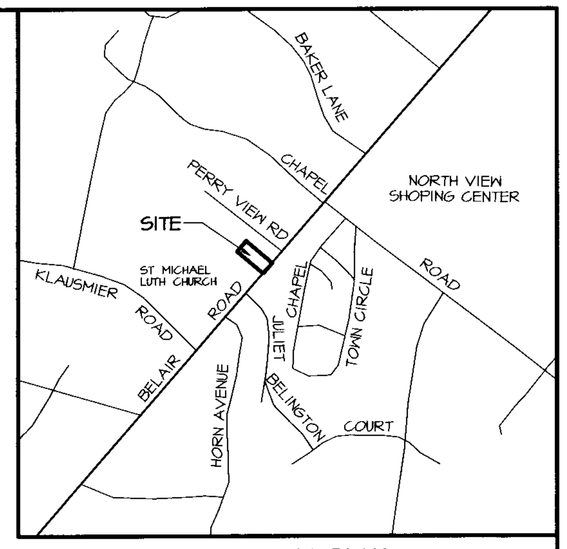
5 CENSUS TRACT 4114.03 ADC MAP & GRID 29 D-4
WATERSHED 3 SUBSEWERSHED 22
SCHOOL DISTRICT 184 REGIONAL PLANNING DISTRICT 317 A

6 THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER

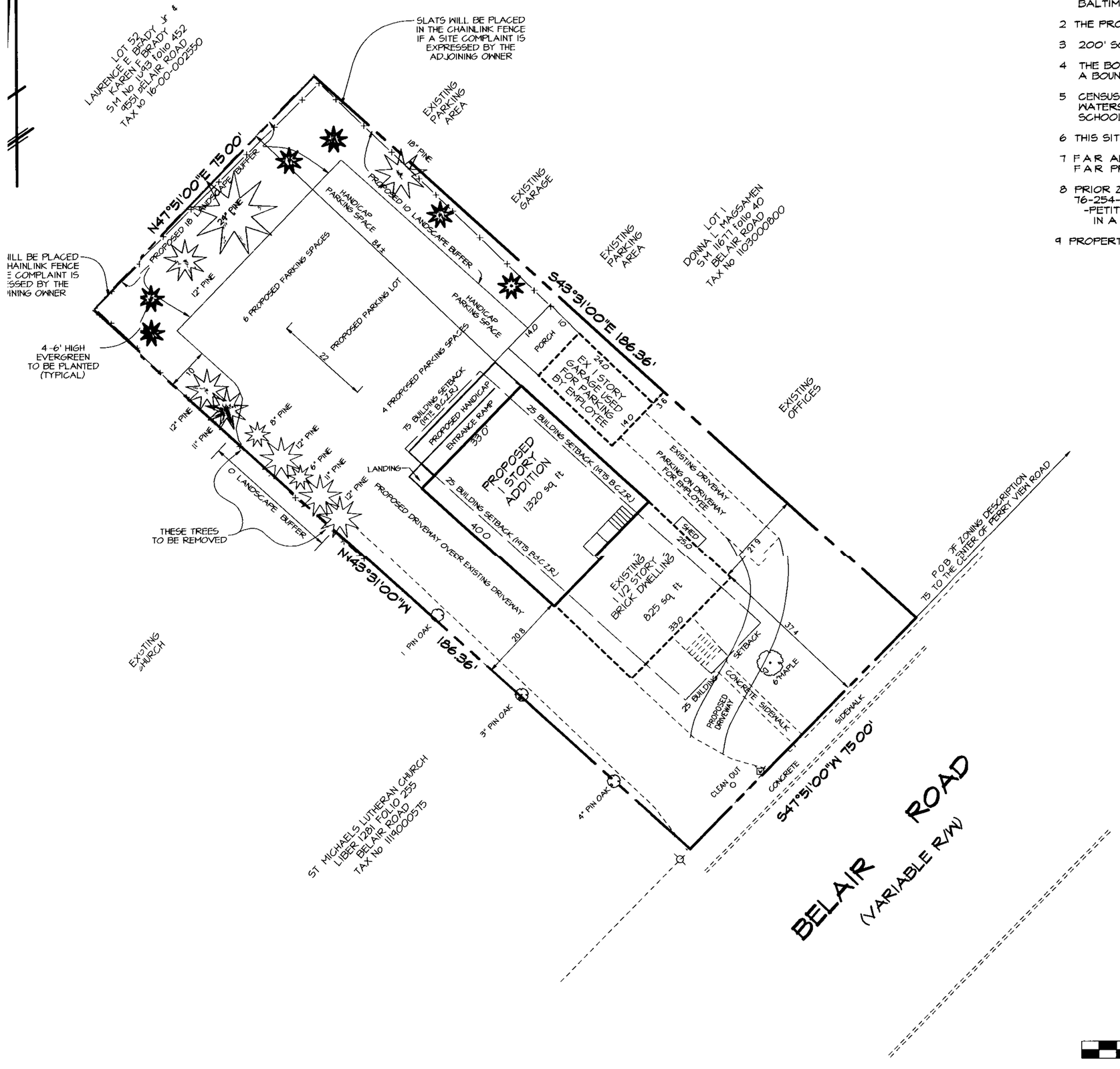
7 F A R ALLOWED = .33
F A R PROPOSED = .18

8 PRIOR ZONING CASES
76-254-X
-PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND AN OFFICE BUILDING IN A D R-16 ZONE GRANTED

9 PROPERTY AREA = 13,978 sq ft ± or 0.321 Ac ±



VICINITY PLAN
SCALE· 1" = 1000'



PETITION

-VARIANCE OF SECTION 504 OF THE 1975 B C Z R AND SECTION V B 2 OF THE C M D P TO ALLOW A SIDE YARD SETBACK OF 21.9' AND 20.8' IN LIEU OF THE REQUIRED 25'

- VARIANCE OF SECTION 400 OF THE B C Z R TO ALLOW AN EXISTING ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD

- VARIANCE OF SECTION 204.4 C 9 c 1 TO ALLOW A 18' LANDSCAPE BUFFER TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 20'

- VARIANCE OF SECTION 204.4 C 9 c 2 TO ALLOW A 0' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 10' (SOUTHWEST SIDE OF THE PROPERTY),

- TO AMEND THE PRIOR PETITION FOR SPECIAL EXCEPTION 76-254-X

2nd AMENDED PLAN TO ACCOMPANY A PETITION FOR A VARIANCE REQUEST AND PLANTING PLAN OF THE

LEE GOSNELL Jr. PROPERTY

9544 BELAIR ROAD
Deed Ref SM No 8554 folio 61
Tax Account No. 1102020977
Zoned· R O
Tax Map 72, Grid 3, Parcel 437

11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE 1"=20' DATE AUGUST 28, 2000

GRAPHIC SCALE 1"=20'
0 20 40 60

REVISION	DATE
SHOW TREES TO BE PLANTED NOTES AND TITLE	02-08-01
ADD EXISTING TREES	01-31-01
REVISE LANDSCAPE BUFFER AND PARKING	01-15-01
REVISE BUILDING SIZE AND LANDSCAPE BUFFER	11-27-00

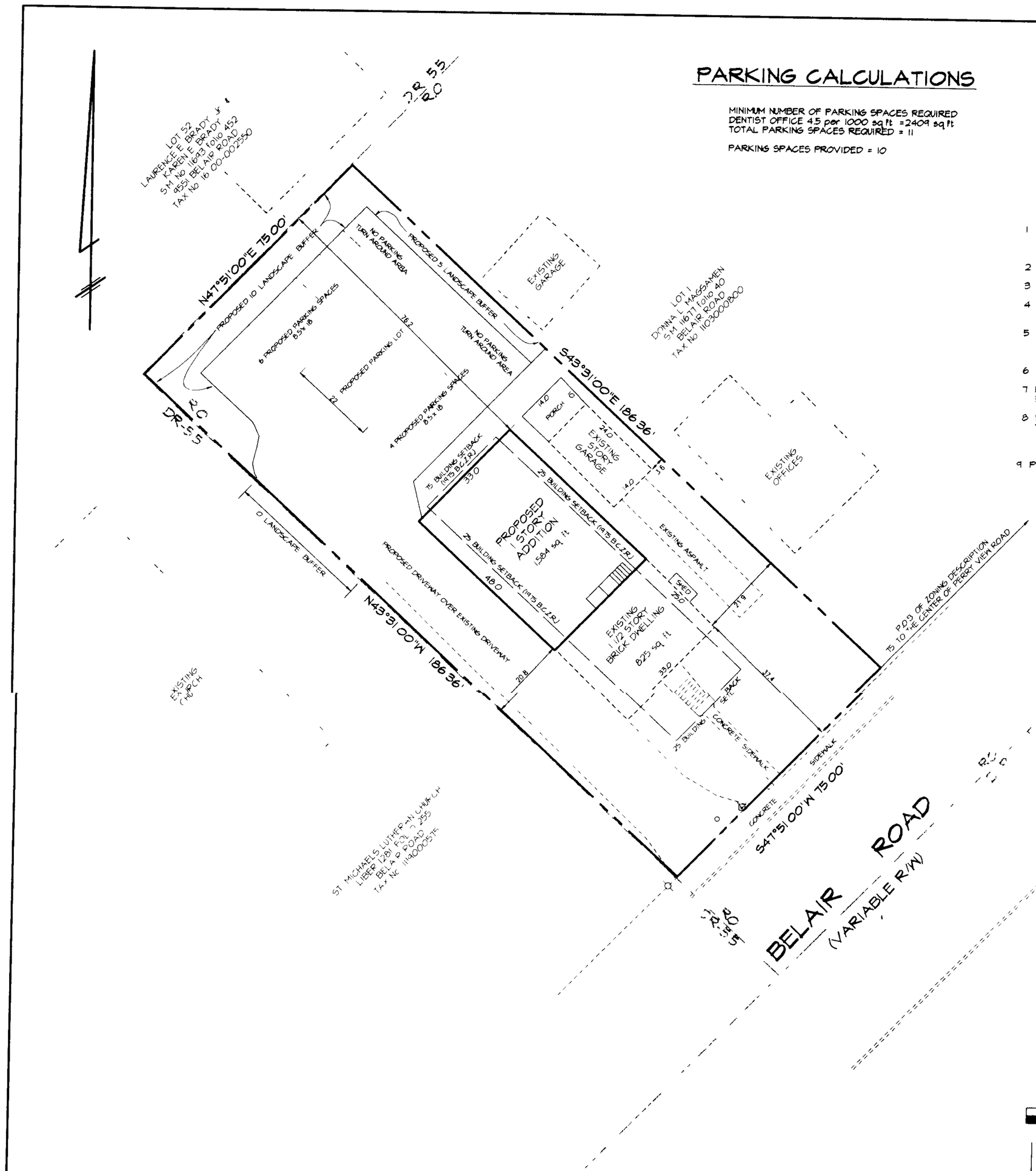
GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

01-157-SPHA

PLOT DATE 2/8/2001 | TECHNICIAN CLH | FILE NAME X\GOSNELL\GOSZONE pro

COPYRIGHT 2001 BY GERHOLD, CROSS & ETZEL LTD
THIS PLAT IS PROTECTED BY COPYRIGHT THE USE OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF GERHOLD CROSS & ETZEL LTD

Petitioner's Exhibit #2



PARKING CALCULATIONS

MINIMUM NUMBER OF PARKING SPACES REQUIRED
DENTIST OFFICE 4.5 per 1000 sq ft = 2409 sq ft
TOTAL PARKING SPACES REQUIRED = 11

PARKING SPACES PROVIDED = 10

GENERAL NOTES

1 OWNER LAWRENCE LEE GOSNELL JR
9544 BELAIR ROAD
BALTIMORE MD 21236

2 THE PROPERTY IS ZONED R O

3 200' SCALE ZONING MAP No N E H-11

4 THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED
A BOUNDARY SURVEY WAS NOT PERFORMED BY GERHOLD CROSS & ETZEL LTD

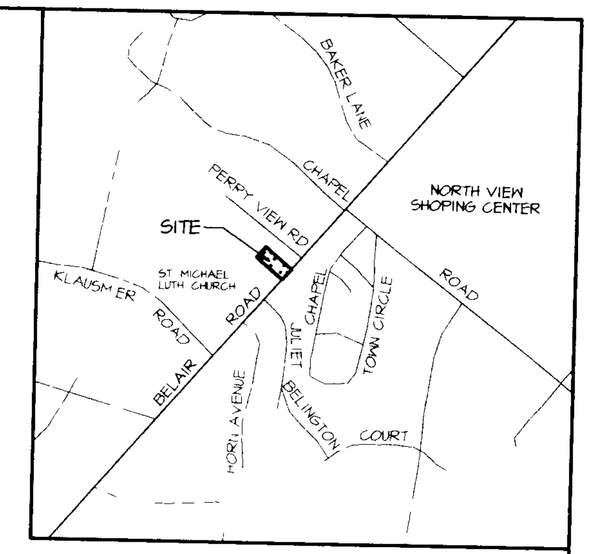
5 CENSUS TRACT 4114.03 — A D C MAP & GRID 29 D-4
WATERSHED 3 — SUBSEWERSHED 22
SCHOOL DISTRICT 184 — REGIONAL PLANNING DISTRICT 317 A

6 THIS SITE IS SERVICED BY PUBLIC SEWER AND WATER

7 F A R ALLOWED = 33
F A R PROPOSED = 20

8 PRIOR ZONING CASES
76-254-X
-PETITION FOR SPECIAL EXCEPTION FOR OFFICES AND AN OFFICE BUILDING IN A D R-16 ZONE GRANTED

9 PROPERTY AREA = 13,978 sq ft ± or 0.321 Ac ±



VICINITY PLAN
SCALE 1" = 1000'

PETITION

- VARIANCE OF SECTION 504 OF THE 1975 B C Z R AND SECTION V B 2 OF THE C M D P TO ALLOW A SIDE YARD SETBACK OF 21' AND 20.8' IN LIEU OF THE REQUIRED 25'
- VARIANCE OF SECTION 400 OF THE B C Z R TO ALLOW AN EXISTING ACCESSORY STRUCTURE TO BE LOCATED IN THE SIDE YARD IN LIEU OF THE REQUIRED REAR YARD
- VARIANCE OF SECTION 204.4 C 9 c 1 TO ALLOW A 10' LANDSCAPE BUFFER TO A RESIDENTIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 20'
- VARIANCE OF SECTION 204.4 C 9 c 2 TO ALLOW A 5' LANDSCAPE BUFFER TO A NONRESIDETIALLY ZONED PROPERTY IN LIEU OF THE REQUIRED 10' (NORTHEAST SIDE OF PROPERTY) AND 0' LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 10' (SOUTHWEST SIDE OF THE PROPERTY)
- VARIANCE OF SECTION 409.6 TO ALLOW 10 PARKING SPACES IN LIEU OF THE REQUIRED 11 PARKING SPACES
- TO AMEND THE PRIOR PETITION FOR SPECIAL EXCEPTION 76-254-X

PLAN TO ACCOMPANY A PETITION FOR A VARIANCE REQUEST OF THE
LEE GOSNELL Jr. PROPERTY

9544 BELAIR ROAD
Deed Ref SM No 8554 folio 61
Tax Account No 1102020977
Zoned R O
Tax Map 72, Grid 3, Parcel 437

11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
SCALE 1"=20' DATE AUGUST 28, 2000

GRAPHIC SCALE 1"=20
0 20 40 60

COPYRIGHT 2000 BY GERHOLD, CROSS & ETZEL LTD
THIS PLAT IS PROTECTED BY COPYRIGHT THE USE OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF GERHOLD CROSS & ETZEL LTD

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	PLOT DATE 10/5/2000	TECHNICIAN CLH	FILE NAME X\GOSNELL\GOSZONE pro

DRC # 032700G (A-7 LIMITED EXEMPTION 6-9-00)

01-159-SPHA

01-159-SPHA