

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
S/S Ware Avenue, 240' E centerline
of Baltimore Avenue
9th Election District
4th Councilmanic District
(111 Ware Avenue)

William Keeler, Roman Catholic
Archbishop of Baltimore
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-086-ASPH

*

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by William Keeler, Roman Catholic Archbishop of Baltimore, legal owner of that property known as 111 Ware Avenue in the Towson area of Baltimore County, which property is listed on the Maryland Historic Trust Inventory as BA1402. The Petitioner herein seeks an Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, for the demolition and razing of a historic structure, as approved by the Landmarks Preservation Commission at its meeting on July 12, 2001. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioner filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an

ORDER RECEIVED FOR FILING

Date

10/5/01

By

H. J. [Signature]

administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on September 8, 2001. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

The Petitioner has filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.069 acres, more or less, zoned BM-CT. The information submitted is persuasive to a finding that the proposed demolition will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioner's proposal at their July 12, 2001 meeting and agreed not to oppose the issuance of a waiver for the demolition of this structure. Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of October, 2001, that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278, for the demolition and razing of a historic structure, as

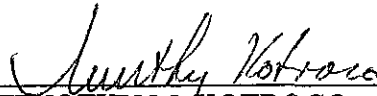
ORDER RECEIVED FOR FILING

FILED 10/15/01

BY: R. J. JAMESON

approved by the Landmarks Preservation Commission at its meeting on July 12, 2001, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

DATE 10/15/01
BY R. Johnson



Baltimore County
Zoning Commissioner

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

October 5, 2001

Thomas N. Biddison, Jr., Esquire
Gallagher, Evelius & Jones, LLP
218 N. Charles Street, Suite 400
Baltimore, Maryland 21201

Re: Petition for Administrative Variance
Case No. 02-086-ASPH
Property: 111 Ware Avenue

Dear Mr. Biddison:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Rev. Msgr. F. Dennis Tinder
200 Ware Avenue
Towson, MD 21204

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



Printed with Soybean Ink
on Recycled Paper

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 111 Ware Avenue

which is presently zoned BM-CT

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to demolish and raze the structure located on the Property which is listed on the Maryland Historic Trust inventory as BA1402.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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: Church of the Immaculate Conception, Towson, Roman Catholic Congregation, Inc.

Name - Type or Print

F. Dennis Tinder

Signature

200 Ware Avenue (410) 823-6175
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Attorney For Petitioner:

Thomas N. Biddison, Jr., Esquire

Name - Type or Print

Thomas N. Biddison Jr.

Signature

Gallagher, Evelius & Jones, LLP

Company

218 N. Charles Street, Suite 400 (410) 727-7702 200 Ware Avenue (410) 823-6175
Address Telephone No. Address Telephone No.

Baltimore, Maryland 21201
City State Zip Code

Legal Owner(s): Roman Catholic Archbishop of Baltimore, a corporation sole

Name - Type or Print

William A. Sullivan

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Rev. Msgr. F. Dennis Tinder

Name

200 Ware Avenue (410) 823-6175
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 02-086-SP4

Reviewed By JRF Date 8/28/01

Estimated Posting Date 9-9-01

ORDER RECEIVED FOR FILING

Date

By

Affidavit in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

200 Ware Avenue

Address

Towson, Maryland 21204

City

State

Zip Code

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

F. Dennis Tinder

Signature

Signature

Rev. Msgr. F. Dennis Tinder

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rev. Msgr. F. Dennis Tinder

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

7/11/04

Notary Public

Margaret S. Wright

My Commission Expires

3/1/04

Affidavit

in Support of Administrative Special Hearing

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

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Address

Towson, Maryland 21204

City

State

Zip Code

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F. Dennis Tinder

Signature

Signature

Rev. Msgr. F. Dennis Tinder

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of July, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rev. Msgr. F. Dennis Tinder

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

7/11/01

Notary Public

Margaret S. Wright

My Commission Expires

3/1/04

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 111 Ware Avenue

which is presently zoned BM-CT

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 to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to demolish and raze the structure located on the Property which is listed on the Maryland Historic Trust inventory as BA1402.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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: Church of the Immaculate Conception, Towson, Roman Catholic Congregation, Inc.

Name - Type or Print

F. Dennis Tinder

Signature

200 Ware Avenue (410) 823-6175
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Attorney For Petitioner:

Thomas N. Biddison, Jr., Esquire

Name - Type or Print

Thomas N. Biddison, Jr.

Signature

Gallagher, Evelius & Jones, LLP

Company

218 N. Charles Street, Suite 400 (410) 727-7702
Address Telephone No.

Baltimore, Maryland 21201
City State Zip Code

Legal Owner(s): Roman Catholic Archbishop of Baltimore, a corporation sole

Name - Type or Print

William A. Suley

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Rev. Msgr. F. Dennis Tinder

Name

200 Ware Avenue (410) 823-6175
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 02-086-SPH

229 9/18/98

Reviewed By JRF Date 8/28/01

Estimated Posting Date 9-9-01

Description

To Accompany Petition for Special Hearing

0.301 Acre
• 0.069 Acre for 111 Ware Avenue
Immaculate Conception

South Side of Ware Avenue

East of Baltimore Avenue

Ninth Election District, Baltimore County, Maryland

Beginning for the same at the end of the following course and distance measured from the point formed by the intersection of the South side Ware Avenue (50 foot wide) with the East side of Baltimore Avenue, (1) South 64 degrees East 190 feet to the point of beginning, thence leaving said beginning point and running the following six courses and distances, viz: (1) South 64 degrees East 90.00 feet, thence (2) South 27 degrees West 75.00 feet, thence (3) North 64 degrees East 40.00 feet, thence (4) South 27 degrees West 75.00 feet, thence (5) North 64 degrees East 90.00 feet, thence (6) North 27 degrees East 65.00 feet, thence (7) South 64 degrees East 40 feet, and thence (8) North 27 degrees East 85.00 feet, to the point of the beginning; containing 0.301 acres of land, more or less. *(Saving and Excepting • 0.069 acres for 111 Ware Avenue)*

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES

ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

August 24, 2001

Project No. 98045.F (L98045.F-3)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5718

DATE 8/28/01 ACCOUNT 001-006-6150

AMOUNT \$ 150.00

RECEIVED FROM: Immaculate Conception
111 Wore Ave
113 Wore Ave
113 W. Joppe
FOR: Admin. SPH

ITEM # 086

087

088

Taken by: JRF

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
8/29/2001 8/28/2001 15:18:34
REQ WS01 CASHIER JKIC JMR DRAWER 1
>> RECEIPT # 060145 OFLN
Dent 5 528 ZONING VERIFICATION
CR NO. 005718

Recpt Tot 150.00
150.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

ZONING NOTICE

ADMINISTRATIVE

SPECIAL HEARING

CASE # 02-086-0111
To approve a variance to
relocate the structure
located on the property which is
listed on the Maryland Historic
Trust Inventory as 13A14023

111 Gore Avenue

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON September 24, 2001

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 N. CRISPANT AVE
EDMONT, MD 21701
TEL. 887-3391

WAREHOUSE

ZONING NOTICE

PUBLIC HEARING ?

CERTIFICATE OF POSTING

RE: Case No.

02-086-SPH

Petitioner/Developer

Immaculate
Conception

Date of Hearing/Closing

9/24/01

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 penalties of perjury that the necessary sign(s) required by
law were posted conspicuously for the property known as

111 Ware Avenue

The signs were posted on

9/8/01

(Month, Day, Year)

Sincerely,

 9/8/01

(Signature of Sign Poster and Date)

Mitch Kellman for Linda Jones

DMW (Printed Name) © DMW

200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)

ZONING NOTICE

DISCUSSION

CASE =

PUBLIC HEARING ?

FOR THE ATTENTION OF THE FOLLOWING OFFICE:
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED WAREHOUSE PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
2:30 PM ON
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
DEPARTMENT
TELEPHONE 851-3391
MAILING ADDRESS 100 SOUTH 10TH STREET, SUITE 100, DENVER, CO 80202

ADDITIONAL INFORMATION IS AVAILABLE /
CONSTRUCTION MANAGEMENT
TEL 421-3391

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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:

086

Petitioner: Church of the Immaculate Conception, Towson, Roman Catholic Congregation, Inc

Address or Location: 111 Ware Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas W. Biddison, Jr. Esquire

Address: Gallagher, Evelis, + Jones, LLP

218 W. Charles St., Suite 400, Balto., MD 21201

Telephone Number: (410) 727-7702

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 02- 086 -SPH Address 111 WARE AVE

Contact Person: Jun Fernando Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-28-01 Posting Date: 9-9-01 Closing Date: 9-24-01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 02- 086 -SPH Address 111 WARE AVE

Petitioner's Name Immaculate Conception Telephone 410-823-6175

Posting Date: 9-9-01 Closing Date: 9-24-01

Wording for Sign: Administrative Special Hearing to approve a waiver to demolish
and raze the structure located on the property which is listed
on the Maryland Historic Trust Inventory as BA1402

WCR - 6/28/00



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 26, 2001

Thomas N Biddison Jr Esquire
Gallagher Evelius & Jones LLP
218 N Charles Street
Suite 400
Baltimore MD 21201

Dear Mr. Biddison:

RE: Case Number: 02-086-SPH, 111 Ware Avenue

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

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

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: William Keeler, Roman Catholic Archbishop of Baltimore 200 Ware Ave, Towson 21204

~~F. Dennis Tinder, Church of the Immaculate Conception, Towson 21204~~
~~People's Counsel~~

Census 2000



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 25, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For October 1, 2001
Item Nos. 086, 087, 088, 089, 090, 092,
093, 094, 095, 096, 098, and 099

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

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

September 27, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPTEMBER 24, 2001

Item No.: See Below

Dear Ms. Stephens:

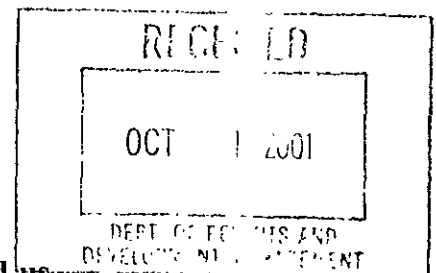
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097,
098, 099, AND 100

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

cc: File



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



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 4, 2001

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

SUBJECT: No. 111 and 113 Ware Avenue and 118 W. Joppa Road

INFORMATION

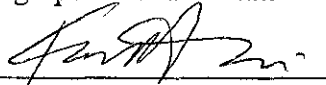
Item Number: 02-086,087,088-SPH
Petitioner: Robert Kern (attorney)
Requested Action: Special Hearing

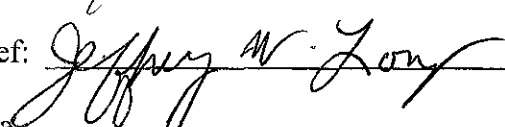
RECOMMENDATIONS ON THE PROPOSAL

At their July 12, 2001 meeting the LPC reviewed the demolition proposals for No. 111 and 113 Ware Avenue and for 118 W. Joppa Road.

The commissioner's discussed the steady loss of the these types of buildings which collectively constitute the building stock of historic Towson. Mr. Katzenberg stated that it was unfortunate that these frame buildings, although contributing structures, are not individually valuable enough to warrant moving and that their loss also destroys the streetscape and the scale of historic Towson. Eight commissioners voted to support the motion that the LPC not oppose the demolition of these buildings conditioned on the submittal of national register level photographic documentation. Three commissioners voted in opposition to the motion.

To date, the photographic documentation has not been submitted.

Prepared by:  _____

Section Chief:  _____

AFK:KA:kra

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

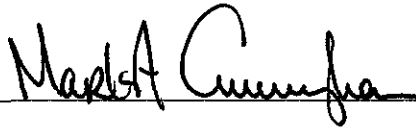
DATE: October 5, 2001

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

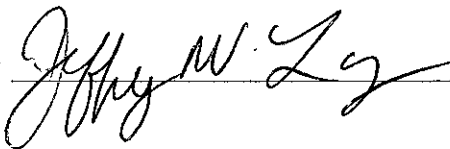
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-086, 02-087, & 02-088

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

_____

Section Chief:

_____

AFK/JL:MAC

67 - 5



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.1.01

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

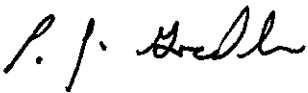
RE: Baltimore County
Item No. 086 JRP

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,


la 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

RE: PETITION FOR SPECIAL HEARING
111 Ware Avenue, S/S Ware Ave,
240' E of c/l Baltimore Ave
9th Election District, 4th Councilmanic

Legal Owner: William Keeler, Roman Catholic
Archbishop of Baltimore, a corporation sole
Lessee: Church of the Immaculate Conception
Petitioner(s)

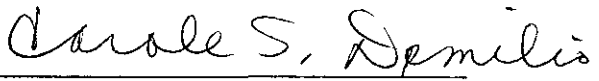
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-86-SPH

* * * * *

ENTRY OF APPEARANCE

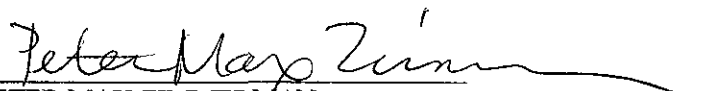
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation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

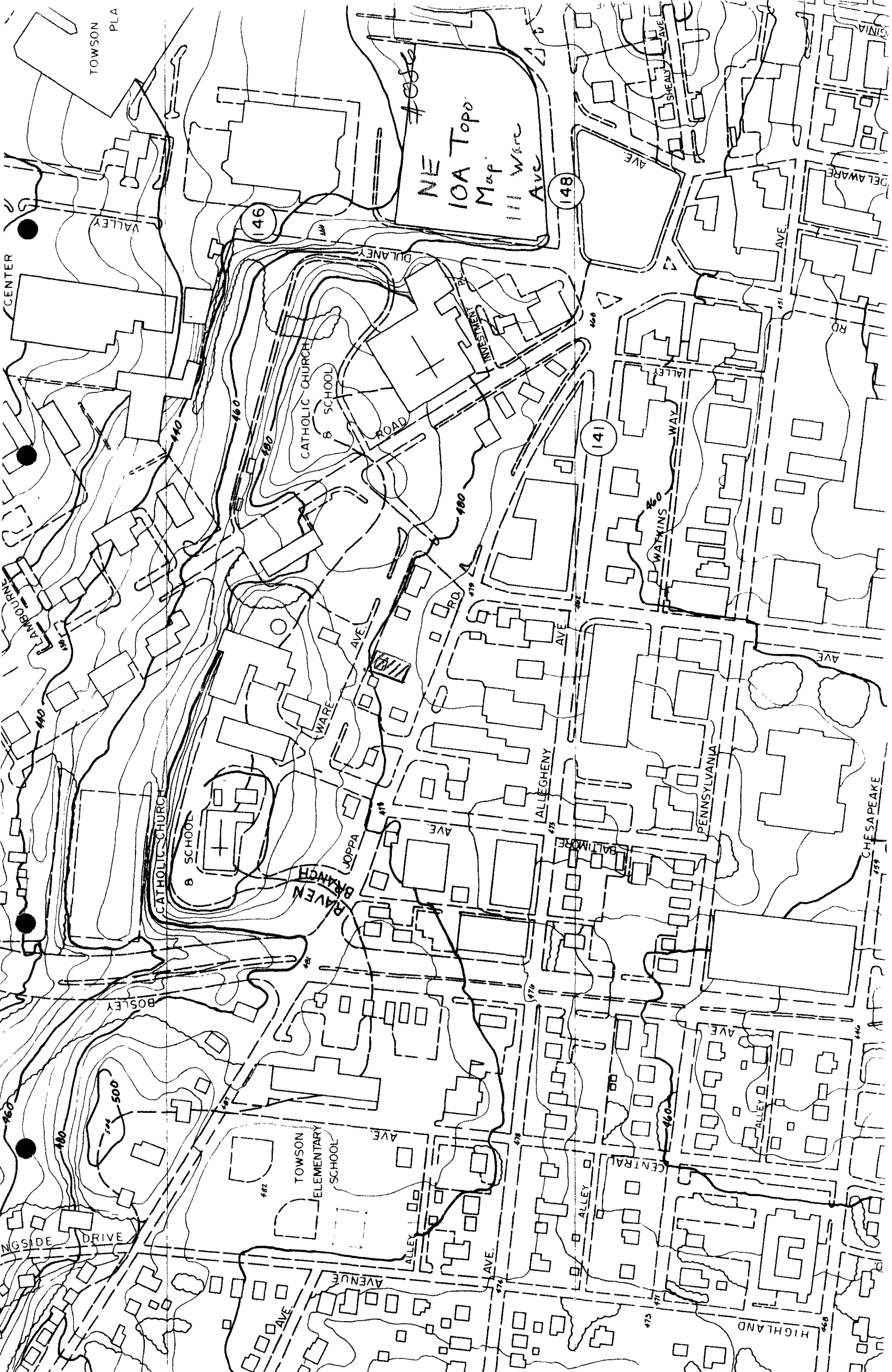

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 2nd day of October, 2001 a copy of the foregoing Entry of Appearance was mailed to James A. Biddison, Jr., Esq., 13801 York Road, Apt. R-12, Cockeysville, MD 21030, attorney for Petitioner(s).

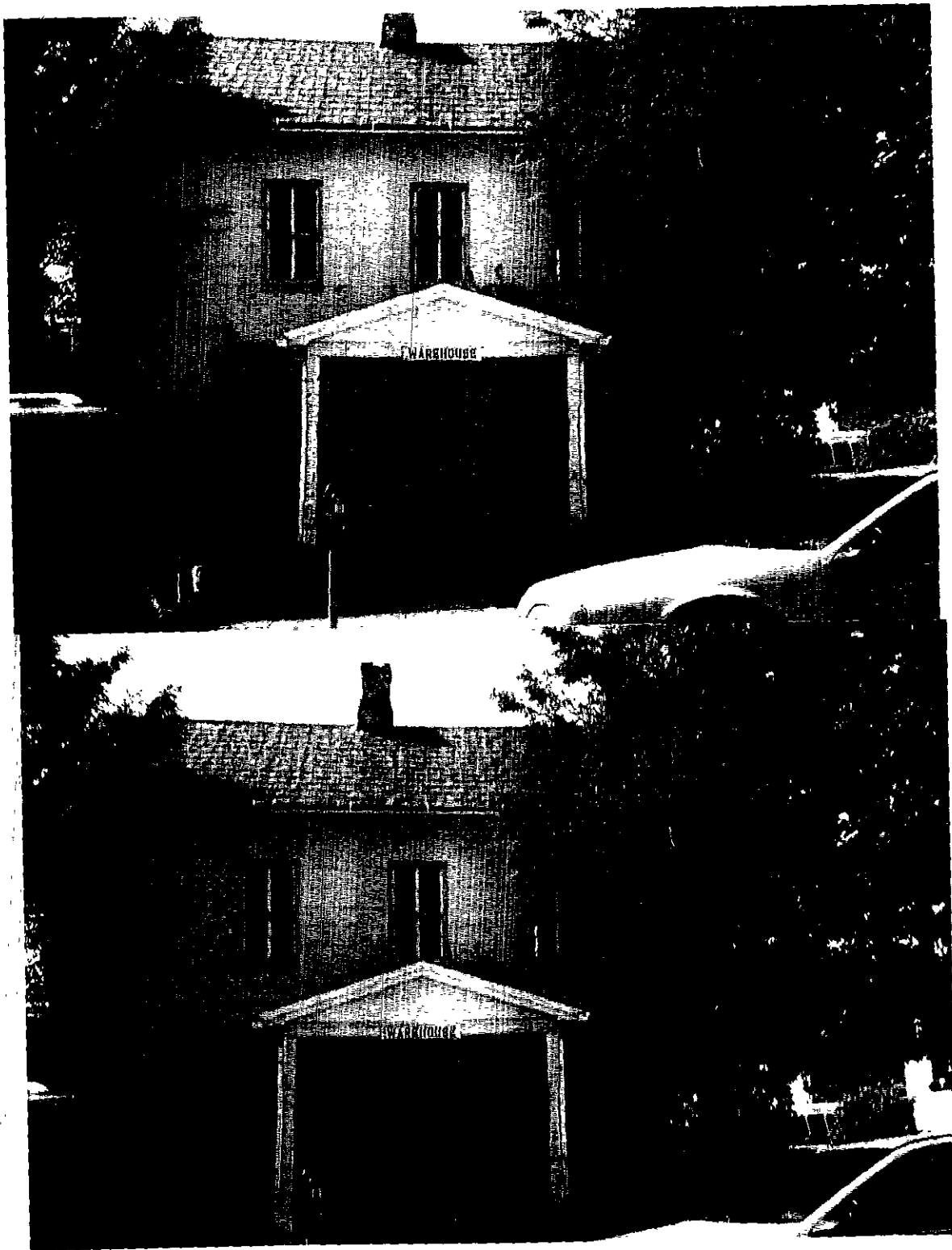

PETER MAX ZIMMERMAN



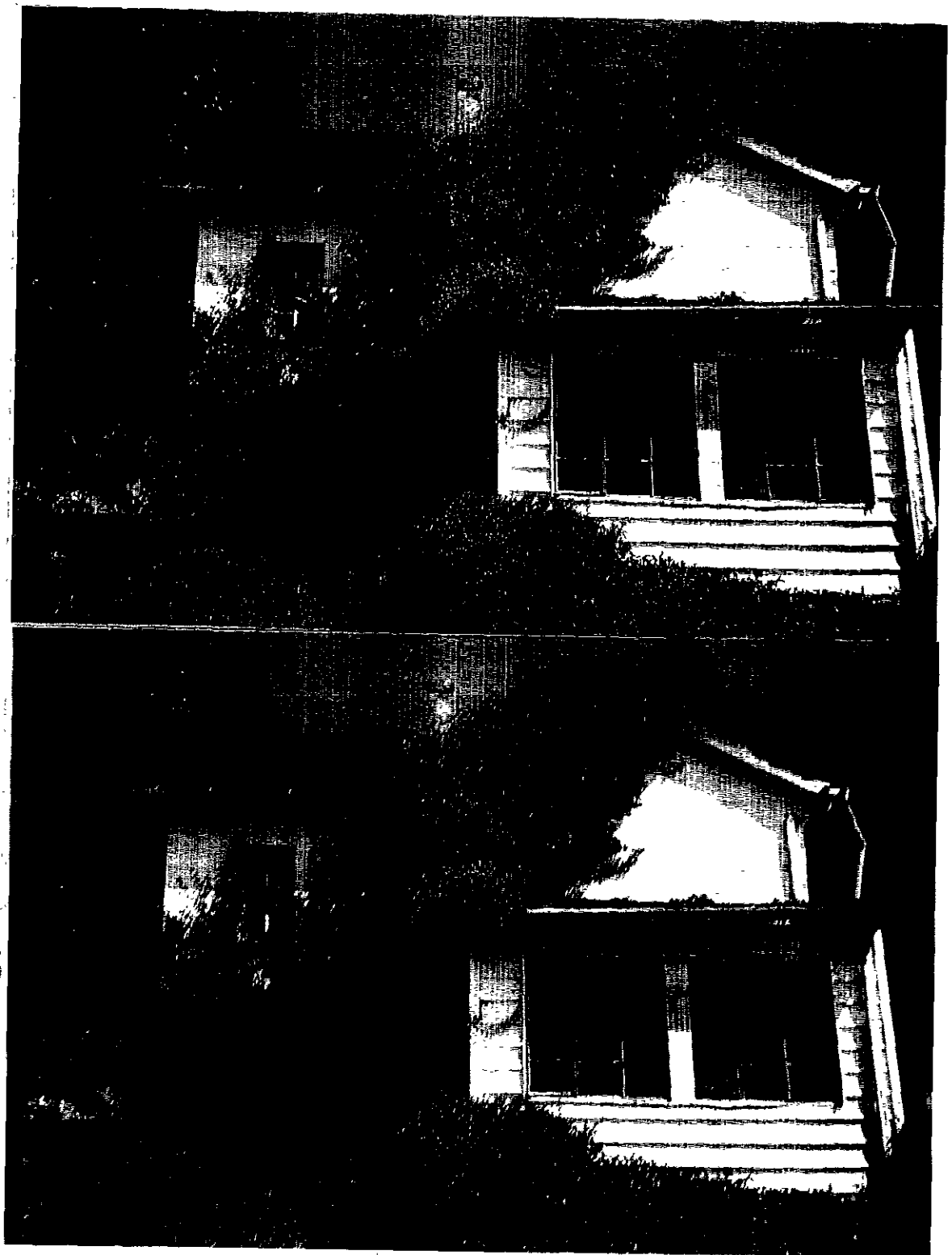
PHOTOS



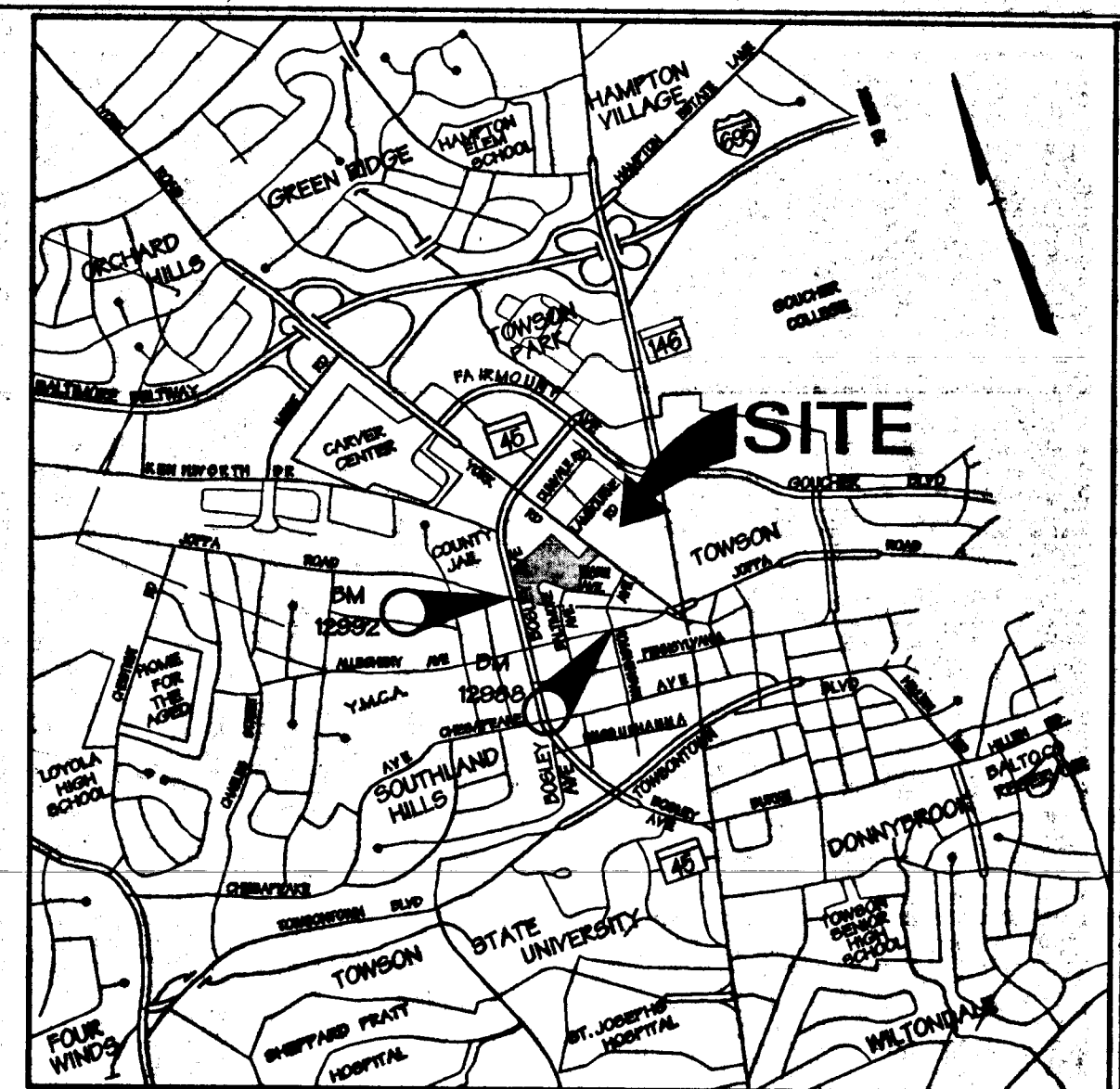
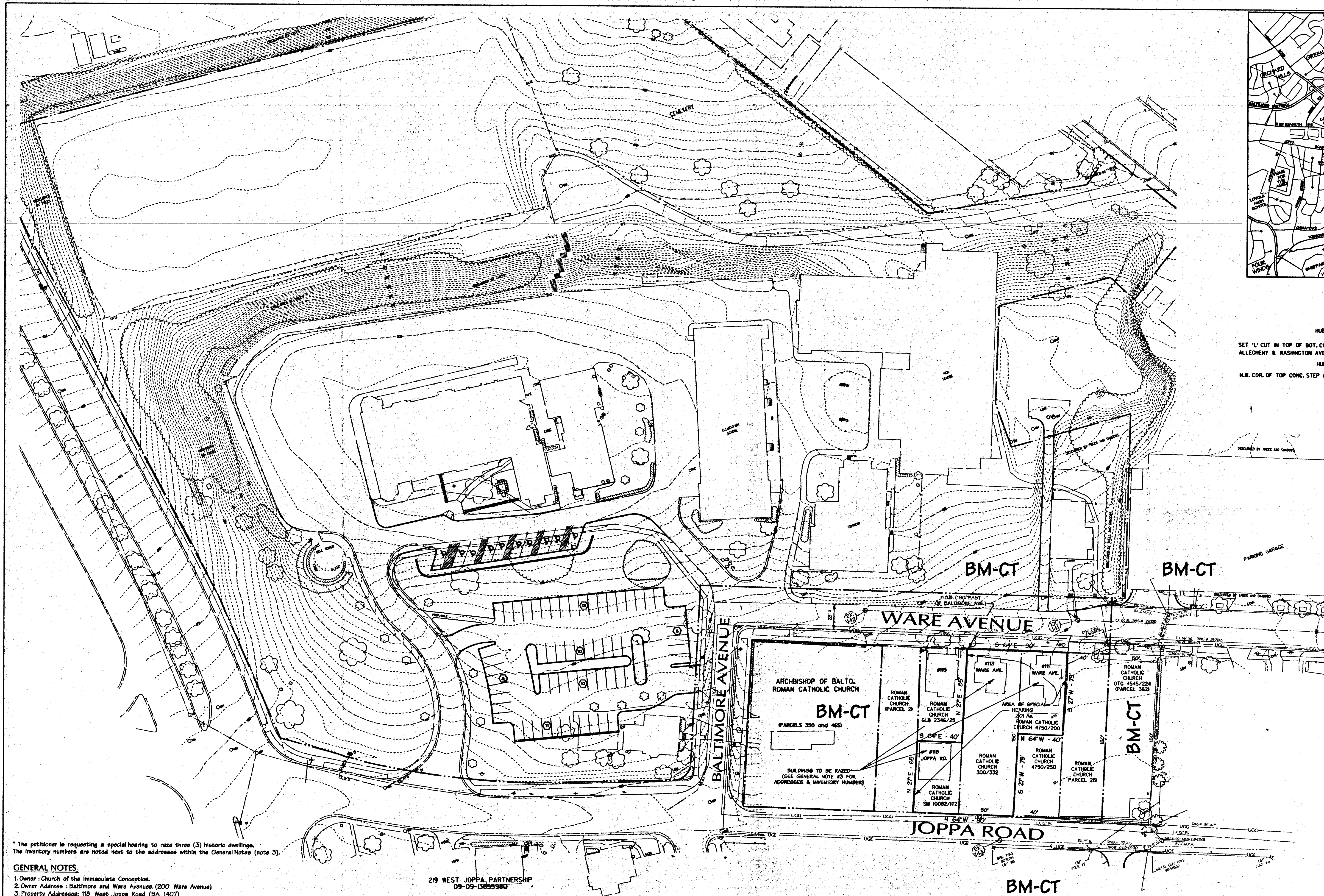












VICINITY MAP
SCALE: 1" = 200'

BENCHMARK
HUB NO. 12988 - "A" ELEV. 464.682

SET 1' CUT IN TOP OF BOT. CONC. STEP (S.W. COR. OF MERRILL LYNCH OFFICE IN 'E' COR. OF ALLEGHENY & WASHINGTON AVES. 37' N.E. OF "2988
HUB NO. 12992 - "A" ELEV. 484.002
N.W. COR. OF TOP CONC. STEP @ FRONT ENT. OF "225 JOPPA RD. S.E. COR. OF JOPPA & BOSLEY

* The petitioner is requesting a special hearing to raze three (3) historic dwellings.
The inventory numbers are noted next to the addresses within the General Notes (note 3).

GENERAL NOTES

1. Owner: Church of the Immaculate Conception.
2. Owner Address: Baltimore and Ware Avenues (200 Ware Avenue)
3. Property Addresses: 118 West Joppa Road (BA 1407)
118 Ware Avenue (BA 1401)
111 Ware Avenue (BA 1402)
4. 9th Election District, with Councilmanic District
5. Previous Permits (besides the permits listed, no other permits have been issued for the property)
1. B360130 - Grade 47,000 sq. ft. 11/10/98
6. Previous Zoning and/or CRG hearings: None within the area of Special Hearing
7. Building height or Height Determination: N/A for Hearing Request
8. Required Off-Street Parking: N/A for Hearing Request
9. Required Amenity Open Space (AOS): N/A for Hearing Request
10. Floor Area Ratio (FAR): N/A for Hearing Request
11. There are no proposed additional signs at the time of this hearing request.
12. Property's Zoning Classification:
13. Area of the Special Hearing Request:
14. Required and Proposed Building Setbacks: N/A for Hearing Request
15. The property is not located within a floodplain or the Chesapeake Bay Critical Area (CBCA)

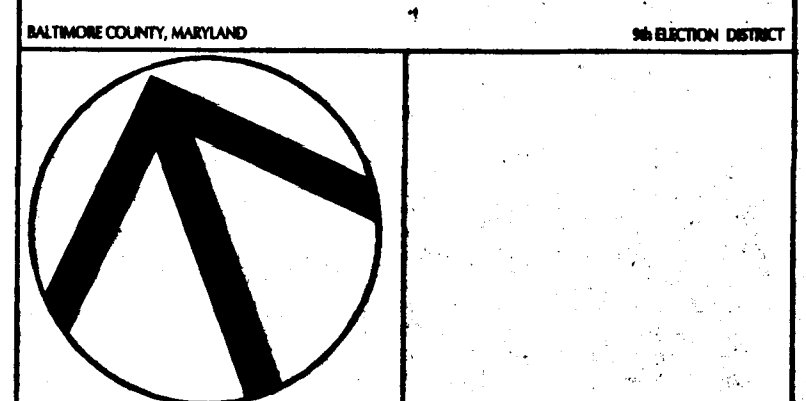
219 WEST JOPPA PARTNERSHIP
09-09-13855380

* Property dimensions are prepared for zoning illustrative purposes
only and are not to be used for conveyance.

DMW
Daft-McCune-Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21206
(410) 296-3333
Fax 296-4706

A Team of Land Planners,
Landscape Architects,
Civil Engineers, Surveyors &
Environmental Professionals

IMMACULATE CONCEPTION
PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING



DATE	BY	REVISIONS

ISSUE DATES	BASE: <u>WDE</u>
REVIEW: <u> </u>	DRAWN: <u>KDE</u>
BID: <u> </u>	DESIGNED: <u> </u>
PERMIT: <u> </u>	CHECKED BY: <u>MJK</u>
CONSTRUCTION: <u> </u>	DATE CHECKED: <u>8/28/01</u>
SCALE: <u>1" = 40'</u>	DRAWING: <u> </u>
PROJECT NO.: <u>98045H0</u>	<u>1 of 1</u>

Rev. #1
#086