

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
N/S of Joppa Road, 150' E
centerline of Baltimore Avenue
9th Election District
4th Councilmanic District
(118 W. Joppa Road)

William Keeler, Roman Catholic
Archbishop of Baltimore
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-088-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 118 W. Joppa Road in the Towson area of Baltimore County, which property is listed on the Maryland Historic Trust Inventory as BA1407. 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

D. J. Jemison

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 0.060 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

Date

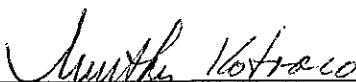
10/5/01

By

R. J. Jenson

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. 02-088-ASPH
Property: 118 W. Joppa Road

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 M. 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 118 W. Joppa Road

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 BA1407.

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. Sales

Signature

Name - Type or Print

Signature

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 10/5/01 day of October, 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. 02-088-SPA

Reviewed By JRF Date 8/28/01

Estimated Posting Date 9-9-01

9/18/98

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

7/11/01
Date

Margaret S. Weyl
Notary Public

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

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

2/11/01

Date

Margaret J. Wright

Notary Public

My Commission Expires

3/1/04

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 118 W. Joppa Road
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 BA1407.

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. 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. 02-088-SP4

REV 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
• 0.060 Acre for 118 W. Joppa Road
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;

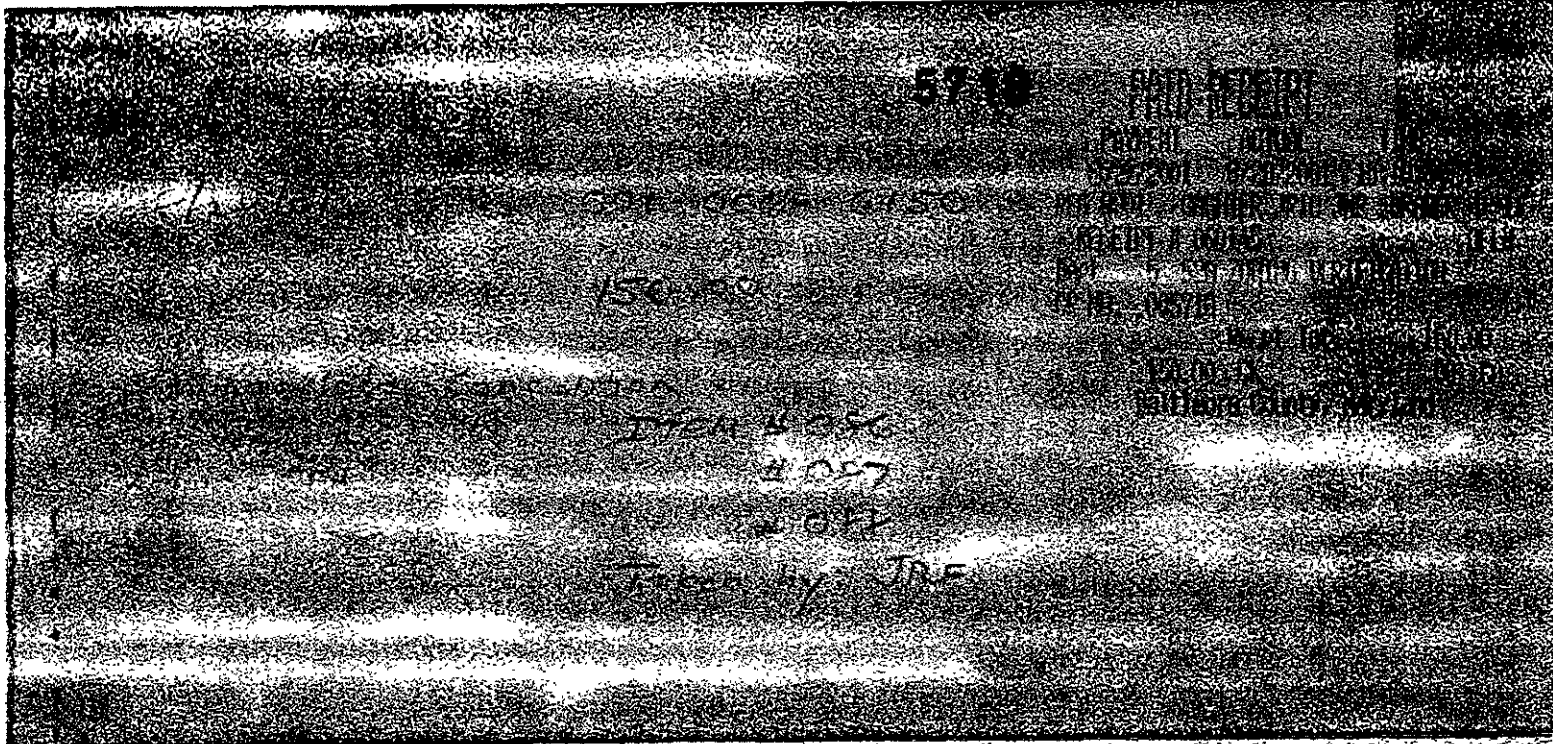
containing 0.301 acres of land, more or less. *(Saving and Excepting .060 acres for 118 W. Joppa Road)*

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 8/24/01 ACCOUNT 001-006-6150

AMOUNT \$ 150.00

RECEIVED
FROM:

Immaculate Conception

FOR:

111 Wore Ave
112 Wore Ave
113 W. Joppe
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

PER 4501 CASHIER JRIC JMF BRAMER 1

RECEIPT # 000 5 CFLH

DEPT 5 528 ZONING VERIFICATION

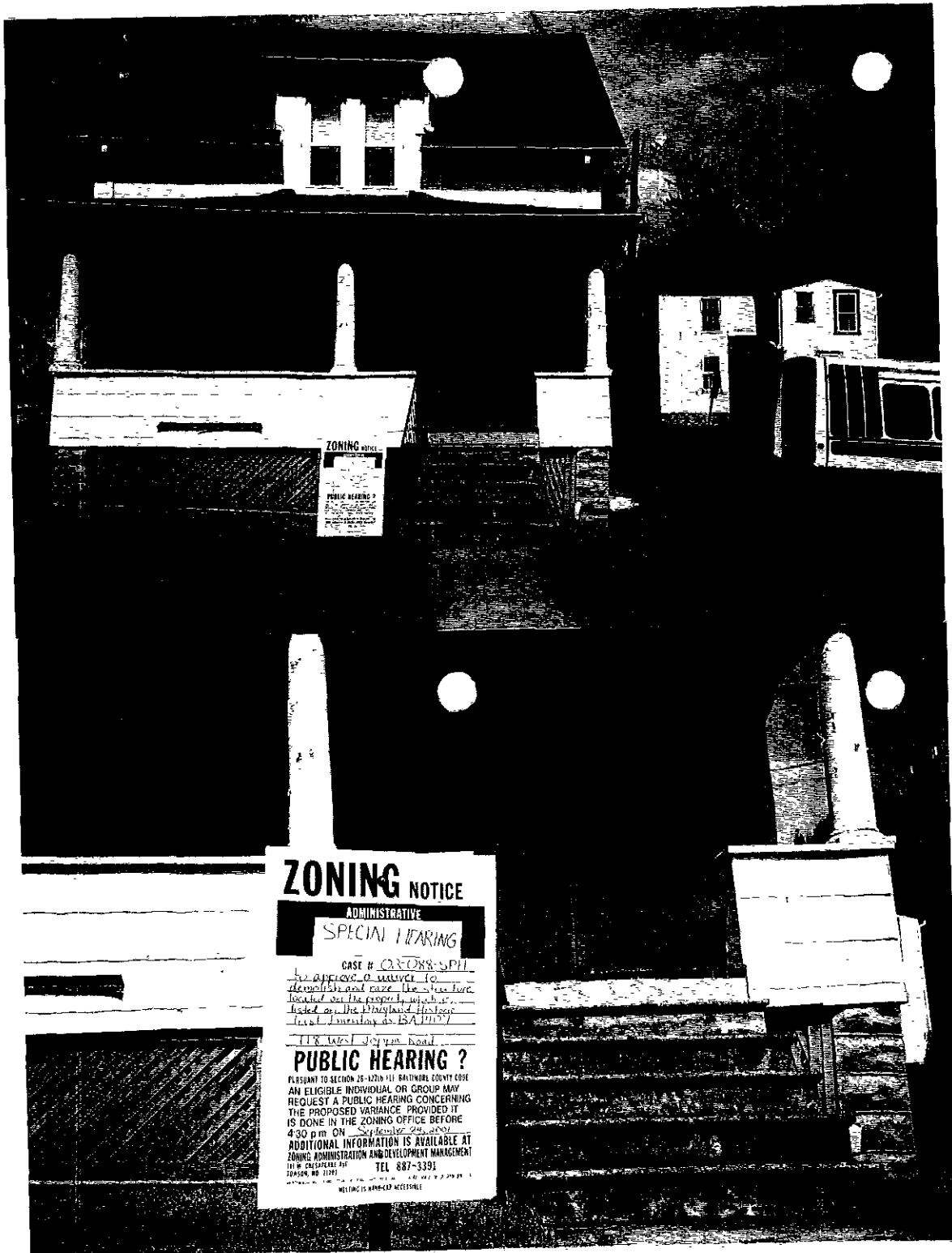
CR NO. 005718

Recpt Tot 150.00

150.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



ZONING NOTICE

ADMINISTRATIVE SPECIAL HEARING

CASE # C-2088-SPH
is a request for a variance to
develop the site. The structure
located on the property is a
listed on the Maryland Historic
Trust Inventory as B.A. 11157

118 West Jayman Road

PUBLIC HEARING ?

PURSUANT TO SECTION 25-102N (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 W. CALDWELL AVE. TEL 887-3391
J0450N, MD 21201
MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.

02-088-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

118 West Joppa Road

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

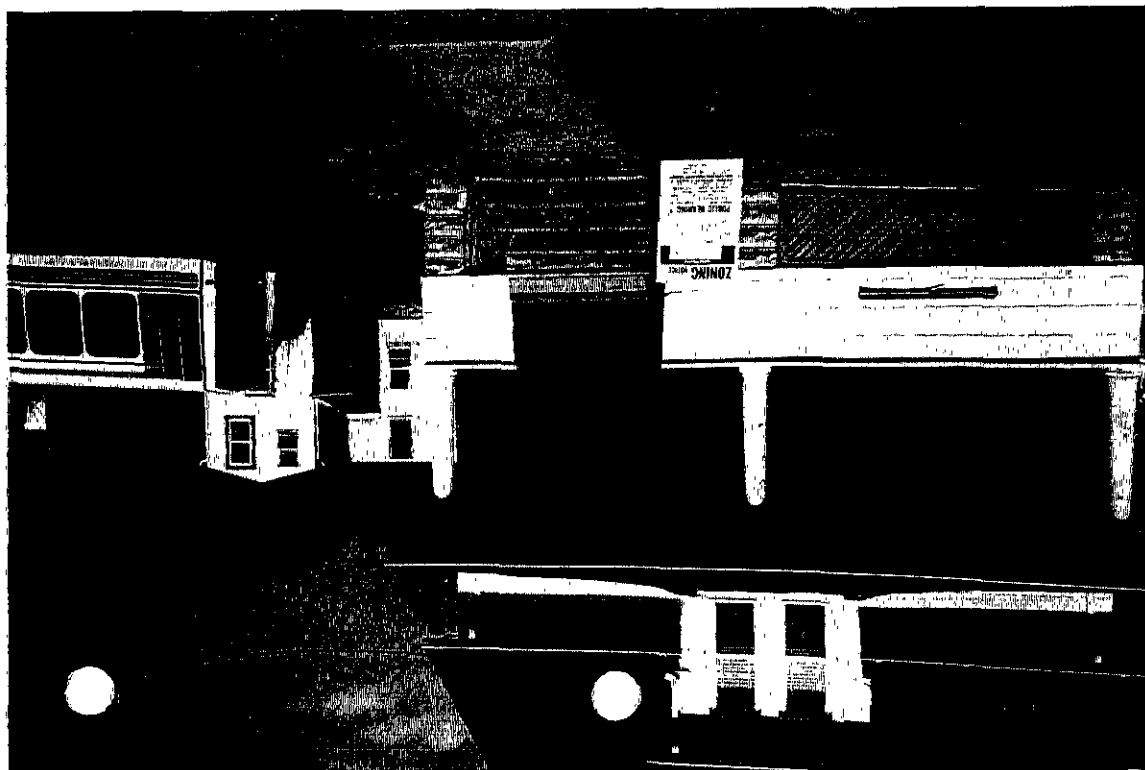
200 East Pennsylvania Avenue

Towson, MD 21286

(Address)

410-296-3333

(Telephone Number)



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: # 088

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

Address or Location: 118 W. Joppa Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas N. Biddison, Jr., Esquire

Address: Gallagher, Evulis & Jones, LLP

218 N. Charles St., Suite 400, Balt. MD 21201

Telephone Number: (410) 722-7202

Revised 2/20/98 - SCJ

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 02- 088 -SPH Address 118 W. Joppa Rd.

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- 088 -SPH Address 118 W. Joppa Rd.

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 BA1407

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 27, 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: 02-088-SPH, 118 W Joppa Road

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

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

~~F: Dennis Tindler, Church of the Immaculate Conception, Towson 21204~~
~~Census 2000 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:

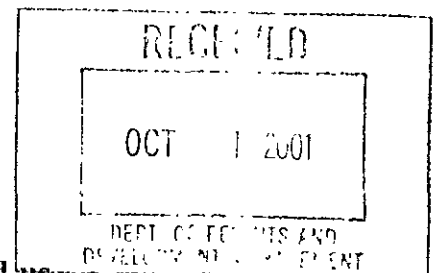
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

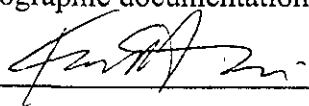
Item Number: 02-086,087,088-SPH
Petitioner: Robert Kern (attorney)
Requested Action: Special Hearing

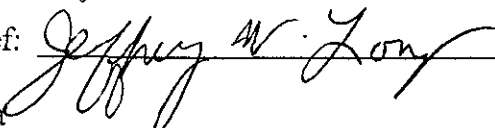
RECOMMENDATIONS ON THE PROPOSAL

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

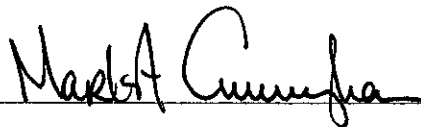
DATE: October 5, 2001

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

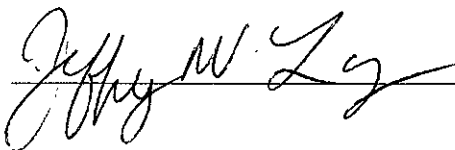
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-086, 02-087, & 02-088

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



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 10.01.01

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

RE: Baltimore County
Item No. 088 JZF

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,

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
118 W. Joppa Road, N/S Joppa Rd,
150' E of c/I Baltimore Ave
9th Election District, 4th Councilmanic

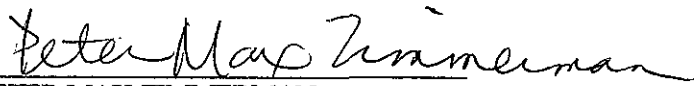
Legal Owner: William Keeler, Roman Catholic
Archbishop of Baltimore, a corporation sole
Lessee: Church of the Immaculate Conception
Petitioner(s)

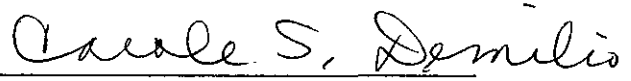
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No: 02-88-SPH

* * * * *

ENTRY OF APPEARANCE

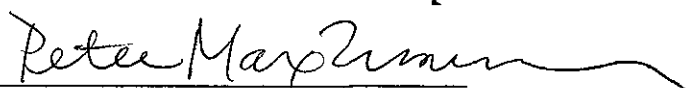
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

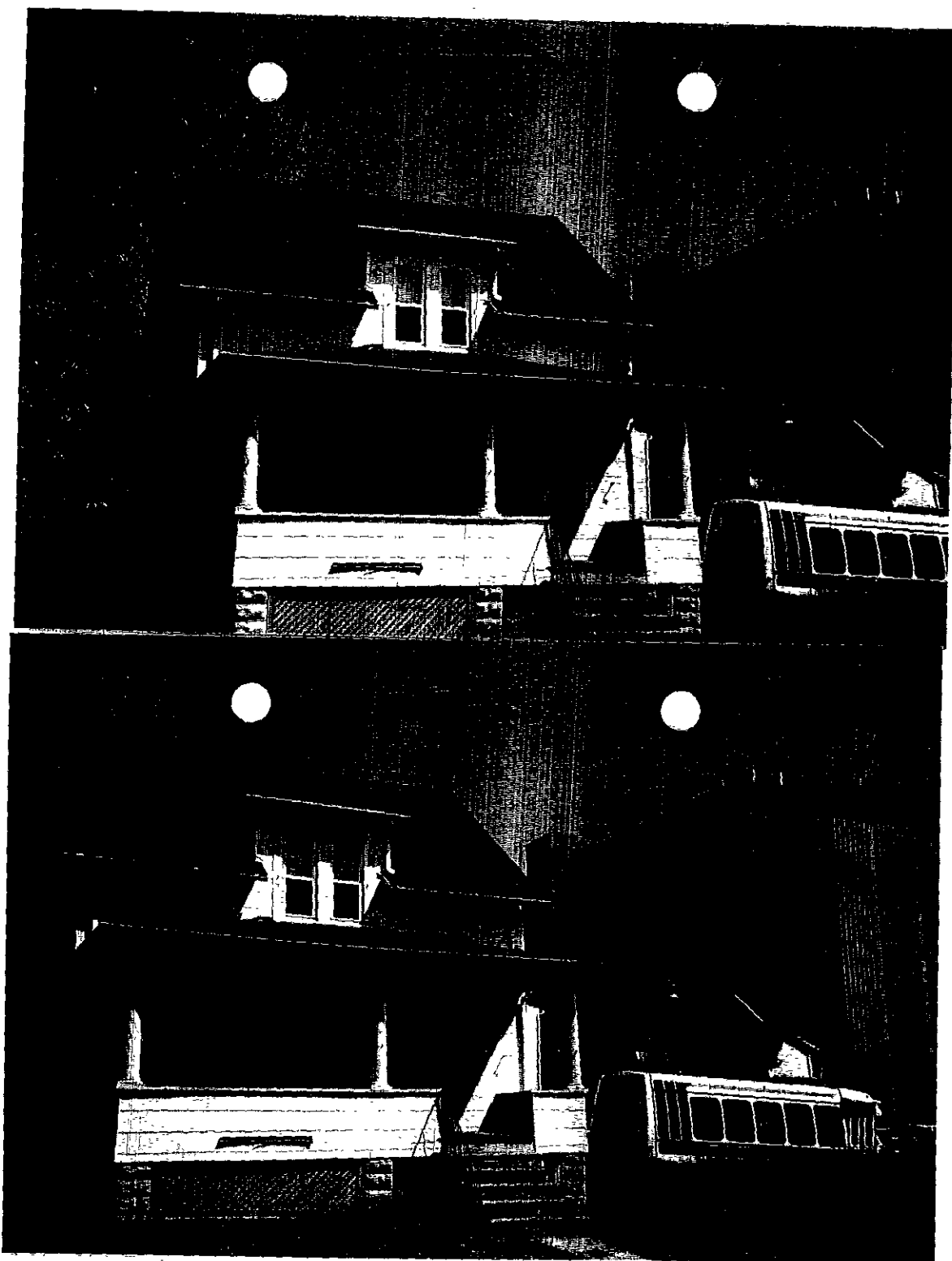

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

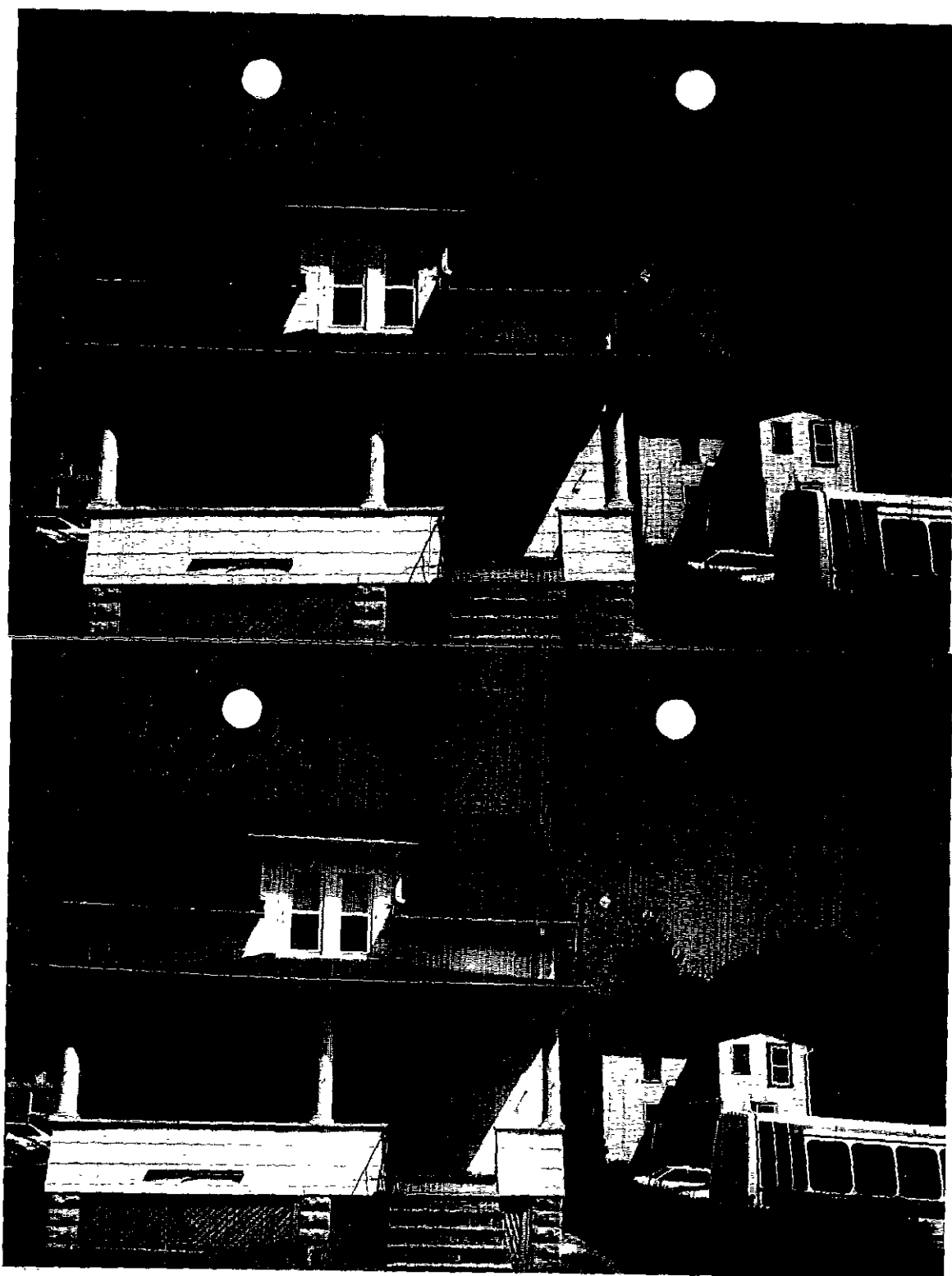
CERTIFICATE OF SERVICE

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).

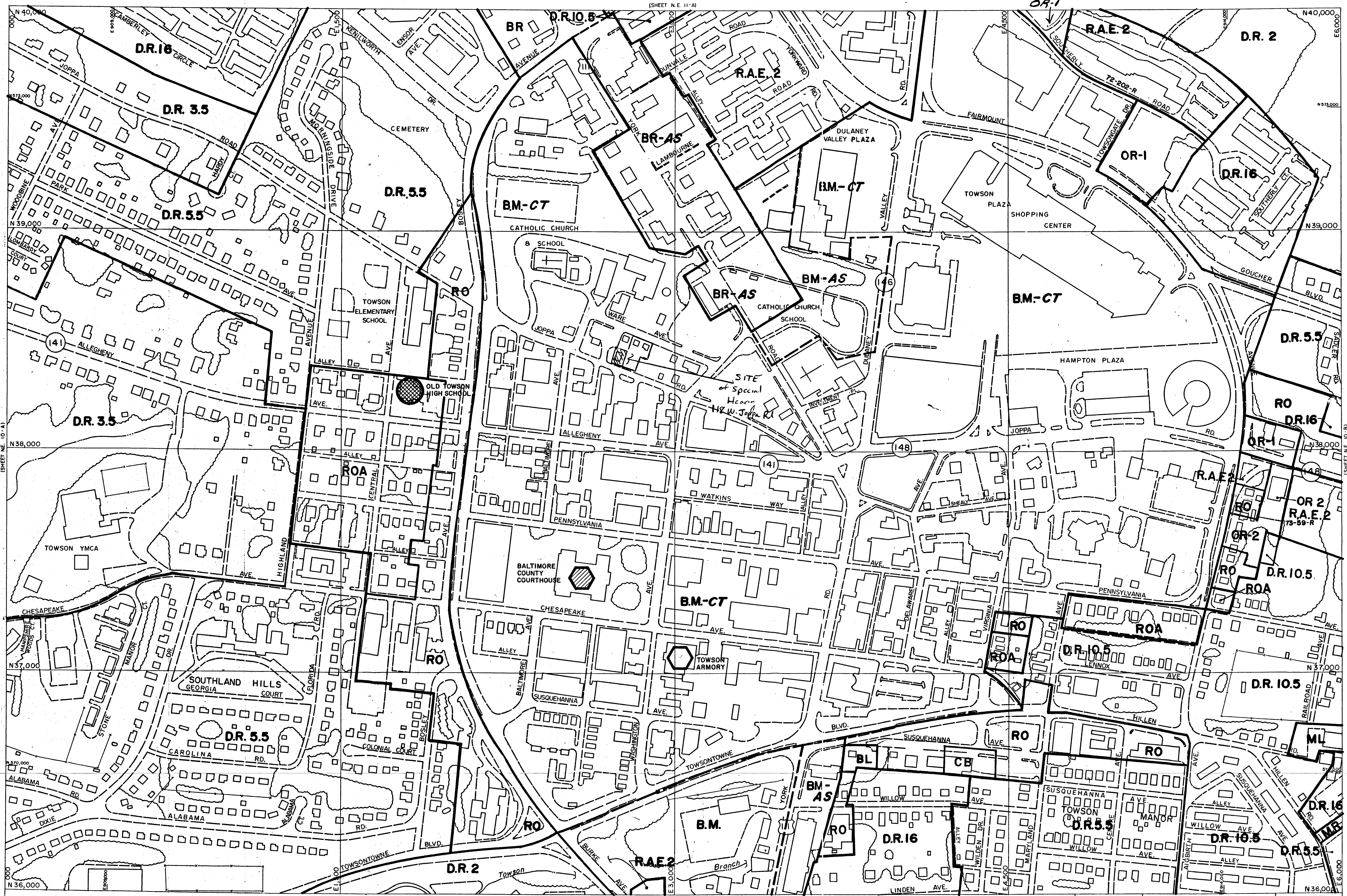

PETER MAX ZIMMERMAN











0-NE N-NW
S-SE R-SW

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

Joseph B. Bartolotta
Chairman, County Council

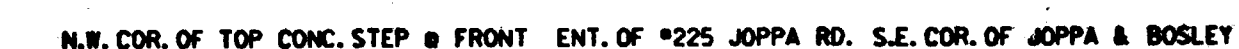
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION TOWSON	SHEET N.E. 10-A
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 10 A

088



Tue Aug 28 11:02:52 2001 m9804598045