

IN RE: PETITION FOR SPECIAL HEARING
SE/S Belair Road, 130' SW of the c/l
Raab Avenue
(8725 Belair Road)
11th Election District
5th Council District

Tony Stevens and Ruby Johnson
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 06-074-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Tony Stevens and his wife, Ruby Johnson. As filed, the Petitioners request a special hearing seeking approval to continue a fortune-telling business (Tarot Card readings) as a nonconforming use. More specifically, the Petitioners request approval of the Tarot Card reading business and an existing freestanding sign advertising same as nonconforming, pursuant to Sections 104.1 and 450.8.C of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the three-page site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Tony Stevens, property owner. Katrina Settles, a law school student, appeared as an interested citizen. There were no Protestants or other interested persons present. In addition, this Zoning Commissioner received two letters of support from neighboring business owners, which were marked as Petitioner's Exhibits 5A and 5B.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the southeast side of Belair Road, between Raab Avenue and Silver Spring Road in eastern Baltimore County. The property, contains a gross area of 0.44 acres, more or less, zoned C.B., and is improved with a two-story single-family dwelling and detached

ORDER RECEIVED FOR FILING

Date

By

10/25/15
[Signature]

garage. The Petitioners have owned and resided on the property since August 1984. Mr. Stevens testified that his wife, Ruby Johnson, began the Tarot Card reading business in the late 1980s and that the sign advertising the business was placed on the property in 1989. Testimony indicated that the business was a permitted use as the property was then zoned B.L. Moreover, the Petitioners obtained the requisite sign permit, pursuant to Building Permit No. B075781, Plate No. 7025. The 5'6" x 2'8" sign is more particularly described in photographs submitted as Petitioner's Exhibit 6 and on Page 3 of the site plan marked as Petitioner's Exhibit 1.

Further testimony disclosed that the property was rezoned to C.B. in 1996. Although Ms. Johnson continued to operate the business on the premises, it was not until the Petitioners applied for a building permit to construct an addition to the existing dwelling that the low-intensity tarot card reading business and freestanding sign came into question. In discussing this issue with the Zoning Review Division of the Department of Permits and Development Management (DPDM), it was suggested that the Petitioners should file the instant Petition for Special Hearing to legitimize existing conditions on the property.

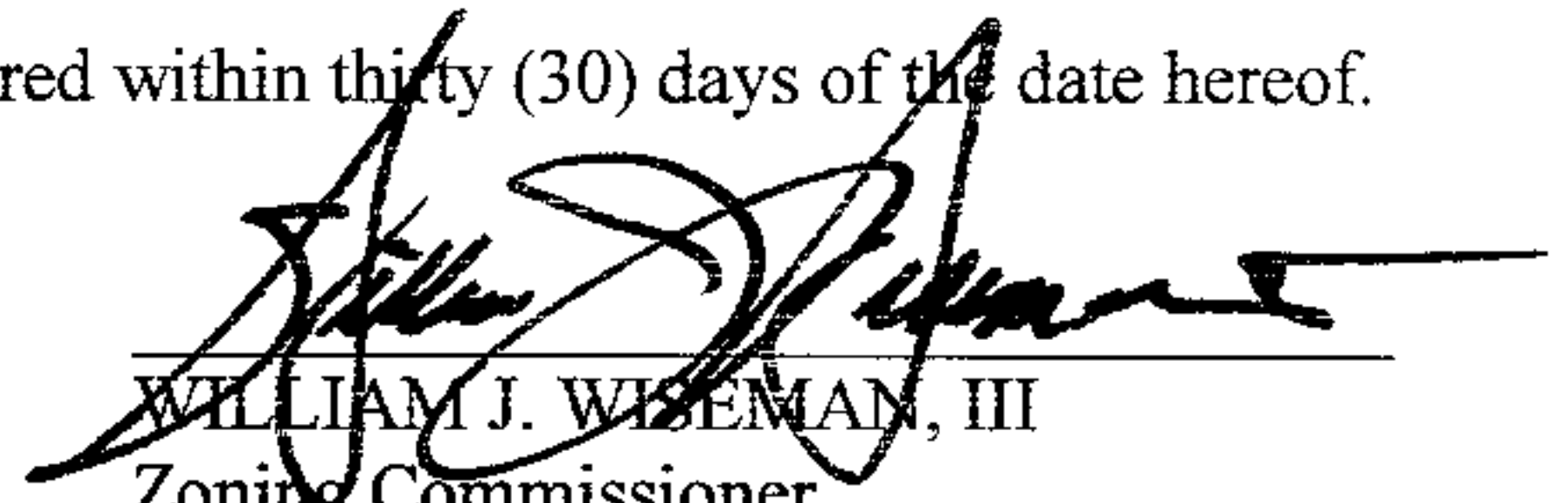
After due consideration of the testimony and evidence presented, I am persuaded that the tarot card reading business and freestanding sign have existed on the subject property are nonconforming. As noted above, the use was established on the property when it was zoned B.L. and was permitted as of right until the property was rezoned C.B. in 1996. Moreover, it is clear from the testimony and evidence presented that this use has continued without interruption since prior to the effective date of the new zoning classification. In this regard, the case file contains exhibits of advertisements from the Northeast Times Booster and Baltimore Magazine dating back to January 25, 1989, as well as the sign invoices for the erection of the subject sign in 1989. Thus, I am persuaded that a nonconforming use exists and as such the Petition for Special Hearing should be granted.

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

ORDER RECEIVED FOR FILING
Date 1/25/15
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October 2005 that the Petition for Special Hearing seeking approval that the fortune-telling business (Tarot Card readings) and the existing 5'6" x 2'8" freestanding sign advertising same are nonconforming, pursuant to Sections 104.1 and 450.8.C of the Baltimore County Zoning Regulations (B.C.Z.R.), and in accordance with Petitioner's Exhibits 1 and 6, be and is hereby GRANTED.

Any appeal of this decision must be entered within thirty (30) days of the date hereof.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

OFFICE RECEIVED FOR FILING
Date 10/25/05
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

October 25, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. Tony Stevens
8725 Belair Road
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING
SE/S Belair Road, 130' SW of the c/l Raab Avenue
(8725 Belair Road)
11th Election District – 5th Council District
Tony Stevens and Ruby Johnson - Petitioners
Case No. 06-074-SPH

Dear Mr. & Mrs. Stevens:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Special Hearing has 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Ms. Katrina Settles, 905 41st Street, Baltimore, Md. 21218
People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8725 Bcl Air Road.
which is presently zoned CB

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

To continue a non-conforming use of fortune-telling (Tarot Card readings).

SEE Set 229.4 A1

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Tony Stevens
Name - Type or Print

Tony Stevens
Signature

Ruby Johnson
Name - Type or Print

Ruby Johnson
Signature

8725 Bcl Air Road 410 529 1100
Address Telephone No.

Nottingham MD 21236
City State Zip Code

Representative to be Contacted:

Same
Name

Address Telephone No.

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By BH Date 8/3/05

ORDER RECEIVED FOR FILING

Date 8/25/05
By [Signature]

230 9/5/98

Case No. 06-074-SPH

ZONING DESCRIPTION

Zoning Description For 8725 Belair Road

Beginning for the same at an iron pipe found on the southeasterly right of way line of Belair Road, 70 feet wide, and on the second or South 44 degrees 30 minutes East 225 foot line of a parcel of land which by Deed dated September 10, 1943, and recorded among the Land Records of Baltimore County in Liber RJS No. 1309, folio 66, was conveyed by John L. Kraus and wife to Edward J. Kraus and wife; thence running from said point of beginning and binding along the Southeasterly right of way line of Belair Road, referring all courses to the beforementioned Deed, North 45 degrees 30 minutes East 75.00 feet to intersect the second or South 14 degrees 30 minutes East 225 foot line of a parcel of land which by Deed dated march 4, 1950, and recorded in Liber TBS No. 1828, page 516, was conveyed by Edward J. Kraus and wife to Charles F. Kraus and wife; thence binding along a part of said line South 44 degrees 30 minutes East 200.00 feet; thence running South 45 degrees 30 minutes West 75.00 feet to an iron pipe found; and thence North 44 degrees 30 minutes West 200.00 feet to the point of beginning; containing 0.3443 acres more or less. The improvements thereon being known as No. 8725 Belair Road, Baltimore, MD 21236.

BEING the same lot of ground which by Deed dated August 9, 1984 and recorded among the Land Records of Baltimore County in Liber No. 6764 folio 790 was granted and conveyed by Edward J. Kraus and Elizabeth L. Kraus unto B & S Investments the Grantor herein. See also Confirmatory Deed dated May 9, 1985 and recorded among the Land Records of Baltimore County in Liber 6925 folio 601 was granted and conveyed by Edward J. Kraus and Elizabeth L. Kraus unto B & S Investments.

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

No. **448674**

DATE

8/13/03

ACCOUNT

18 0005 026 6050

AMOUNT

\$ 325.00

RECEIVED FROM:

Johns Hopkins

FOR:

Special Hearing

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

74

0715

PAID RECEIPT

BUSINESS ACTION TIME

8/13/2003 8/14/2003 14:25:07

SEN W001 WALKIN SON, INC

CHECK/PT # 125370 8/14/2003

DATE 5 1220 ENDING VERIFICATION

NO. 448674

Receipt Tot

\$325.00

1.00

TX

\$320.00

CA

\$30.00

IN

\$25.00

CR

Baltimore County, Maryland

CASHIER'S VALIDATION

**OFFICE OF ZONING
HEARINGS**

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

Case: #06-074-SPH
8725 Belair Road
S/east side of Belair Road,
130 feet s/west of
centerline of Raab Avenue
11th Election District
5th Councilmanic District
Legal Owner(s): Tony Stevens &
Ruby Johnson

Special Hearing: to continue a non-conforming use of fortune telling (Tarot Card readings).

Hearing: Tuesday, October 4, 2005 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
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.

JT/9/693 Se20 67821

CERTIFICATE OF PUBLICATION

9/22/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/20/2005.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

RE: Case No.: 06-074-SPH

Petitioner/Developer: _____

TONY STEVENS

Date of Hearing/Closing: 10/4/05

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

Attention:

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 _____

8725 BELAIR RD.

The sign(s) were posted on _____

9/19/05

(Month, Day, Year)

CASE # 06-074-SPH

Sincerely,

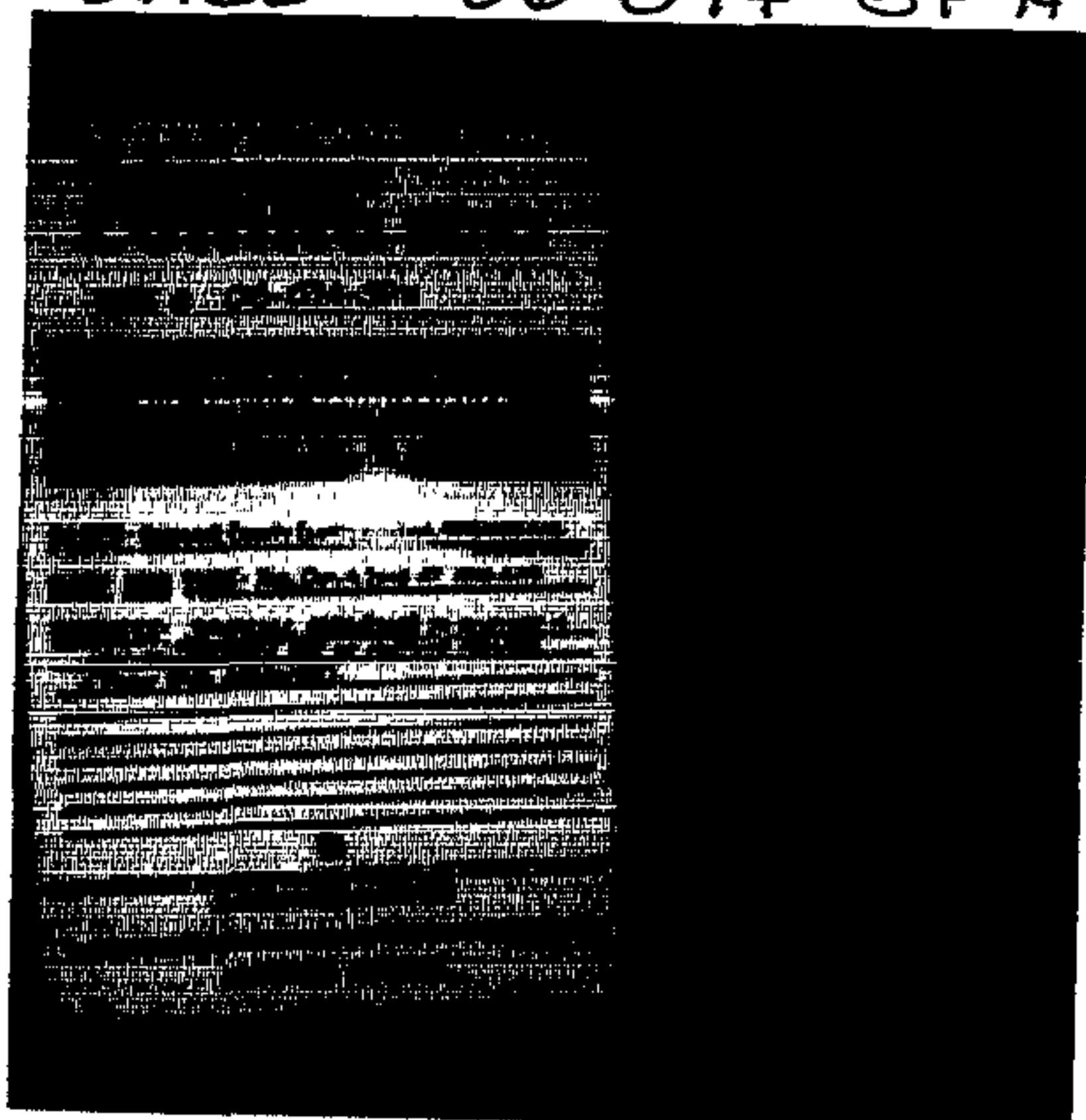
Richard E. Hoffman 9/19/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



8725 BELAIR RD

POSTED 9/19/05

Richard E. Hoffman 9/19/05



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

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

August 16, 2005

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: 06-074-SPH

8725 Bel Air Road

S/east side of Belair Road, 130 feet s/west of centerline of Raab Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Tony Stevens & Ruby Johnson

Special Hearing to continue a non-conforming use of fortune telling (Tarot Card readings).

Hearing: Tuesday, October 4, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Stevens/Johnson, 8725 Bel Air Road, Nottingham 21236

- NOTES:** (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 19, 2005**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 20, 2005 Issue - Jeffersonian

Please forward billing to:
Tony Stevens
8725 Bel Air Road
Nottingham, MD 21236

410-529-1100

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: 06-074-SPH

8725 Bel Air Road

S/east side of Belair Road, 130 feet s/west of centerline of Raab Avenue

11th Election District – 5th Councilmanic District

Legal Owners: Tony Stevens & Ruby Johnson

Special Hearing to continue a non-conforming use of fortune telling (Tarot Card readings).

Hearing: Tuesday, October 4, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J WISEMAN III
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/neighbors 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: 06-074-SPA
Petitioner: TONY STEVENS
Address or Location: 8725 BELAIR ROAD, NOTTINGHAM, MD 21236

PLEASE FORWARD ADVERTISING BILL TO:

Name: TONY STEVENS
Address: 8725 BELAIR RD, NOTTINGHAM, MD. 21236

Telephone Number: 410-529-1100 cell ~~410~~ 443-621-0481

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

September 26, 2005

Tony Stevens
Ruby Johnson
8725 Bel Air Road
Nottingham, Maryland 21236

Dear Mr. Stevens and Ms. Johnson:

RE: Case Number: 06-074-SPH , 8725 Bel Air Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 3, 2005.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

August 10, 2005

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: August 15, 2005

Item No.: 067-070

1. The fire marshal's office has no comments at this time.

Pursuant to your request, this Bureau has reviewed the referenced plan(s) and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

Acting Lieutenant David Heath
Fire Marshal's Office
410-887-4881
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway
Administration

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 8.9.05

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

RE: Baltimore County
Item No. 074 BPR

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *flw*

DATE: September 7, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 15, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

06-068

06-070

06-071

06-074

06-075

06-076

Reviewers: Sue Farinetti, Dave Lykens

Row
10/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 25, 2005

RECEIVED

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

AUG 25 2005

SUBJECT: 8725 Belair Road

ZONING COMMISSIONER

INFORMATION:

Item Number: 6-074

Petitioner: Tony Stevens

Zoning: CB

Requested Action: Special Hearing

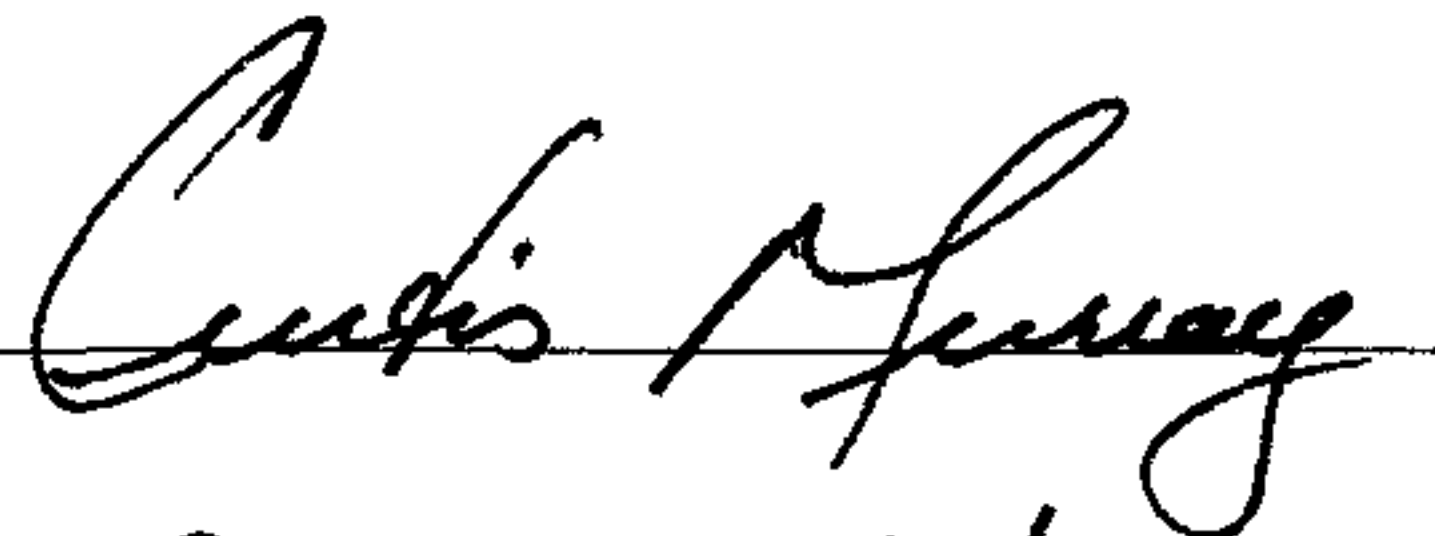
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request as the requested use is low intensity and would conform to Section 229.4.1 of the BCZR provided, the petitioner prove that the fortune-telling use has been in continuous operation for no less than 365 days.

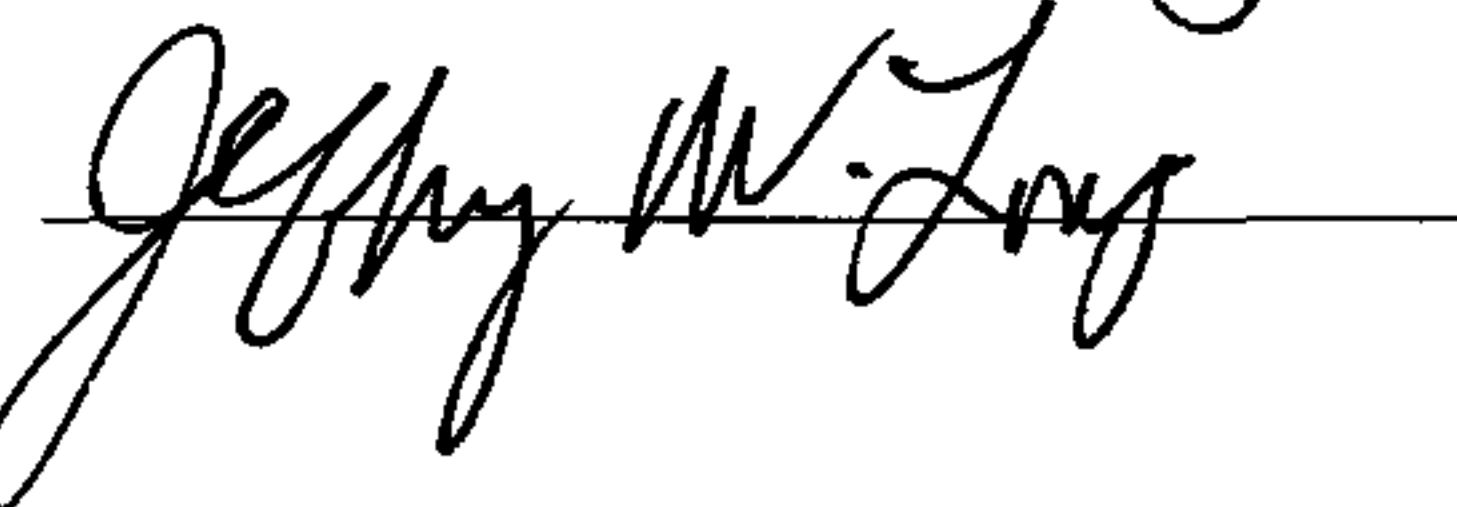
In addition to the aforementioned it should be conditioned that that the existing freestanding enterprise sign on the subject property is not permitted under the current CB zoning. According to BCZR section 450.4, only wall mounted, projected, canopy, or awning signs are permitted in a CB zone. As such, the existing freestanding sign shall be replaced with the appropriate enterprise sign under the BCZR.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: August 19, 2005

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 22, 2005
Item No's: 070, 071, 072, 073, 074, 075, and 076

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

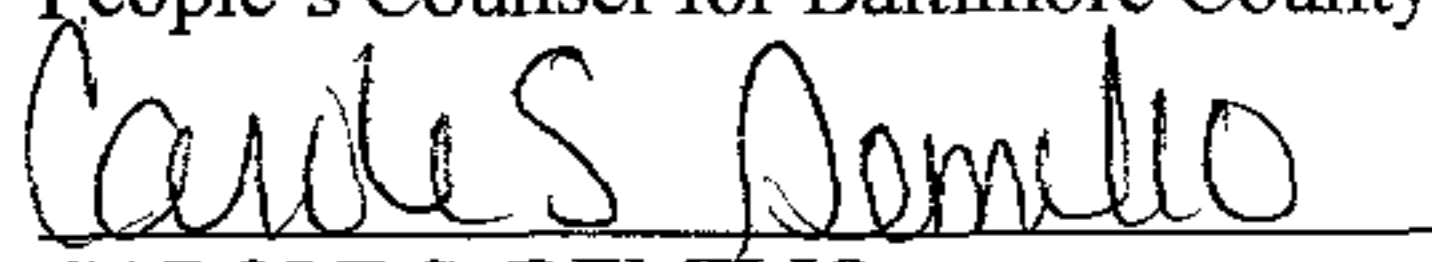
DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-08192005.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
8725 Belair Road; SE/side Belair Road, *
130' SW c/line Raab Avenue * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts
Legal Owner(s): Tony Stevens & Ruby Johnson* FOR
Petitioner(s) * BALTIMORE COUNTY
* 06-074-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 11th day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to Tony Stevens and Ruby Johnson, 8725 Belair Road, Baltimore, MD 21236, Petitioner(s).

RECEIVED
AUG 11 2005
Per... 


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8725 Belvoir Rd.

CASE NAME

CASE NUMBER 06-074-SP#

DATE 10-4-06

PLEASE PRINT CLEARLY

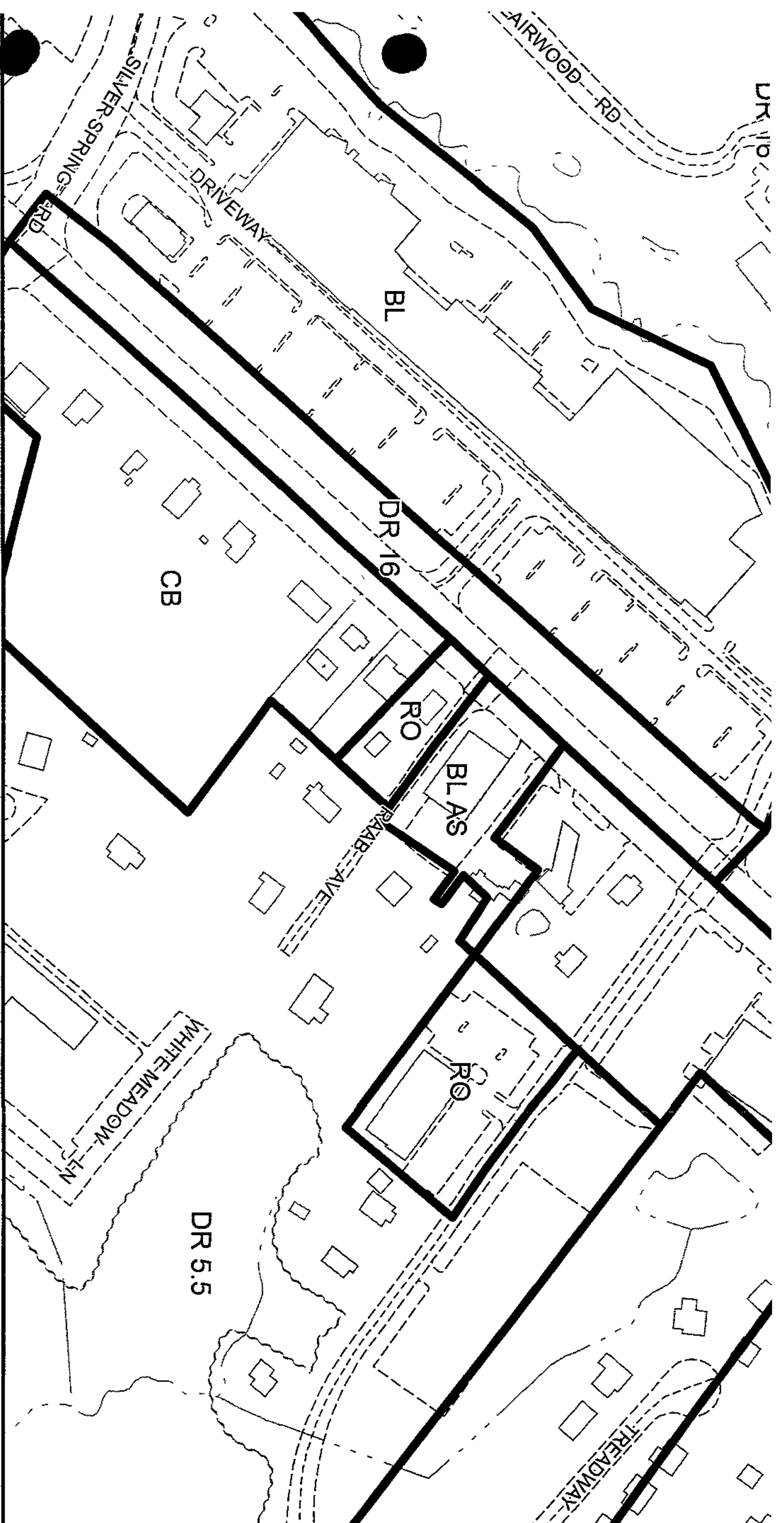
CITIZEN'S SIGN-IN SHEET

[illegible]

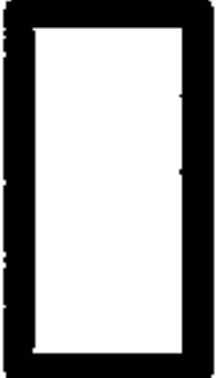
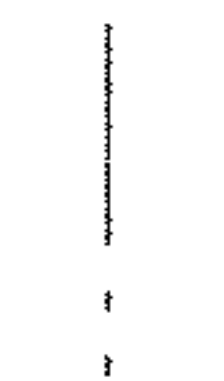
CASE NAME 06-074 - SPH
CASE NUMBER
DATE OCT - 04 - 05

PETITIONER'S SIGN-IN SHEET

[illegible]



Legend

-  Zoning
-  Buildings
-  Streams
-  Roads
-  Vegetation

Baltimore County, 2003 Code establishes
 This map represents the actions of the
 on August 31, 2004 (Bills 82-04, 83-04,
 14, 88-04, and 89-04) effective September

Case No.:

06-074 - SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	4 Page SITE PLAN	
No. 2	Advertisement for Business in <i>Bethesda Magazine</i>	
No. 3	SIGN INVOICE - Placed in 1989 - billed for 1990	
No. 4	Advertisement in North East Times Booster 1/25/89	
No. 5	2 letters <i>SAMBB</i> Names of people in support	
No. 6	Photographs of other signs in the local.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

STATE RD. US1 (BEL AIR RD.)

(70' WIDE RW)

SEE ATTACHED INSERT

SCALE - 1" = 20"

735' TO SILVER SPRING ROAD

EXISTING SIGN

527' TO FIRE HYDRANT - LOCATED ON SAME SIDEWALK

125' TO RAAB AVE

3' WIDE SIDEWALK

100'

TWO STORY FRAME STRUCTURE

EXISTING MACADAM DRIVEWAY

TWO STORY FRAME STRUCTURE USE IS SFD

EXISTING PARKING

EXISTING PARKING

EXISTING PARKING

GARAGE

PROPOSED 17' X 35' 1 STORY ADDITION

TWO STORY FRAME STRUCTURE

REMOVE EXISTING STRUCTURE

8723 BEL AIR RD.....ZONED CB
PROPERTY OF:
SU, SOL I
SU, JEAN CH
TAX ID # 1107000050

8727 BEL AIR RD.....ZONED CB
PROPERTY OF:
BATTERDEN, BRIAN
TAX ID # 1119064676

8725 BEL AIR RD.....ZONED CB
PROPERTY OF:
TONY STEVENS
RUBY JOHNSON
TAX ID # 1111077550

NORTH

LOT.....ZONED CB
2.67 ACRES...SES BEL AIR RD...300 SW RAAB AVE.
PROPERTY OF:
MAZZETTA, EDWARD S.
MAZZETTA, ELAINE S.
TAX ID # 1900011857

4203 RAAB AVE.....ZONED DR5.5
PROPERTY OF:
BONDURA, FRANKLYN P.
BONDURA, ANN M.
TAX ID# 1108030450

SCALE - 1" = 40'

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING

APRIL 27, 2005

PROPERTY ADDRESS:
8725 BEL AIR RD.
BALTIMORE, MD 21236

PROPERTY OWNERS:
TONY STEVENS
RUBY JOHNSON

PRINCIPAL RESIDENCE:
YES
TAX ID # 1111077550

VICINITY MAP
1" = 2000'

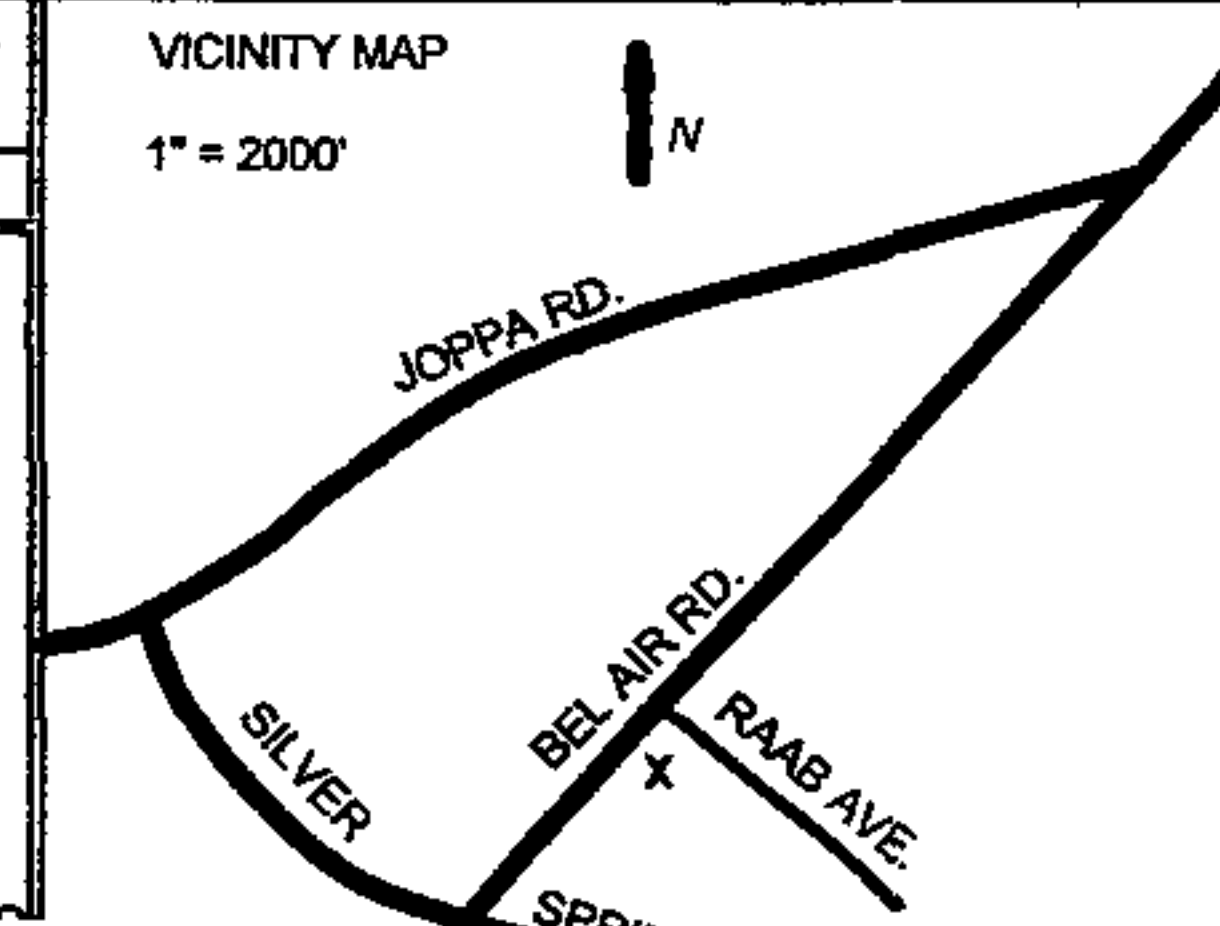
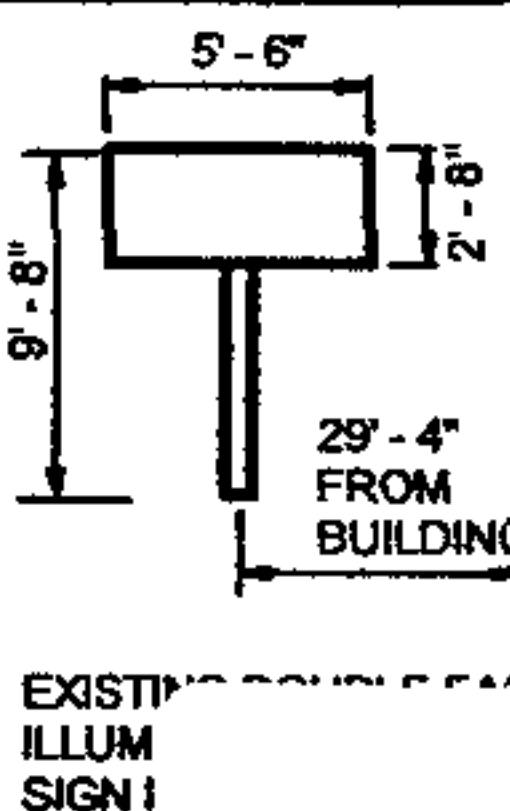
ELECTION DISTRICT 11
COUNTY COUNCIL DIST. 5
ZONING.....CB

17' X 10' OF NEW ADDITION IS FOR
COMMERCIAL USE. EXISTING BUILDING
& 17' X 25' OF ADDITION IS FOR SFD.

NO KNOWN PREVIOUS COMMERCIAL PERMITS

PARKING FOR NON-RETAIL
COMMERCIAL BUILDING
= 3.3 PER 1000 SF
170 SF OF NEW ADDITION FOR CB
.170 X 3.3 = .57
.57 SPACES REQUIRED
2 SPACES FOR COMMERCIAL SHOWN
2 SPACES FOR RESIDENTIAL SHOWN
SPACE SIZE - 9' X 20'
PAVING TYPE - MACADAM

PROPERTY GROSS AREA
19,125 SF - 0.44 ACRES
TOTAL FLOOR AREA
RESIDENTIAL - 1697 SF
TOTAL FLOOR AREA
COMMERCIAL - 170 SF
F.A.R. = 1867 / 19,125 = 0.098

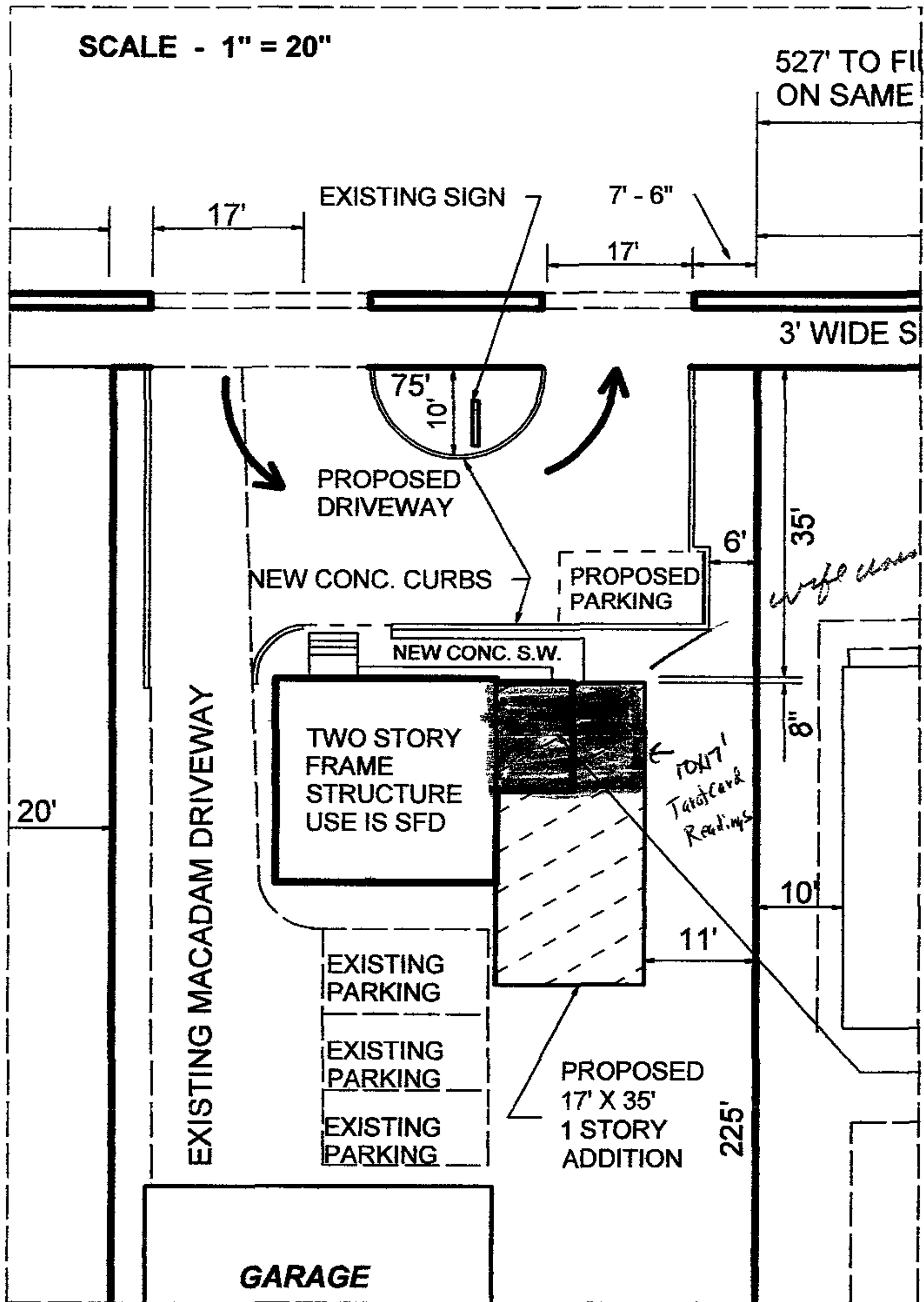


PETITIONER'S

EXHIBIT NO.

1

#074



5' - 6"

Tarot Card Reading
By

Ms. Barrington

Psychic Spiritual Advisor

Call 529-1100

2' - 8"

9' - 8"

OTHER
SIDE
IDENTICAL

29' - 4" FROM
BUILDING

EXISTING DOUBLE FACED
ILLUMINATED SIGN
SIGN PERMIT # 7025

BALTIMORE

The Magazine Baltimore Lives By

16 S. CALVERT STREET • BALTIMORE, MARYLAND 21202 • (301) 752-7375

ST Barrington
OO 8725 Bel Air Rd.
LD Perry Hall, MD 21236

ACCT

RETURN YELLOW COPY WITH REMITTANCE

CUSTOMER NO.	DATE
	10-3-90

INVOICE NO	PAGE

CUSTOMER REFERENCE	PLEASE PAY FROM THIS INVOICE	ORDER NO.	SLS NO	TERMS
				NET 30 DAYS
ITEM NO.	DESCRIPTION	QUANTITY	PRICE	AMOUNT
Dec. '90	Class Ad - Psychic Readings			
	29 words @ \$1.80/wd		\$52.20	
	Total due-			\$52.20
	Ms. Alice A. Barrington...			
	Thank you.			
	<i>Paul on</i> <i>10-30-90</i>			
				PETITIONER'S
				EXHIBIT NO. 2

INVOICE

301-255-6400
301-437-0940



**Gable
Signs and
Graphics, Inc.**

BLDG Permit # B075781 for sign
Plate NO. 7025 No 03168
7948 FORT SMALLWOOD ROAD
BALTIMORE, MARYLAND
21226

CUSTOMER NAME Tony Stevens
ADDRESS 8725 Cal Ave Rd Perry Hall MD 21234
PHONE 727-1100/
DATE 7/11/90 SALESMAN Matti
DELIVERY DATE _____ TERMS _____

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	52" x 66" Clear Acrylic Sign Panel		360.00
<i>[Handwritten signature]</i>			
<i>Balance</i>			
	\$ 74.50		
<i>9/1/90</i>			
<i>100 MAG 1/15</i>			
<i>2/10/91</i>			
<i>Add hand work Paint Cabinet in Pole (\$75.00)</i>			
<i>Tony Stevens</i>			

PETITIONER'S
EXHIBIT NO. 3

ALL SIGNS & MATERIALS REQUIRED TO COMPLETE THIS PROJECT REMAIN PROPERTY OF GABLE SIGNS & GRAPHICS, INC. UNTIL FINAL PAYMENT IS MADE AND CAN BE REMOVED ANYTIME BY THE SAID CONTRACTOR.

103.50 paid 3/1/91

TOTAL AMOUNT	360.00
TAX	18.00
TOTAL & TAX	378.00
DEPOSIT	100.00
AMOUNT DUE	278.00

POSTED

CUSTOMER'S SIGNATURE _____ DATE _____

10/7/05

To Whom it may concern

I Gregory Cortallo have been at
All Insurance Resource at 8717
Belan Rd. for the past 12
years and I confirm that Ms.
Barrington & Tony Stevens have
been conducting business
(Tarot Card Reading) at 8725
Belan Road, since then,
If any questions feel free to
call 410 529.4803

Cortallo
10/7/05

PETITIONER'S

EXHIBIT NO.

5A

Oct 06, 2005

To whom it may concern:

I Moe Pater-Rov have the franchise of Baskin Robbins at Perry Hall crossing shopping center since 1990. I am directly across the street from Ms. Barrington and Tony Stevens at 8725 Belair rd. and they have had the Tarot Card Readings business ever since I've been here.

Sincerely,

Moe Pater-Rov

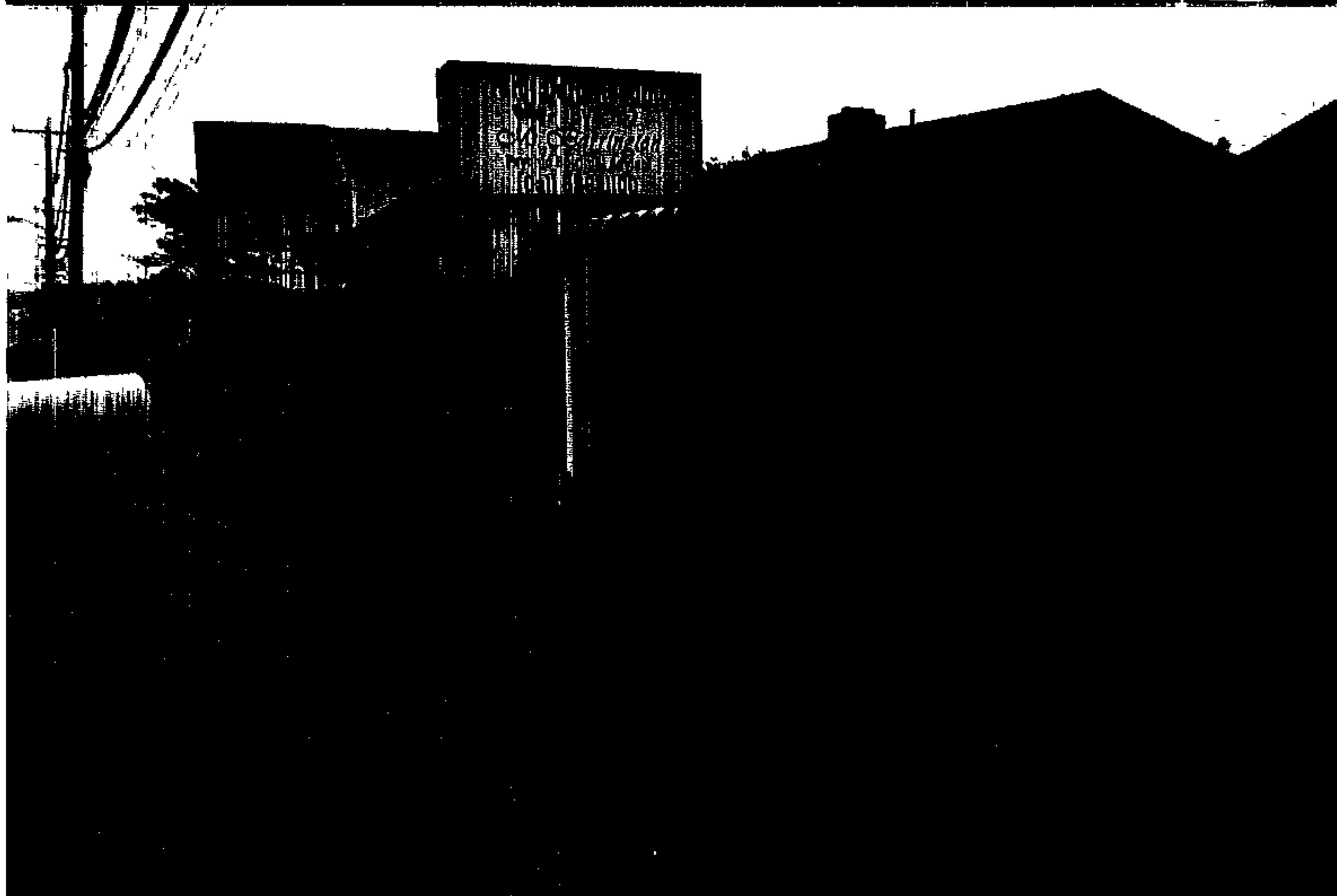
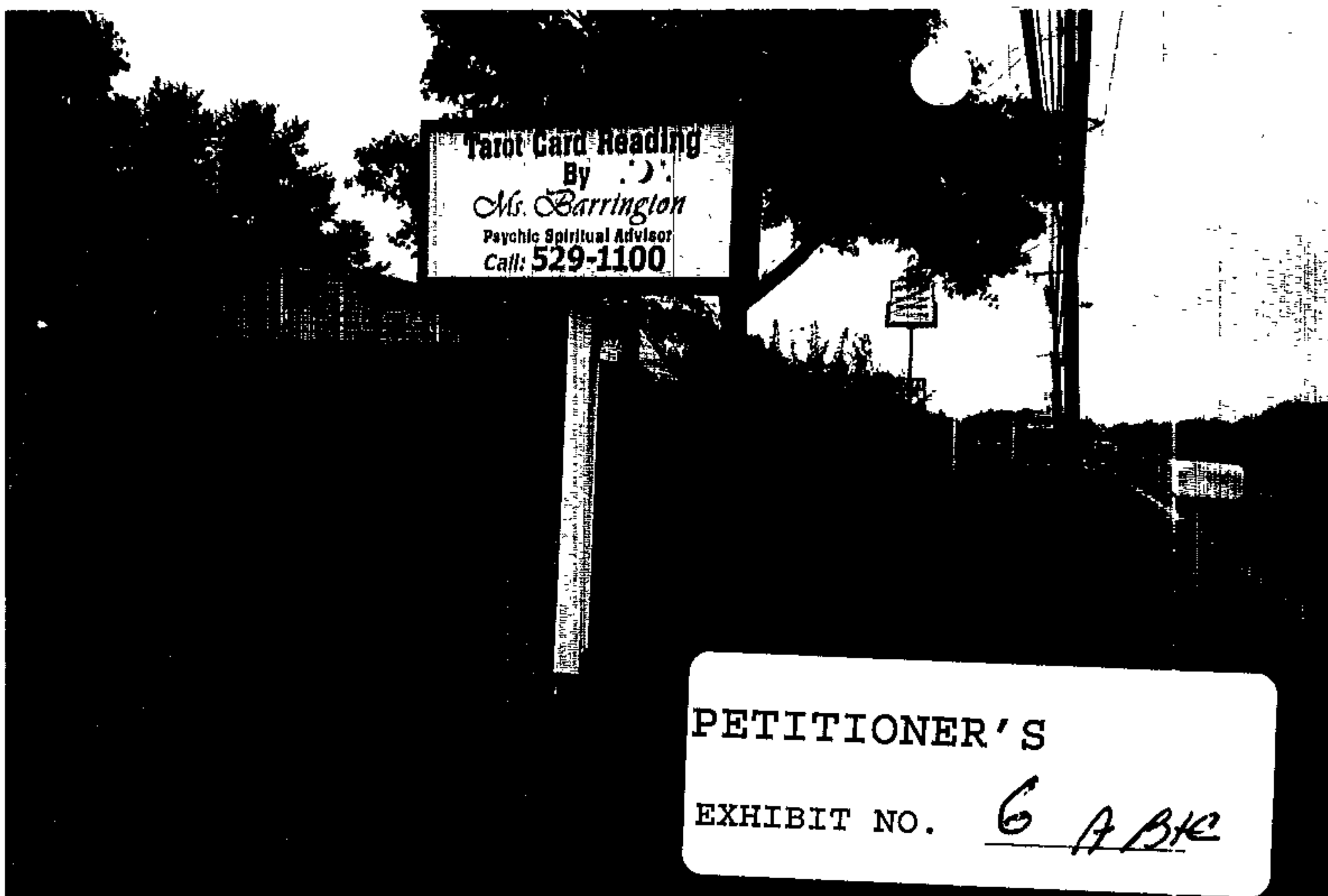


(410-236-7151)
cell

PETITIONER'S

EXHIBIT NO.

5B



PUBLIC NOTICE

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 89-317-A
SWS Willoughby Road, 550',
3" c/ Avondale Road
3321 Willoughby Road
14th Election District
6th Councilmanic
Petitioner(s):
James G. Thompson, Jr.,
et ux
Hearing Date: Friday,
Feb. 10, 1989 at 10:30 a.m.

Variance: To allow an accessory structure (carport) in a side yard in lieu of the required rear yard with a side setback of 20 inches in lieu of the required 2 1/2 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
01/322 Jan. 26

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 89-325-A
L.S. Horn Avenue, 325' N of
Penn Avenue
9409 Horn Avenue
11th Election District
6th Councilmanic
Petitioner(s):
Penn Limited Partnership
Hearing Date: Wednesday,
Feb. 15, 1989 at 9:00 a.m.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
01/314 Jan. 26

PUBLIC NOTICE

BALTIMORE COUNTY, MARYLAND

Pursuant to Charter Section 311, notice is hereby given that the financial audit of the books and records of Baltimore County, as prepared by the County Auditor for the 7/1/87 - 6/30/88 fiscal year, is available for inspection during regular business hours at the following locations:

County Auditor's Office
TOWSON COURTHOUSE
All Baltimore County Libraries
HERBERT W. WIRTS,
County Auditor

01/208 Jan. 20

Call
**N. E. Times -
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Today!
337-2410
**They Really
Work!**

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 89-326-A
SES Lennings Lane, 118' E of
I Crestview Garth
8913 Lennings Lane
14th Election District
6th Councilmanic
Petitioner(s):
Peter W. Angelos, et ux
James G. Thompson, Jr.,
et ux
Hearing Date: Thursday,
Feb. 16, 1989 at 9:30 a.m.

Variance: to allow a rear yard setback of 16 ft. in lieu of the required 30 ft. for existing dwelling and to allow an open projection (carport) with a front yard setback of 10 ft. in lieu of the permitted 22.5 ft. and to amend the Final Development Plan of Audubon Ridge, Lot #16 for same.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
01/317 Jan. 26

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PUBLIC AUCTION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Variance: to allow an accessory structure (garage) 20 ft. in height in lieu of the maximum allowable 15 ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
01/311 Jan. 26



PUBLISHER'S NOTICE

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex or national origin or an intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.
Equal Housing Opportunity

CLASSIFIED ADVERTISING



PERSONALS

ADOPTION Loving couple seeks to adopt white infant. We can pay legal & medical expenses. Call collect 301-296-1629.

ADOPTION, PROFESSIONAL couple wants to adopt infant. Loving home. All medical & legal expenses paid. Call after 879-7170.

PSYCHIC READINGS

by
Miss Barrington
Help and advise on any
problems you may have
**SPECIALIZING IN
TAROT CARD READING**
\$5.00 off with this ad
529-1100

**BODY?
MIND? SPIRIT?
WHO ARE YOU?**
Call The
DIANETICS HOTLINE
1-800-367-8788

WANTED

AMERICAN SPORTS EXCHANGE

(Consignment Shop)
Wanted all types of
sports/fitness equipment
668-5079
8329 Harford Rd.

OLD BOOKS WANTED
Collections or one title. No school
books. Top prices paid. 825-8967

ALL OLD THINGS CASH PAID

Buying one piece
or entire estate

- * Glassware
- * Furniture
- * Knick Knacks
- * Antiques, Etc.

Ray & Mary
661-5660

SITTER WANTED



SITTERS WANTED

MATURE LOVING PERSON to provide child care and light house keeping 3 days a week, 7:30 to 4:30, non-smoker, references required. Call 252-2245 after 5

RELIABLE PERSON NEEDED to care for two young children in my Towson home. Light house-keeping \$6.00 per hour. Non-smoker own transportation, references required. Call 256 4548 Between 4 and 8pm.

RESPONSIBLE DAYCARE For 21-month-old boy. 7AM-5PM Towson-Carney area. 668-0221.

SEEKING DAYCARE for first grader at Oakleigh Elementary. 882-0916 After 6.

SITTER AVAILABLE



BABYSITTING AVAILABLE in the Little Flower area. 325-6276.

DAYCARE Opening January 30, Infant and up. Parkville/Carney. 665-2140.

SITTERS AVAILABLE

DAYCARE 2 years & over Between Harford Rd. & Perring Plaza. Immediate openings. 665-5178 Lic #03-173942-520.

LICENSED DAY CARE has opening for infant. Tender Loving Care 256-2987

LICENSED DAYCARE MOM 2 years & older Rosedale 686-3591.

LICENSED DAYCARE MOM

Looking for 1 child, 20 mos & up to join my 30 mo. son in structured learning. Tons of fun and lots of TLC. 529-7218.

MATURE, RESPONSIBLE, ADULT Looking for children, 2yrs & up, to care for. Call Donna at 254-1382.

TODAY'S NANNY Quality care in your home. Experienced, references. 377-6952

Call
**N.E. TIMES
REPORTER
classifieds**
337-2410

DATE MATCH
A service for single, divorced or widowed people over 50. Life is meant to be shared by all. Call 377-1509

NANNY NEEDED Full or part time. Excellent salary. 377-6952.

BABYSITTER Mature, references. My home. Perry Hall. Part-time: school-age, 7yrs, 1 pre-school age, 4-1/2yrs. 256-4826.

BABYSITTER NEEDED 1-3 evenings a week. Loving, independent. 5 yr. old. Young. Seaside.

IN THANKSGIVING TO SA-
CRIFICED HEART Blessed Mother



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Love,
Jack
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PETITIONER'S

EXHIBIT NO.