RE: PETITION FOR SPECIAL HEARING 301-303 West Chesapeake Avenue; SW corner of Bosley & Chesapeake Avenue 9<sup>th</sup> Election & 5<sup>th</sup> Councilmanic Districts Legal Owner(s): Jemicy School, Inc

Petitioner(s)

- BEFORE THE
- ZONING COMMISSIONER
- FOR
- **BALTIMORE COUNTY**
- 08-101-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 and all 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 13th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed to, Arnold Jablon, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

SEP 1 3 2007

People's Counsel for Baltimore County

# 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: #08-101-SPH
303-303 W. Chesapeake Avenue S/west corner of Bosley and Chesapeake Avenues 9th Election District Sth Councilmanic District Legal Owner(s): Jemicy Special Hearing: to approve confirmation that the existing trailer located on their subject property is an accessory use to the principal use of the property as a school.

Hearing: Wednesday, October 24, 2007 at 9:00 a.m. In Room 407, County Courts Building, 401 Gourts Building, 401 Gourts School, Inc.

WILLIAM J. WISEMAN, 111 Courts Bosley 21204.

Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handlcapped Accessible; for special accommodations Please Contact the tions Please Contact the Zoning Commissioner's Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

151538

367-3331. JT/10/652 Oct. 9

(z)

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hat the annexed advertisement was published successive weeks, the first publication appearing in the following weekly newspaper published in Baltimore County, Md., THIS IS TO CERTIFY of once in each CO

₩ The Jeffersonian

- Arbutus Times
- imes Catonsville T
  - **Towson Times**
- Owings Mills Times
- /Reporter North County News

NE Booster,

Mulluga

LEGAL ADVERTISING

August 13, 2007

Zoning Office Department of Permits and Development Management 111 West Chesapeake Ave Towson, Maryland 21204

### Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 301-303 W. Chesapeake Ave., Towson \_\_\_\_\_, property we own.

Jemicy School, Inc. (owner)

Michael P. Meisel

By:

Title: Chairman, Building & Grounds Committee

August 13, 2007(Date)

11 Celadon Court, Owings Mills, Maryland 21117

CC: Arnold Jablon, Esquire

Venable, LLP

August 13, 2007

Zoning Office Department of Permits and Development Management 111 West Chesapeake Ave Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at 301-303 W. Chesapeake Ave., Towson , property we own.

Jemicy School, Inc. (owner)

Michael P. Meisel

<u>By:</u>

Title: Chairman, Building & Grounds Committee

August 13, 2007(Date)

11 Celadon Court, Owings Mills, Maryland 21117

CC: Arnold Jablon, Esquire Venable, LLP

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

**DATE:** September 10, 2007

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-101- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Division Chief:

CM/LL



# Petition for Special Hearing

### to the Zoning Commissioner of Baltimore County

for the property located at 301-30	03 W. Chesapeake Ave., Towson
which is presently zoned R-O	
•	oning office, in triplicate, with original signatures.)
owner(s) of the property situate in Baltimore County and w	which is described in the description and plat attached heretoing under Section 500.7 of the Zoning Regulations of Baltimore her should approve
Confirmation that the existing trailer located on the	e subject property is an accessory use to the
principal use of the property as a school.	
County. I/W	, advertising, posting, etc. and further agree to and are to be nore County adopted pursuant to the zoning law for Baltimore. We do solemnly declare and affirm, under the
owne	alties of perjury, that I/we are the legal er(s) of the property which is the subject of Petition.  Legal Owner(s):  Jemicy School, Inc.
Name - Type or Print	Name - Type or Print
Signature	Signature
<del></del>	Arnøld Jablon
Address Telephone No.	Name - Type of Print
City State Zip Code	Signature
Attorney For Petitioner:	11 Celadon Road
Arnold Jablon	Address Telephone No.
Name - Type-or Print.	Owings Mills, Md 21117 City State Zip Code
Signature	Representative to be Contacted:
Venable, LLP	Arnold Jablon
Company	Name
210 Allegheny Ave. 410-494-6298 Address Telephone No.	210 Allegheny Ave. 410 494 6298  Address Telephone No.
Towson, Maryladn 21204	Towson, Maryland 21204
City State Zip Code	City State Zip Code
	OFFICE USE ONLY

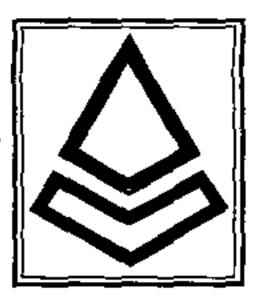
Case No. 08-101-5PH REV 9/15/98

UNAVAILABLE FOR HEARING
Reviewed By DT Date 8 22 07

ESTIMATED LENGTH OF HEARING

### Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

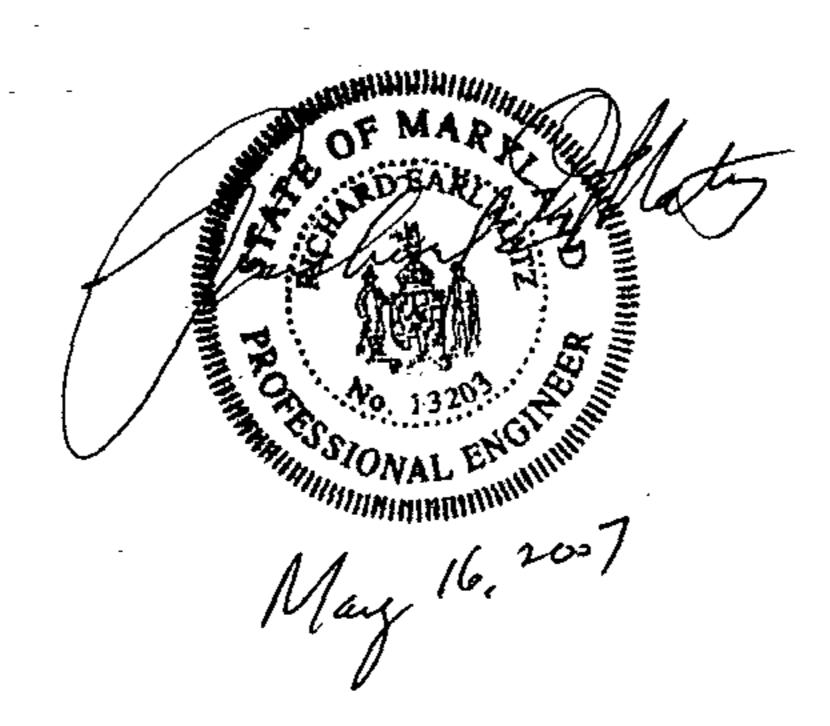


### ZONING DESCRIPTION JEMICY SCHOOL

Beginning at a point on the west side of Bosley Avenue, which is of varying width, at a distance of 31 feet south of Chesapeake Avenue, which is of varying width, thence the following courses and distances:

S 12°00'23" W, 325.66 ft.; N 77°29'23" W, 219.99 ft.; N 12°15'20" E, 323.73 ft.; thence S 77°59'37" E, 218.58 ft. to the Point of Beginning

As recorded in Deed Liber 11722, Folio 701, and Deed Liber 11722, Folio 696, and containing 1.635 acres. Also known as #301-303 West Chesapeake Avenue and located in the 9<sup>th</sup> Election District, 5<sup>th</sup> Councilmanic District.



OUNTY, MARYLAND DGET AND FINANCE US RECEIPT Sub Rev Sub Rept BS Organ Source Rev Catg Acct Organ Source Rev Catg Acct Alberte LLP Total:		PUSTNESS ACTUAL	Amount Dept 5 528 STBUMS (ERIFTED)	Soft in 1003813	100 CM **********************************	1041	225 00		THOMPSON CASHIER'S	VALIDATION
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SCELLAN STRIBUTION OF THE PERCE OF THE PERCE OF THE PERCENTION OF	E COUNTY, MA BUDGET AND	US REC	Sub						301-302 W	

### MEMORANDUM

DATE:

October 24, 2007

TO:

C:

To The File

FROM:

Thomas H. Bostwick

**Deputy Zoning Commissioner** 

for Baltimore County

SUBJECT:

Case No. 08-101-SPH - Jemicy School

This case was scheduled for a public hearing on Wednesday, October 24, 2007 at 9:00 AM. Arnold Jablon, Esquire, appeared on behalf of Petitioner, Jemicy School located at 301-303 West Chesapeake Avenue in Towson, along with Richard Matz, the engineering consultant who prepared the site plan. Richard Reinhart, the owner of the building next door at 220 Bosley Avenue, also appeared as a Protestant/Interested Citizen. There were no other Protestants or interested citizens in attendance at the hearing.

Following the opening of the case, both parties informed me that they desired to have the case postponed. The parties have been discussing possibly relocating the trailer, since it now currently sits right adjacent to Mr. Reinhart's property, to another area on the School's property. If the parties are successful in their discussions, the matter can be rescheduled in order to put their agreement on the record. If they are not successful and a full hearing is necessary, then the matter should be rescheduled as well. This matter does not need to be reposted or republished.

Bill Wiseman has a potential conflict in this case, so when it does get rescheduled, it will have to be put on a day when I am hearing cases.

Kristen Matthews, Permits & Development Management

# PLEASE PRINT CLEARLY

CASE NAME (DS-10)-SP14 CASE NUMBER JEMICY SCHOOL DATE OCT 24, 2007

ETITIONER'S SIGN-IN SHEET

Car LA Ma

E-MAIL												
CITY, STATE, ZIP	70000	BARTIMORE MD 22209										
ADDRESS	210 ALLEGHUOD AUR.	2835 SMITH AVENUE, SUITE G										
NAME	ALCOLD JAHLON	RICHARD MATT										

# PLEASE PRINT CLEARLY

CASE NAME Jenny Schol, I've.
CASE NUMBER OS-10/-5PH
DATE 10/24/07

# CITIZEN'S SIGN-IN SHEET - CLA

E- MAIL CITY, STATE, ZIP ADDRESS NAME ReinAMED T



From:

Patricia Zook

To:

Bosley, Roland

Date:

10/23/2007 11:25:58 AM

Subject: Case 08-101-SPH - hearing is Wednesday Oct. 24 @ 9 am

### Good morning -

I am contacting you to see if the Fire Marshall's office has any comments on the below described case. The hearing is scheduled for Wednesday, October 24.

Thanks for your help.

### CASE NUMBER: 8-101-SPH

301-303 West Chesapeake Avenue Location: SW comer of Bosley and Chesapeake Avenues. 9th Election District, 5th Councilmanic District Legal Owner: Jemicy School, Inc.

SPECIAL HEARING To approve confirmation that the existing trailer located on the subject property is an accessory use to the principal use of the property as a school.

Hearing: Wednesday, 10/24/2007 at 9:00:00 AM, County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

Patti Zook **Baltimore County** Office of the Zoning Commissioner 410-887-3868 pzook@baltimorecountymd.gov

### BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**DATE:** September 10, 2007

ECEIVE OCT 0 1 2007

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 08-101- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

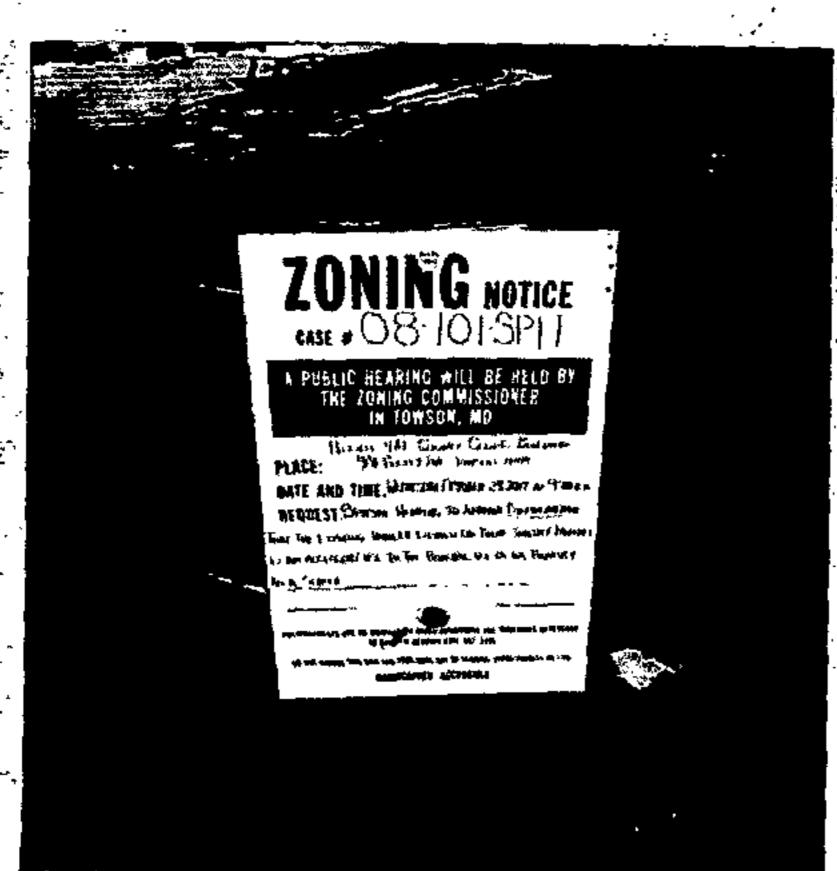
Prepared By

**Division Chief:** 

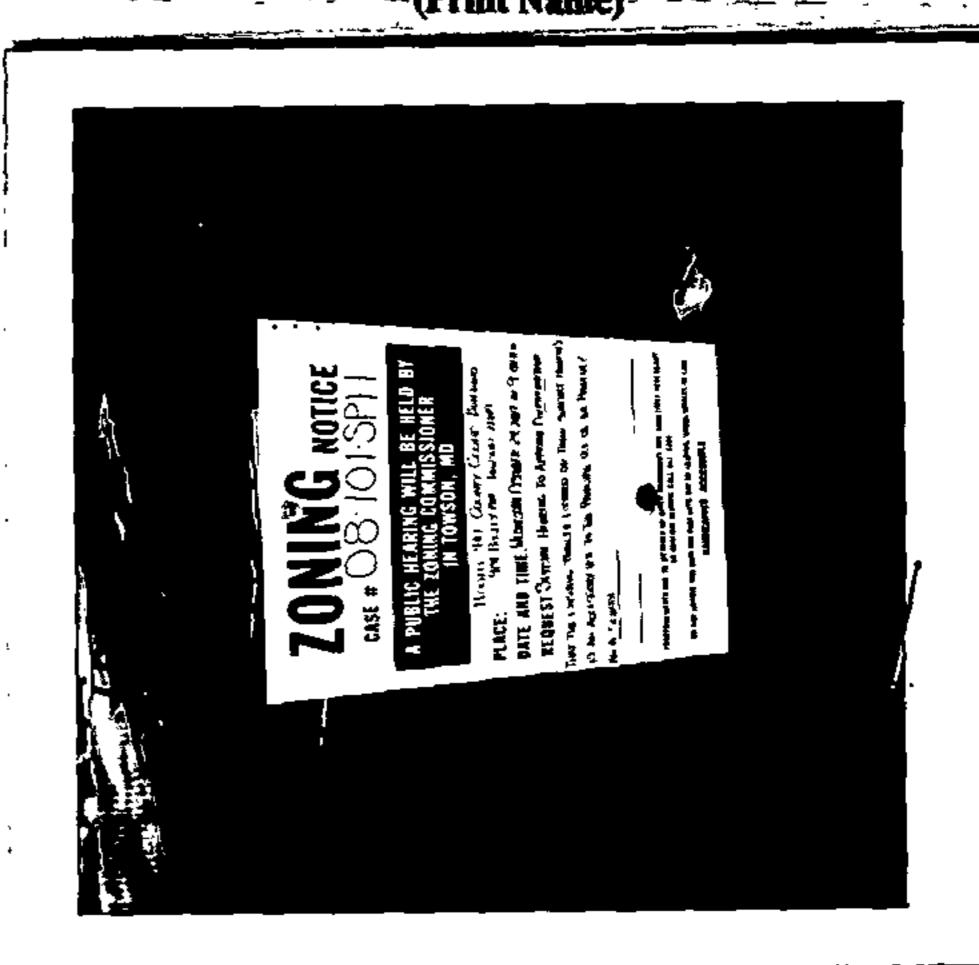
CM/LL

### CERTIFICATE OF POSTING

RE: Case No.: 08-101-8 Date of Hearing/Closing: 10-24-07 **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 - ATTN: Kristen Matthews {(410) 887-3394} 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: SAPEAKE The sign(s) were posted on (Month, Day, Year) Sincerely, (Signature of Sign Poster) (Date) **SSG Robert Black** (Print Name)



Ą.,





JAMES T. SMITH, JR. County Executive

TINGEPHONDED 24020, Director

Department of Permits and

Development Management

### **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: 08-101-SPH
301-303 W. Chesapeake Avenue
S/west corner of Bosley and Chesapeake Avenues
9th Election District — 5th Councilmanic District
Legal Owners: Jemicy School, Inc.

Special Hearing to approve confirmation that the existing trailer located on their subject property is an accessory use to the principal use of the property as a school.

Hearing: Wednesday, October 24, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Basiey Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204 Jemicy School, Inc., 11 Celadon Road, Owings Mills 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 9, 2007.

- (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, October 9, 2007 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 210 Allegheny Avenue Towson, MD 21204 410-494-6244

### **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: 08-101-SPH
301-303 W. Chesapeake Avenue
S/west corner of Bosley and Chesapeake Avenues
9<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District
Legal Owners: Jemicy School, Inc.

Special Hearing to approve confirmation that the existing trailer located on their subject property is an accessory use to the principal use of the property as a school.

Hearing: Wednesday, October 24, 2007 at 9:00 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.



210 Allegheny Avenue Post Office Box 5517 Towson, Maryland 21285-5517 Telephone 410-494-6200 Facsimile 410-821-0147 www.venable.com

(410) 494-6244

aldontell@venable.com

August 15, 2007

### HAND DELIVERED

Mr. W. Carl Richards
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Petition for Special Hearing

Petitioner: Jemicy School, Inc.

Location: 301-303 W. Chesapeake Avenue

Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance and Petition for Special Hearing for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following occurrents:

- 1. Petition for Special Hearing (3)
- 2. Zoning Descriptions (3)
- 3. Site Plans (12)
- 4. Portion of 200' Scale 2004 Zoning Map
- 5. Newspaper advertising form (1)
- 6. Check in the amount of \$325.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,

Amy L. Dontell

Paralegal

**ALD** 

**Enclosures** 

cc: Arnold Jablon, Esquire

TO1DOCS1/#249259v1

08-101-ASPH



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

October 18, 2007

Arnold Jablon, Esquire 210 Allegheny Avenue Towson, Maryland 21204

Dear Mr. Jablon:

RE: Case Number: 08-101-SPH 301-303 W. Chesapeake Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 22, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

Supervisor, Zoning Review

WCR:rjc Enclosures

c: Peoples Council

Jemicy School Inc. 11 Celadon Road, Owings Mills 21117



Martin O'Malley, Governor Anthony G. Brown, Lt. Governor

Maryland Department of Transportation

**.** •

Date: SEPT. 2,200 7

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

RE: Baltimore County

Item No. 08-101-8PH

301-803 W. CHESAPEAKE AVE.

John D. Porcari, Secretary

Neil J. Pedersen. Administrator

JEMICY SCHOOL, INC. SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No.08-101-5PH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

ASteven D. Foster, Chief

Engineering Access Permits

Division

SDF/MB

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: September 4, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 3, 2007

Item Nos. 08-087, 089, 091, 092, 093, 094, 095, 096, 097, 098, 100 101, and 104

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-08302007.doc

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

### **ZONING REVIEW**

## ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 08-101-5PH
Petitioner: TEMICY SCHOOL INC
Address or Location: 301-303 W. CHESAPEAKE AVE
PLEASE FORWARD ADVERTISING BILL TO:  Name: Amy Dontell
Address: 210 Allegheny Avenue
Tauson 40. 21204
Telephone Number: (410) 494 - 10 244

