IN RE: PETITION FOR SPECIAL HEARING

S/S Dalrose Avenue, 747' NE of

Rosedale Avenue

(7931 Dalrose Avenue)

15<sup>th</sup> Election District

\* OF

7<sup>th</sup> Council District

\* BALTIMORE COUNTY

John H. Brune, Jr., et ux

Petitioners

\* Case No. 08-198-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, John H. Brune, Jr., and his wife, Susan A. Brune. The Petitioners request a special hearing to approve the parking of a commercial vehicle (small panel van) in the driveway on the subject property, pursuant to Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.). The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing were John H. and Susan A. Brune, property owners, and Joseph L. Larson, President of the civil engineering firm of Spellman, Larson and Associates, Inc., who prepared the site plan and assisted the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of Dalrose Avenue, between Rosedale and Chesaco Avenues in Rosedale. The property contains a gross area of 1.28 acres, more or less, zoned D.R.5.5, and is improved with a 1-½ story single-family dwelling, garage and rear yard patio. A driveway leads into the property from Dalrose Avenue running along the west side of the home to the attached rear yard garage. The Petitioners have resided on the property for the past 6 years.

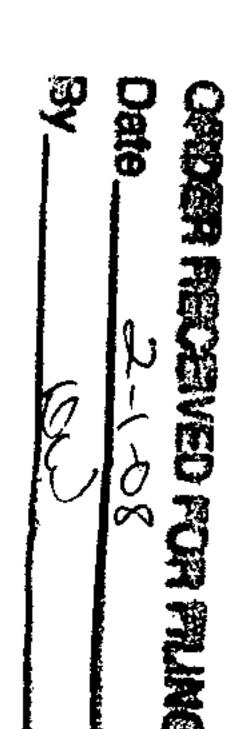
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Testimony indicated that Mr. Brune drives a commercial vehicle, which is owned by ALTA, a machine tool sales and service company headquartered in Center Valley, Pennsylvania.

It is this vehicle (E-150 Ford Econoline Van illustrated on Petitioners' photograph Exhibit 2) that Mr. Brune wishes to park in the side yard of his property in the area shown on the site plan. ALTA has employed Mr. Brune since 1982 to repair milling machines, lathes and computer, numerical controlled machine tools used in making prosthetic devices for medical use. The E-150 van runs on gasoline and is as quiet as a private passenger car and carries no visible materials, products, freight or equipment. In this regard, Mr. Larson testified the vehicle meets all requirements of B.C.Z.R. Section 431.B except that the advertising lettering extends past the driver and passenger doors and onto the panel sides of the truck. He recently was assigned the van by his employer in 2006 to use as his work vehicle. As stated, the van carries no visible equipment; it does contain advertising on both side panels of the truck. The Petitioner has been parking/storing the vehicle at the end of the driveway adjacent to his home for the past 2 years, without complaint, until a difference of opinion concerning storm water runoff occurred with a neighbor on the east side, Deborah Miceli. Mrs. Brune testified that the van is not visible from the Miceli's property and the neighbors on the west side, Antonino and Concetta Fama, have no objection to the van parking location. However, at the advice of Mr. Larson, who assisted him in other business, the Brune's filed the instant Petition.

As shown on the site plan, the van will be located 40 feet from the road. The distance between the Petitioners' home and the Fama's house on the adjacent lot (90 feet) provides a natural buffer. It was also indicated that the property across the street from the site is owned by the railroad and heavily wooded. Thus, only the rear of the van is visible from Dalrose Avenue. Testimony indicated that there is no other place to park the van as the garage is used for tractor and yard equipment and that the neighbors on the side most affected do not object.

At issue in this case is the overnight and weekend parking of a commercial vehicle used solely by Mr. Brune who provides a valuable service for the business from his home. In



essence, the Petition for Special Hearing seeks variance relief to allow the storage of the commercial vehicle used in the business in the side yard of the subject property.

After due consideration of all of the testimony and evidence presented, I am persuaded to grant the requested relief. There were no adverse comments submitted by any County reviewing agency and there was no opposition from the neighbors who can actually see the van. Given the fact that the vehicle where parked is mostly concealed, I find that relief can be granted without detrimental impact to adjacent properties or the surrounding locale. However, in granting the relief, I shall impose certain conditions to protect the neighborhood and insure that there will be no expansion of this use that would allow a larger commercial vehicle to be stored on the subject property. In this regard, no more than one commercial vehicle shall be stored on the property and any replacement vehicle shall be of similar size and dimension so that it can be stored in the same location as the current van.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this \_\_\_\_\_\_ day of February 2008 that the Petition for Special Hearing seeking approval to park a commercial vehicle (small panel van) in the driveway on the subject property, pursuant to Section 431.B of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the E-150 Ford Econoline Van currently used by Mr. Brune, which must be stored in the location shown on Petitioners' Exhibit 1. In the event that vehicle must be replaced, the new vehicle must be similar in size and dimension so that it can be stored in the same location as the current vehicle. Moreover, there shall be no visible equipment or materials stored on the outside of the vehicle.

- 3) No more than one commercial vehicle shall be stored on the subject property.
- 4) No additional parking area or structures shall be constructed to accommodate commercial parking. In this regard, the character and features of the subject property (trees, etc.) should remain and are not to be compromised as a result of the relief granted.

Any appeal of this decision shall be taken in accordance with Section 32-3-401 of

the Baltimore County Code.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:dlw

ONLY HOUSE OF CHANGE



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

February 1, 2008

John H. Brune Susan A. Brune 7931 Dalrose Avenue Baltimore, MD 21237

RE: PETITION FOR SPECIAL HEARING

S/S Dalrose Avenue, 747' NE of Rosedale Avenue

(7931 Dalrose Avenue)

15<sup>th</sup> Election District - 7<sup>th</sup> Council District

John H. Brune, Jr., et ux – Petitioners

Case No. 08-198-SPH

Dear Mr. and Mrs. Brune:

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

Zoning Commissioner

for Baltimore County

WJW:dlw Enclosure

c: Joseph L. Larson, President, Spellman, Larson & Associates, Inc., 222 Bosley Avenue, Towson, MD 21204 People's Counsel; Office of Planning; File

#### CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

**DATE:** 01/18/08

Case Number: <u>08-198-SPH</u>

Petitioner / Developer: JOHN & SUSAN BRUNE~JOSEPH LARSON

Date of Hearing (Closing): JANUARY 30, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 7931 DALROSE AVENUE

The sign(s) were posted on: 01/14/08

ZONING NOTICE CASE # 08-198-SPH
THE ZONING COMMISSIONER IN TOWSON, MD  COUNTY OFFICE BUILDING ROOM 106 IT WEST CHESAPEAKE AVENUE PLACE: TOWSON MD 21209 WEDNESDAY, JANUARY 30.2008 WEDNESDAY, JANUARY 30.2008
REQUEST: SPECIAL HEARING TO PERMIT THE RIGHT TO PARK A COMMERCIAL VEHICLE ON A RESIDENTIAL PROPERTY. 7931 DALROSE AVENUE
MATISATEMENTS ONE 18 MINISTERS OF STREET, CANADISMS ON STREET, SHALL SHA

(Signature of Sign Poster)

Linda O'Keefe

(Printed Name of Sign Poster)

523 Penny Lane

(Street Address of Sign Poster)

Hunt Valley, Maryland 21030

(City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)

NOTICE OF ZONING HEARING

1. O. .

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: #08-198-SPH
7931 Dalrose Avenue
S/side of Dalrose Avenue,
747.50 feet n/east of corner
of Rosedale Avenue
15th Election District
7th Councilmanic District
2th Councilmanic District
the right to park a commerthe right to park a commercial vehicle on a residential

Hearing: Wednesday, January 30, 2008 at 9:00 a.m. in Room 106, County Office Bullding, 111 West fice Bullding, 111 West Chesapeake Avenue, Towson 21204. property.

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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410)
887-3391
JT/1/741 Jan. 15 160491

# OF PUBLICATION

\_ 2008

THIS IS TO CERTIFY, that the annexed advertisement was published newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing in the following weekly once in each of O

M The Jeffersonian Times Arbutus

Catonsville Times

Towson Times

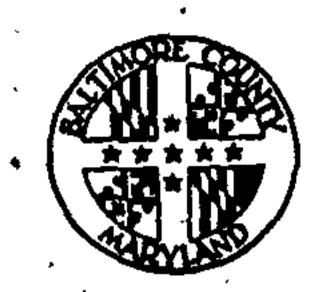
Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

Mulins

LEGAL ADVERTISING



### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	7931	Dalrose	Avenue	· · ·	
which is	<del></del>				

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

The right to park a commercial vehicle on a residential property.

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.

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Attorney For			Address		one No.
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### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	7931	Dalrose	Avenue	· ·	
		ntly zoned			

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REV 9115198

Date.

### Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	7931	Dalrose	Avenue		
<del>-</del>	<u></u>	ntly zoned		5.5	

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

The right to park a commercial vehicle on a residential property.

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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.

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Attorney For	Petitioner:		7931 Dalrose Avenue	<u>484−76</u>	4-2677 Telephone No.
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ROBERT E. SPELLMAN. P.L.S

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

TEL (410) 823-3535 / FAX (410) 825-5215

#### LEGAL DESCRIPTION TO ACCOMPANY ZONING PETITION

BEGINNING for the same on the southeast side of Dalrose Avenue at the distance of 747.50 feet northeasterly from the corner formed by the intersection of Dalrose Avenue and Rosedale Avenue and continuing along the southeast side of Dalrose Avenue north 53 degrees 35 minutes 50 seconds east 123.00 feet to a point on the southeast side of Dalrose Avenue thence continuing for a line of division south 36 degrees 24 minutes 10 seconds east 455.00 feet thence south 53 degrees 35 minutes 50 seconds west 123.00 feet thence north 36 degrees 24 minutes 10 seconds west 455.00 feet to the place of beginning.

Said property containing 1.28 acres of land

File#D09060701



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JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

January 23, 2008

John H. Brune, Jr. Susan A. Brune 7931 Dalrose Avenue Baltimore, Maryland 21237

Dear Mr. and Mrs. Brune:

RE: Case Number: 08-198-SPH, 7931 Dalrose Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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,

U. Callalal.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:amf

**Enclosures** 

c: People's Counsel

Joseph Larson 222 Bosley Avenue, Suite B-3 Towson 21204

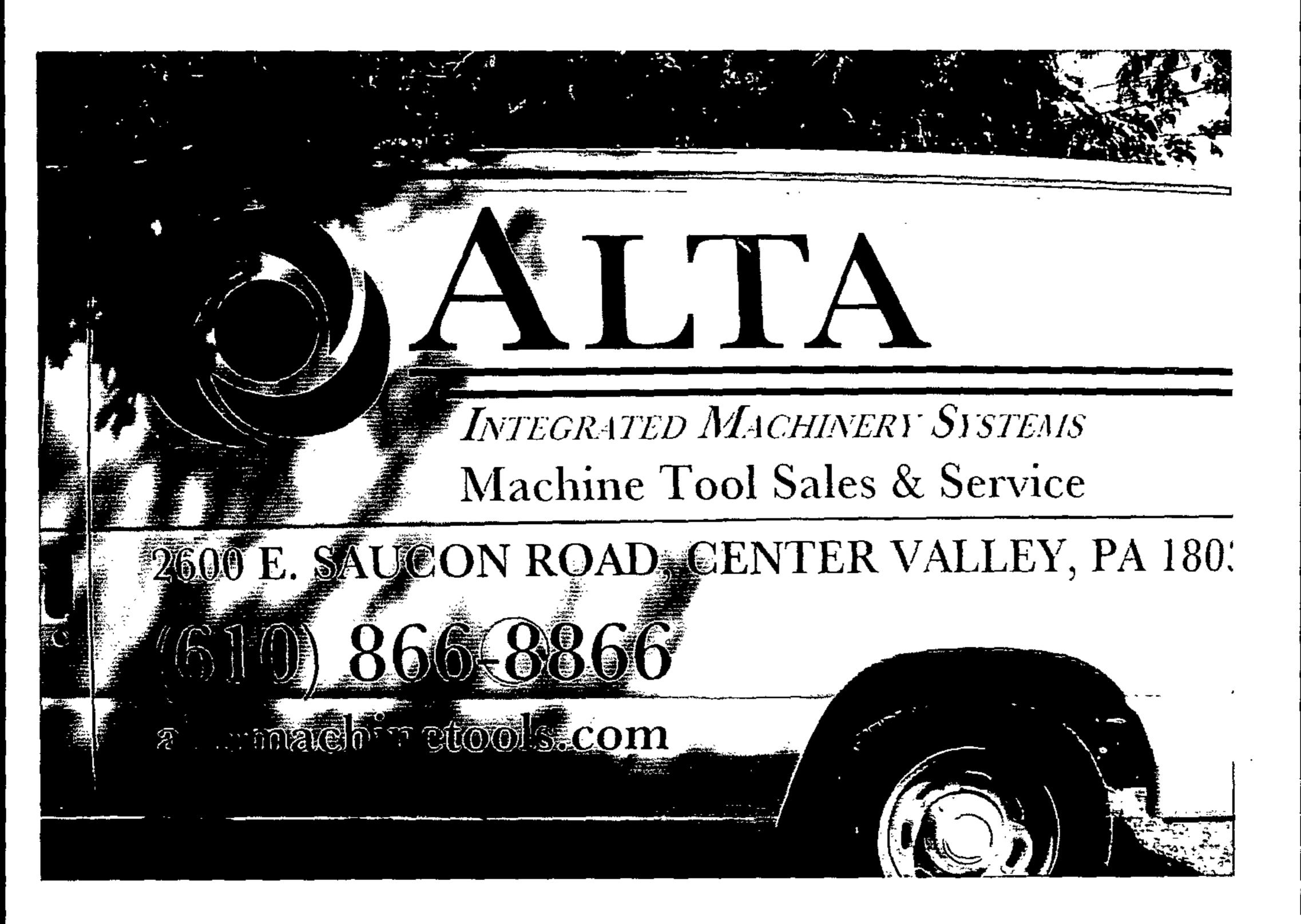
08-198-5PH 7931 DALROSE AVE

#### **Exhibit Sheet**

#### Petitioner/Developer

#### Protestant

No. 1	SITE PLAN	· · · · · · · · · · · · · · · · · · ·
No. 2	PHOTO OF VAN Lettering	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO.

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# PLEASE PRINT CLEARLY

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# ETITIONER'S SIGN-IN SHEET

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**Exempt Class:** 



Go Back View Map **New Search** 

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\* NONE \*

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** December 3, 2007

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

7931 Dalrose Avenue

**INFORMATION:** 

**Item Number:** 

8-198

**Petitioner:** 

John H. Brune, Jr.

Zoning:

DR 5.5

Requested Action:

**Special Hearing** 

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comment: Should the Zoning Commissioner grant the petitioner's request, the Office of Planning has no opposition. However, this office does request the following conditions be placed on any relief:

- 1. Approval shall be limited to the one existing standard small panel van. No additional; commercial vehicles shall be permitted to park on the subject property.
- 2. No additional parking area or structures shall be constructed to accommodate commercial parking.
- 3. The character and site features (trees, etc...) should remain, and not be compromised due to such relief.

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

Prepared by:

**Division Chief:** AFK/LL: CM



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

John D. Porcari, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: November 11, 2007

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

RE:

**Baltimore County** 

Item No. 8-198-57H

7931 DELROSERDAD BRUNE PROPERTY

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. 8-198-5PH.

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,

Steven D. Foster, Chief

Loc Engineering Access Permits

Division

SDF/MB

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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 6, 2007

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 12, 2007 Item Nos. 08-189, 197, 198 199, 201, 202, 203, 204, and 205

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-11062007.doc

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: December 3, 2007

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

7931 Dalrose Avenue

INFORMATION:

Item Number:

8-198

Petitioner:

John H. Brune, Jr.

Zoning:

DR 5.5

Requested Action:

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#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and offers the following comment: Should the Zoning Commissioner grant the petitioner's request, the Office of Planning has no opposition. However, this office does request the following conditions be placed on any relief:

- 1. Approval shall be limited to the one existing standard small panel van. No additional; commercial vehicles shall be permitted to park on the subject property.
- 2. No additional parking area or structures shall be constructed to accommodate commercial parking.
- 3. The character and site features (trees, etc...) should remain, and not be compromised due to such relief.

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

Prepared by:

Division Chief: AFK/LL: CM

W:\DEVREV\ZAC\8-198.doc

RE: PETITION FOR SPECIAL HEARING
7931 Delrose Avenue; S/S Dalrose Avenue,
747.5' NE of Rosedale Avenue
15th Election & 7th Councilmanic Districts

15<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts Legal Owner(s): John & Susan Brune Petitioner(s) BEFORE THE

**ZONING COMMISSIONER** 

\* FOR

BALTIMORE COUNTY

\* 08-198-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 20<sup>th</sup> day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

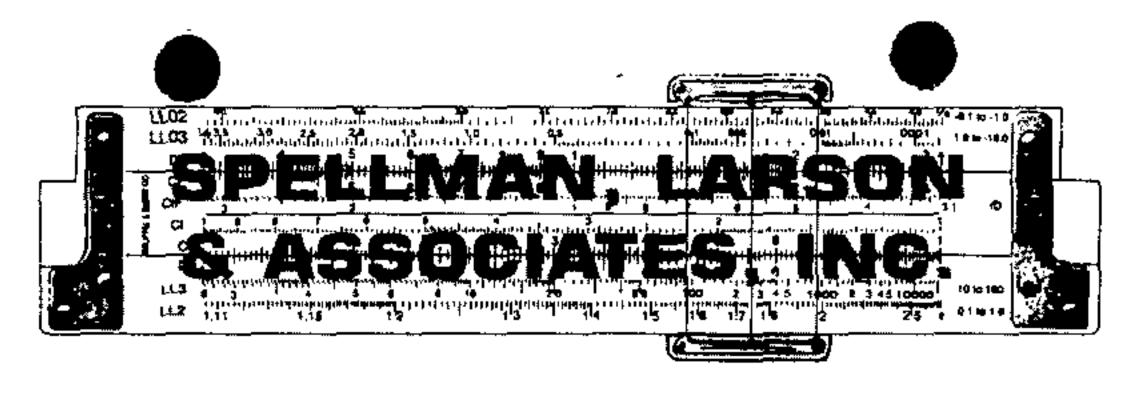
NOV 2 0 2007

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....





ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON

Krister's to reserve

#### CIVIL ENGINEERS AND LAND SURVEYORS 222 BOSLEY AVENUE, SUITE B-3

TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Ms. Kristen Matthews, Supervisor

Office of Zoning
Dept. of Permits and Development Management
Baltimore County

Re:

7931 Dalrose Avenue

Zoning Case No. 08-198-SPH Job No. 207040

Dear Kristen,

We are in receipt of the formal Zoning Hearing Notification for the above captioned project and unfortunately, have to immediately ask for a postponement due to the fact that the property owner will be out of town that entire week for a wedding.

Therefore, I would appreciate your rescheduling the Hearing at your earliest opportunity, hopefully for some time toward the end of January but should the schedule require a Hearing date in February I have to advise you that my client, Mr. John Brune, will be unavailable on February 8<sup>th</sup> and February 21<sup>st</sup>.

I sincerely appreciate your cooperation and indulgence with regard to this matter and look forward to a new Hearing date at your earliest convenience.

Very truly yours,

Joseph L. Larson, President SPELLMAN, LARSON & ASSOC., INC.

November 27, 2007

cc: John Brune

File#L11280702

#### Department of Permits and Development Manager Tht

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





#### **Baltimore County**

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

December 3, 2007

#### **NEW 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: 08-198-SPH

7931 Dalrose Avenue S/side of Dalrose Avenue, 747.50 feet n/east of corner of Rosedale Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District Legal Owners: John & Susan Brune, Jr.

Special Hearing to permit the right to park a commercial vehicle on a residential property.

Hearing: Thursday, January 30, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Thought offeco Rot-oco Director

TK:klm

C: John & Susan Brune, Jr., 7931 Dalrose Avenue, Baltimore 21237 Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY15, 2008.

- (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.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 15, 2008 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. John Brune, Jr. 7931 Dalrose Avenue Baltimore, MD 21237

484-764-2677

#### **NEW 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: 08-198-SPH

7931 Dalrose Avenue

S/side of Dalrose Avenue, 747.50 feet n/east of corner of Rosedale Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District Legal Owners: John & Susan Brune, Jr.

Special Hearing to permit the right to park a commercial vehicle on a residential property.

Hearing: Thursday, January 30, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake 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 Managen Ant

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





#### **Baltimore County**

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

November 19, 2007

#### **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: 08-198-SPH

7931 Dalrose Avenue

S/side of Dalrose Avenue, 747.50 feet n/east of corner of Rosedale Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: John & Susan Brune, Jr.

Special Hearing to permit the right to park a commercial vehicle on a residential property.

Hearing: Tuesday, January 3, 2008 at 10:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: John & Susan Brune, Jr., 7931 Dalrose Avenue, Baltimore 21237 Jospeh Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., DECEMBER 19, 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, December 18, 2007 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. John Brune, Jr. 7931 Dalrose Avenue Baltimore, MD 21237

484-764-2677

#### **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: 08-198-SPH

7931 Dalrose Avenue

S/side of Dalrose Avenue, 747.50 feet n/east of corner of Rosedale Avenue 15<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: John & Susan Brune, Jr.

Special Hearing to permit the right to park a commercial vehicle on a residential property.

Hearing: Tuesday, January 3, 2008 at 10:00 a.m. in Room 106, County Office Building,

Mest Chesapeake 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 <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 A	00 100 10	
Petitioner:	BRUNE	
Address or Location	on: 7931 DALROSE AVE.	
PLEASE FORWA Name:	RD ADVERTISING BILL TO:  MR. + MRS. JOHN H. BRUNE JR.	
Address:	7931 DALROSE AVE.	
	-BALTO MD 11237	
Telephone Numbe	er: 484-764-2677	<u>, , , , , , , , , , , , , , , , , , , </u>





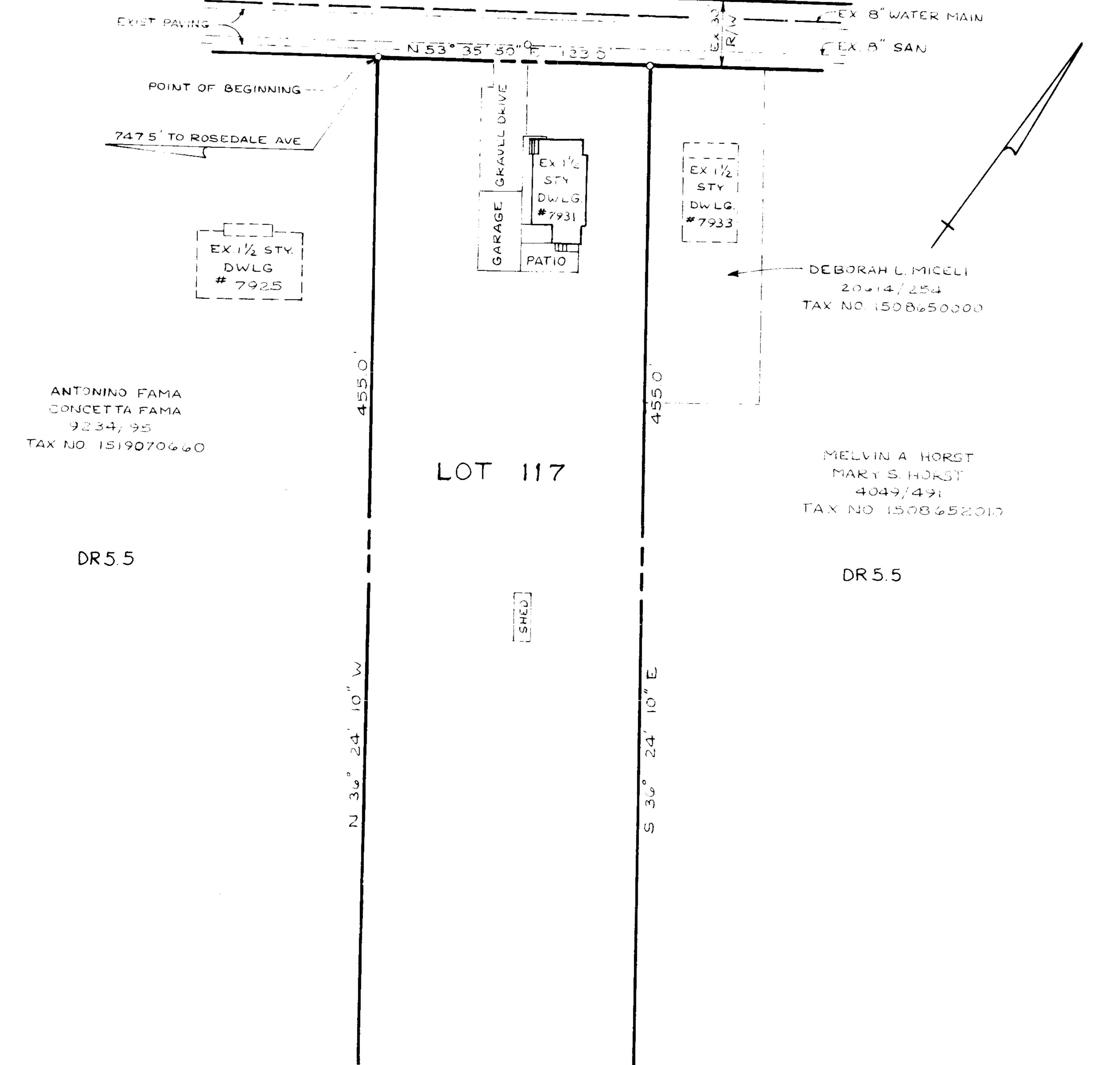
#### ZONING NOTE

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO ALLOW A COMMERCIAL VEHICLE TO BE PARKED ON A RESIDENTIAL PROPERTY PEFEL (PECIFICALLY 10 BOZZ SECT 431995

#### DR 5.5

#### DALROSE

AVENUE



S 53° 35′ 50″ W 123 0′

DR 5.5

#### GENERAL NOTES

THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE

- 2 THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE
- 3. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
- 4 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- 5 THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY

#### OWNER INFORMATION

PETITIONER'S

EXHIBIT NO.

JOHN H. BRUNE, JR.

SUSAN A. BRUNE

7931 DALROSE AVENUE

BALTIMORE, MD. 21237-2705

PHONE (484) 764 - 2677

# CHURCH AVE COUNTY MAP

#### NOT TO SCALE

SITE DATA

SITE AREA 1.28 AC \*/
EXIST ZONING DISTRICT 7TH

ZONING MIMP 08963

DEED REFERENCE 16235/345

TAX ACCOUNT NO 1511670320

# NO. DATE DESCRIPTION

## SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204
PHONE: 410-823-3535

PLAT TO ACCOMPANY
ZONING PETITION

BRUNE PROPERTY

7931 DALROSE AVENUE

15 TH ELECTION DISTRICT BALTIMORE CO, MD

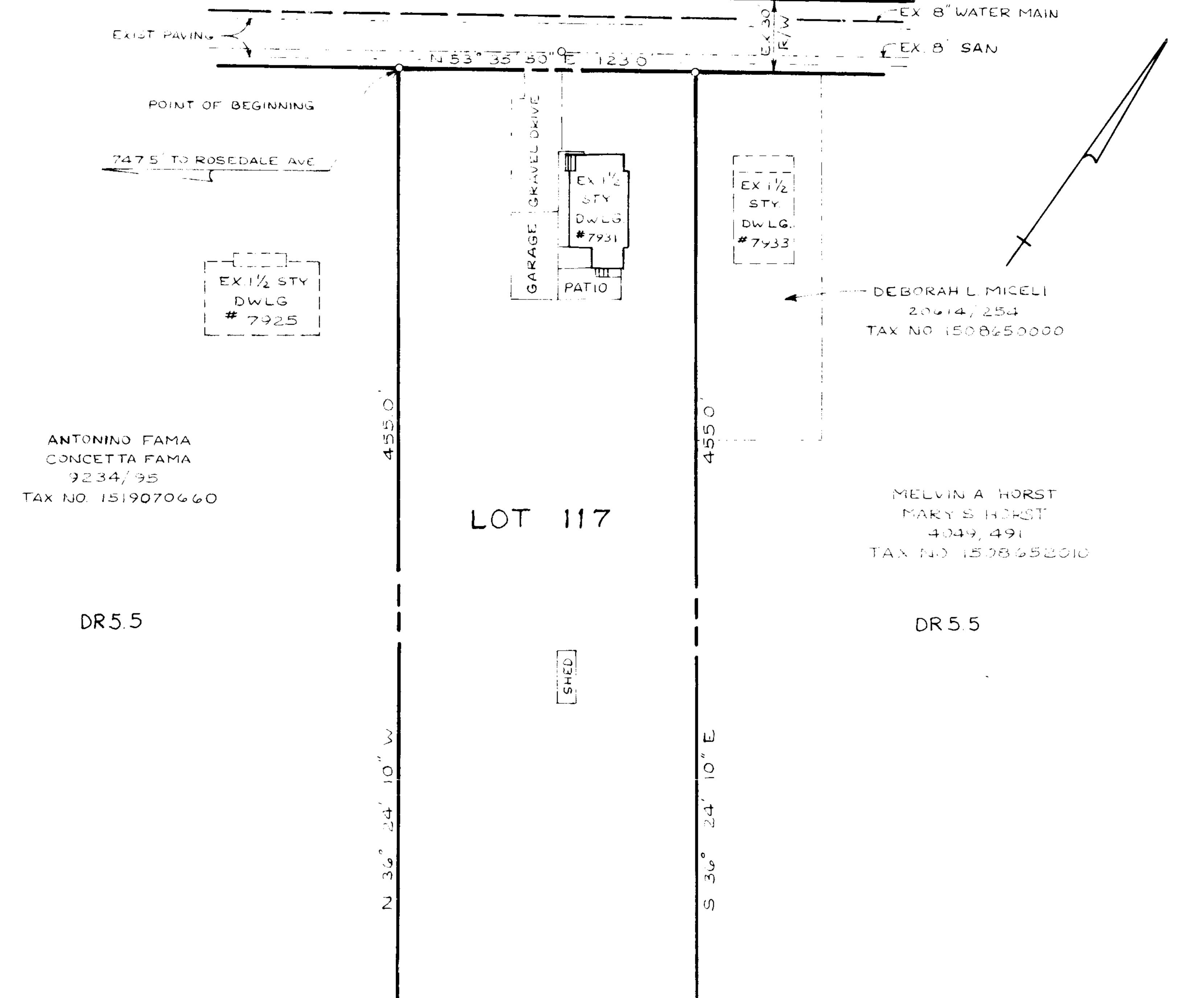
ALE: ! : - 40 DES. BY:
TE: 9 6 07 DAN. BY: TC SHT. \_\_\_ OF

#### ZONING NOTE

#### DR 5.5

#### DALROSE

#### AVENUE



# CHURCH PROBLEM ON THE SUBJECT SITE VICINITY MAP NOT TO SCALE

#### SITE DATA

SITE AREA	128 AC */-
EXIST ZONING	DR 5 5
COUNCILMANIC DIETRICT	7 <b>T</b> H
ZONING MAP	<b>08903</b>
DEEL REFERENCE	16235/345
TAX MAR, SRICH HARCEL	96 (5/190
CDI TURECLOSA XAT	151/6/7320

#### GENERAL NOTES

- THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS, ENDANGERED SPECIES HABITATS, OR HISTORIC BUILDINGS OR LANDMARKS ON THE SUBJECT SITE.
- 2 THERE ARE NO STREAMS BODIES OF WATER, OR SPRINGS ON OR ADJACENT TO THE SUBJECT SITE
- 3 THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
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- 5 THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY

#### DR 5.5

S 53° 35′ 50″ W 123 0′

#### OWNER INFORMATION

JOHN H. BRUNE, JR
SUSAN A. BRUNE
7931 DALROSE AVENUE
BALTIMORE, MD. 21237-2705

PHONE (484) 764 - 2677

		REVISIONS	
NO.	DATE	DESCRIPTION	
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### SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS 222 BOSLEY AVENUE SUITE B-3 TOWSON, MD 21204 PHONE: 410-823-3535

PLAT TO ACCOMPANY
ZONING PETITION

BRUNE PROPERTY

7931 DALROSE AVENUE

15 TH ELECTION DISTRICT BALTIMORE CO MD

SCALE: | = 40 | DES. BY: SHT. \_\_\_ OF DATE: 9 6 7 | DAN. BY: TC