

RE: PETITION FOR VARIANCE
from Section 238.2 of the
Zoning Regulations,
E/S York Road, 244.63' North
of Radcliffe Road,
9th District
Harold F. Burton, et al
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 64-142-A

ORDER OF DISMISSAL

Petition of Harold F. Burton, et al, for a variance from Section 238.2 of the Zoning Regulations of Baltimore County, on property located on the east side of York Road, 244.63 feet north of Radcliffe Road in the Ninth District of Baltimore County.

Whereas the County Board of Appeals is in receipt of an Order of Dismissal filed September 2, 1965 from the attorney representing the protestants-appellants in the above entitled matter.

Whereas the said attorney for the said protestants-appellants request that the appeal filed on behalf of said protestants, be dismissed and withdrawn as of September 2, 1965.

It is thereby ORDERED this 9th day of September, 1965 that said appeal be dismissed with prejudice as of the aforementioned date.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Glen Parker

R. Bruce Alderman

RE: Petition for variance
from Sec. 238.2 E/S York Road,
244.63' N. Radcliffe Road-
9th District

BEFORE THE
BOARD OF APPEALS
FOR
BALTIMORE COUNTY
NO. 64-142-A

ORDER OF DISMISSAL

MR. CLERK:

Please note a Dismissal of the Appeal heretofore filed in the above-captioned case.

John Warfield Armiger
Attorney for Petitioners
200 Padonia Road East
Cockeysville, Maryland-21030
666-0440

RE: Petition for Variance to
Sec. 238.2 of Zoning
Regulations - E. S. York
Road, 244.63' N. Radcliffe
Road, 9th District - Harold
F. Burton, Petitioner -

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
#64-142-A

ORDER FOR APPEAL

MR. CLERK:

Please enter an Appeal in the above captioned case to the Board of Appeals for Baltimore County.

John Warfield Armiger
Attorney for Petitioner
406 Jefferson Building
Towson 4, Maryland
Valley 5-7466
666-0440

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Nease, Zoning Commissioner Date: May 20, 1964
FROM: Mr. George H. Gervelle, Deputy Director
SUBJECT: #64-142-A. Variance to permit side and rear yard of 0 feet and 20 feet instead of the required 30 feet. East side of York Road, 244.63 feet North of Radcliffe Road, being property of Harold F. Burton.

2nd District
REMARKS: Wednesday, May 20, 1964. (1:00 P.M.)

The staff of the Office of Planning and Zoning commented previously on the variance for this property. It reiterated the comments made in connection with Petition #59287 (5-4-63). Special emphasis is given to the comment stating the desirability of devising a site plan for this property which would interrelate and interconnect its access with that of the adjoining motel.

CRJ/haw

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harold F. & Betty D. Burton, 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 Variance from Section 238.2, 316, and 322, Yard to permit side yard set back of 0 feet and 20 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty
unable to improve the property without the variance and unless owner is permitted to improve the property with a building it is useless.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to my expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 716 N. York Road,
Towson 4, Maryland
Protestant's Attorney
Douglas G. Bickel, Attorney
207 Washington Ave.,
Towson 4, Maryland
V43-1092
ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 1964.

1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County, at the County Office Building in Towson, Baltimore County, on the 10th day of May, 1964, at 1:00 o'clock P.M.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the granting of the variance to permit side and rear yard setbacks of 0 feet on the north side and 20 feet on the south side should be granted, instead of the requested 0 feet and 20 feet respectively. Section 238.2 of the Zoning Regulations requires side and rear yards of 30 feet.

The above variance should be granted and the petitioning owner of the property should be granted the same.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of May, 1964, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a side yard setback of 0 feet on the north side and 20 feet on the south side instead of the required 30 feet, subject to approval of the plat plan by the State House Commission, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of property owned by Harold F. Burton and Betty D. Burton.

BEGINNING for the same at a point on the east side of York Road, 100 feet wide as shown on Maryland State Roads Commission Right of Way Plat No. 10538, said point of beginning being also distant N. 31° 45' 15" W. 226.63 ft. from the intersection of the said east side of York Road and the north side of Radcliffe Road 60 ft. wide as shown on Plat entitled "Property of Edwin K. and Thomas M. Gontrom" dated February 23, 1959 and recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 26, folio 62, coordinates of said point of intersection being East 1,752.82 ft. and North 41,228.33 ft., running thence binding on the east side of said York Road as now surveyed N. 31° 59' 56" W. 53.49 ft. to the "Right of Way Lines of Through Highway" of Ramp "F" to the Baltimore County Beltway, as shown on the above mentioned Maryland State Roads Commission Right of Way Plat, as now surveyed N 12° 42' 47" E. 23.11 ft. running thence for lines of division the three following courses and distances, as now surveyed, viz: first, N. 58° 18' 49" E. 136.19 ft; second S. 31° 41' 11" E. 70.00 ft; and third S. 58° 18' 49" W. 152.07 ft. to the point of beginning.

BEING all that parcel of land as described in a deed from Asten Inc. to Harold F. Burton dated December 18, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3938 folio 190.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Dear Sirs:

SUBJECT: Petition for Variance for Harold F. Burton
#64-142-A

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

OFFICE OF PLANNING & ZONING: 1. The parking layout as indicated on petitioner's plan will not function properly. It appears that several parking spaces will have to be omitted to make the layout work. 2. The scale that is indicated on drawing is not correct. 3. The access to the site is undesirable. Same as Office of Planning & Zoning

BUREAU OF ENGINEERING: No comment

HEALTH DEPARTMENT: No comment

STATE ROADS COMMISSION: All access to site is subject to approval of the State Roads Commission

REDEVELOPMENT COMMISSION: No comment

FIRE DEPARTMENT: No comment

INDUSTRIAL DEVELOPMENT: No comment

BUILDINGS DEPARTMENT: No comment

BOARD OF EDUCATION: No comment

cc: Albert G. Gandy, Office of Planning & Zoning
Gilbert Wilson, Traffic
John D. Dwyer, State Roads Commission
JED/ea

Yours very truly,
James E. Dwyer

64-142-7

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1 sign

District: 98 Date of Posting: 4/26/64

Posted for: HAROLD F. BURTON ET AL.

Petitioner: HAROLD F. BURTON ET AL.

Location of property: E'S YORK RD. 244.63' N. RADCLIFFE RD.

Location of Sign: ① FACING YORK RD. AND APP. 5 FT. FROM SIGN ON PROPERTY AND APP. 25 FT. S.W. SIDEWALK OF YORK RD.

Remarks: SIDEWALK OF YORK RD.

Posted by: Robert B. Bullock, Signature Date of return: 7/1/64

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23399
DATE 5/21/64

TO: Messrs. Morgan & Jones
200 W. TOWSON AVE.
TOWSON, MD. 21286

BILLED BY: Sealing Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-422		Advertising and posting of property for Harold F. Burton No. 64-142-4	\$2.50
		PAID - Baltimore County, Md. - Office of Finance	
		7-2164 4530 • 23399 TTP-	\$450

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 21700
DATE 5/2/64

TO: Messrs. Smith & Patton
207 Washington Ave.
Towson, Md. 21286

BILLED BY: Sealing Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-422		Petition for Variance for Harold F. Burton	\$5.00
		PAID - Baltimore County, Md. - Office of Finance	
		4-364 1964 • 21700 TTP-	\$500
		4-364 1964 • 21700 TTP-	\$500

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23285
DATE 4/24/64

TO: John Warfield Aminger, Mayor,
Jefferson Building
Towson by Maryland

BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01-422		Cost of appeal - Harold F. Burton No. 64-142-4	\$5.00
		1 sign	\$5.00
		PAID - Baltimore County, Md. - Office of Finance	
		6-2364 3000 • 23285 TTP-	\$8.00

3

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR A VARIANCE
ZONING DISTRICT
The Zoning Regulations of Baltimore County to permit side and rear yards of 0 feet & 20 feet instead of the required 20 feet.

LOCATION: East side of York Road 254.0 feet North of Radcliffe Road.

DATE & TIME: WEDNESDAY, MAY 20, 1964 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be excepted as follows:
Section 228.2 - Side and Rear Yards - 20 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Concerning all that parcel of land in the Ninth District of Baltimore County.

BEGINNING for the same at a point on the east side of York Road, 100 feet wide as shown on Maryland State Roads Commission Right of Way Plat No. 10028, said point of beginning being also distant N. 31 degrees 45' 15" W. 221.63 feet from the intersection of the said east side of York Road and the north side of Radcliffe Road on the side of shown on Plat entitled "Property of Edwin K. and Thomas M. 1959 and recorded among the Plat Records of Baltimore County in Liber W.J.R. No. 26, folio 62, coordinates of said point of intersection being East 1,752.82 ft. and North 41,228.23 ft., running thence bearing on the east side of said York Road as now surveyed N. 31 degrees 59' 56" W. 524.9 ft. to the "Right of Way Lines of Through Highways" Ramp "F" to the Baltimore County Beltway, as shown on the above mentioned Maryland State Roads Commission Right of Way Plat, as now surveyed N. 15 degrees 42' 47" E. 241.1 ft. running thence along line of division the three following courses and distances, as now surveyed, viz: first, N. 58 degrees 18' 49" E. 186.11 ft.; second N. 31 degrees 11' 11" E. 100.00 ft.; and third S. 58 degrees 18' 49" W. 182.07 ft. to the point of beginning.

BEING all that parcel of land as described in a deed from Ann to Harold F. Burton ten Inc. to Harold F. Burton dated December 18, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 268 folio 190.

Being the property of Harold F. Burton and Betty B. Burton, as shown on plat plan filed with the County Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
May 1, 1964.

OFFICE OF
THE BALTIMORE COUNTEAN
THE COMMUNITY NEWS
Baltimore, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
May 4, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~successive weeks~~ before the 4th day of May, 1964, that is to say the same was inserted in the issues of May 1, 1964.

THE BALTIMORE COUNTEAN

By Paul J. Morgan, Editor and Manager R.M.

64-142-9

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

98

District: 98 Date of Posting: 4/31/64

Posted for: Hearing Wed. May 20, 64 AT 1:00 P.M.

Petitioner: HAROLD F. BURTON

Location of property: E'S YORK RD. 244.63' N. RADCLIFFE RD.

Location of Sign: ① APP. 20' FROM YORK RD. AND APP. 4" FROM FOR LANE SIGN AND APP. 55' FROM ENTRANCE TO DRIVE

Remarks: SIGN FACING YORK RD.

Posted by: Robert B. Bullock, Signature Date of return: 5/7/64

PETITION FOR A VARIANCE
ZONING DISTRICT
The Zoning Regulations of Baltimore County to permit side and rear yards of 0 feet & 20 feet instead of the required 20 feet.

LOCATION: East side of York Road 254.0 feet North of Radcliffe Road.

DATE & TIME: Wednesday, May 20, 1964 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

The Zoning Regulation to be excepted as follows:
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Being the property of Harold F. Burton and Betty B. Burton, as shown on plat plan filed with the County Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
May 1, 1964.

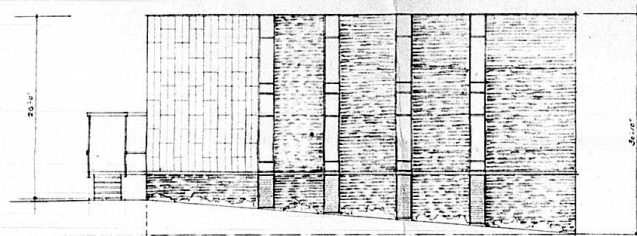
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for One Week ~~successive weeks~~ before the 24th day of May, 1964, that is to say the same was inserted in the issues of May 1, 1964.

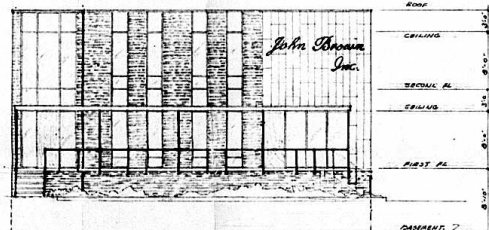
THE JEFFERSONIAN,
Rosa M. Hamilton, Manager.

Cost of Advertisement, \$.....



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

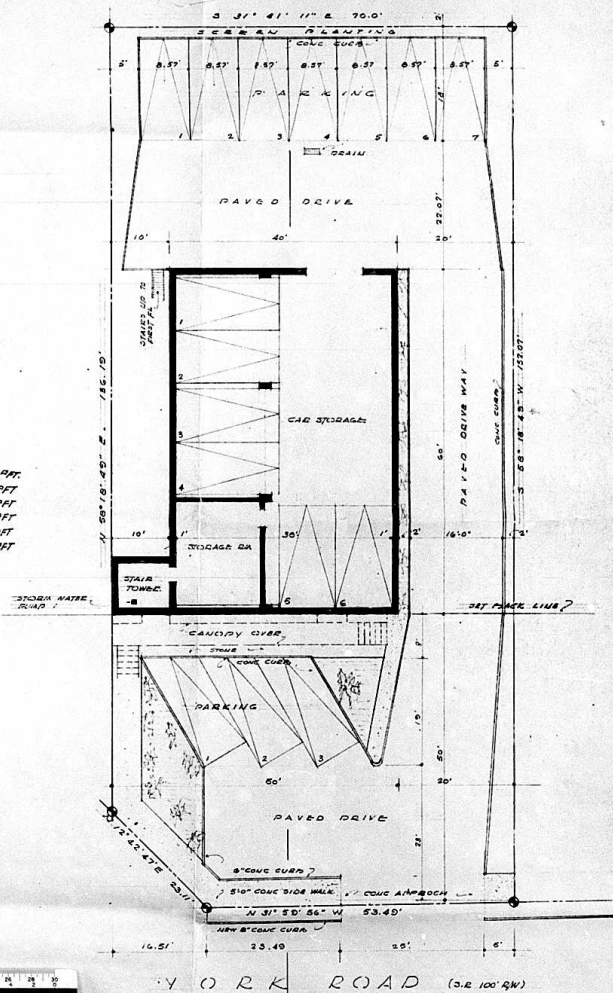


WEST ELEVATION YORK RD.

SCALE 1/8" = 1'-0"

LOT AREA
BASEMENT PARKING & STORAGE AREA
FIRST FLOOR OFFICE AREA
SECOND FLOOR OFFICE AREA
TOTAL FLOOR AREA OFFICE
BUILDING AREA LOT COVERAGE
ON SITE PARKING

10,513.81 S.F.
2,500.0 S.F.
2,500.0 S.F.
2,500.0 S.F.
5,000.0 S.F.
2,500.0 S.F.
16 CARS



YORK ROAD (S.E. 100' R/W)

LOT PLAN LAYOUT

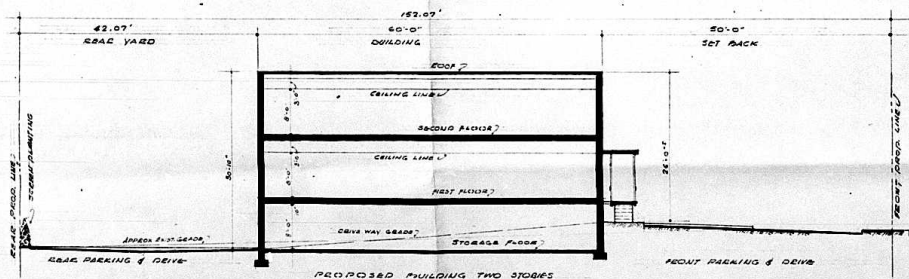
9th Dec.

SCALE 1/8" = 1'-0"

PROPOSED TWO STORY OFFICE BUILDING

702
1019 YORK ROAD
TOWSON, MD.
DR. HAROLD F. BURTON
716 N. YORK RD. TOWSON, MD.

Jonathan Z. Maxley, L.P.A.
1/15/83



CROSS SECTION A THRU LOT

SCALE 1/8" = 1'-0"