

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY. The Most Reverend Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore for the time being, and his successors in the Archdiocese of Baltimore...

hereby petition for a Variance from Sections 255.1 and 238.2 requiring a side yard of thirty (30) feet, to allow side yards of ten (10) feet (M.L.), and a side yard of thirty (30) feet and sixty (60) feet between buildings, to allow a side yard of ten (10) feet and forty-five (45) feet between buildings...

The subject property is too small and narrow to allow practical and economic development without the requested variances, which variances if granted will allow proper use of this property consistent with the public welfare of the area.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay 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.

By: Leo L. Dezman, Contract purchaser; Lawrence Cardinal Shehan, Legal Owner; James D. Nolan, Esquire, Protestant's Attorney; Address 204 West Pennsylvania Avenue Towson 21204.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of February 1970, 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 property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of March 1970, at 11:00 o'clock.

Edward D. Hardisty, Zoning Commissioner of Baltimore County. (Signature)

MCA logo and contact information: MARY, CHILD & ASSOCIATES, INC. CONSULTING ENGINEERS. 1000 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 381-0203-0800.

DESCRIPTION

0.87 ACRE PARCEL, MORE OR LESS, WEST SIDE OF YORK ROAD, SOUTH OF TIMONIUM ROAD, KNOWN IN PART AS #2070 YORK ROAD, ELECTION DISTRICT NO. 9, BALTIMORE COUNTY, MARYLAND.

This Description is for "Yard Variances In A "B-R" & "M-L" Zone."

Beginning for the same at a point on the west side of York Road, said point being measured 340', more or less, southerly from the intersection of the west right of way line of York Road and the center line of Timonium Road, thence binding on the west side of York Road, (1) S 15° 00' E - 190 feet, thence the three following courses: (2) S 74° 10' W - 206 feet, to a point, thence (3) N 15° 00' W - 190 feet to a point, thence (4) N 74° 10' E 200 feet to the point of beginning.

Containing 0.87 acres of land, more or less and known in part as #2070 York Road, Baltimore County, Maryland.

RLS:smpl J.O. #69203 December 1, 1969



Water Supply Sewerage Drainage Highways Structures Developments Planning Reports

CERTIFICATE OF PUBLICATION. TOWSON, MD. March 5, 1970. 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 in each of one (1) consecutive weeks before the 23rd day of March 1970, the first publication appearing on the 5th day of March 1970.

OFFICE OF THE ESSEX TIMES. ESSEX, MD. 21221 March 11 - 1970. THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of March 1970 that is to say, the same was inserted in the issue of March 5, 1970.

CERTIFICATE OF POSTING. ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland. District: 8th. Date of Posting: March 7, 1970. Posted for: Variance from Area and Height Regulations. Petitioner: Most Reverend Lawrence Cardinal Shehan. Location of property: 1/2 York Road, 340' S of Timonium Rd. Location of Signs: 340' York Road. Remarks: None. Posted by: Edward D. Hardisty. Date of return: March 17, 1970.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204. Your Petition has been received and accepted for filing this 10th day of February 1970. Petitioner: Most Reverend Lawrence Cardinal Shehan. Petitioner's Attorney: James D. Nolan. Reviewed by: Miss S. Myers, Chairman of Advisory Committee.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 18, 1970. James D. Nolan, Esq., 204 West Pennsylvania Avenue, Towson, Maryland 21204. RE: Type of Merchant Side yard Variance. Location: 1/2 York Road, 340' S of Timonium Road. Petitioner: Most Reverend Lawrence Cardinal Shehan. Committee Meeting of February 10, 1970. 8th District. Item 156.

Dear Sirs: The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved with the property to the north improved with the Hays-Ferguson Tractor Company. The property to the east with Gulf Oil Company service station, and the property to the south with several dwellings and commercial uses, with the property to the west improved with outdoor storage for the tractor company. York Road in this location is not improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION: This office has reviewed the subject site plan and offers the following comment: 1) The existing outdoor advertising sign should be shown on the site plan as an existing structure to be removed.

BUILDING ENGINEER'S OFFICE: No comment until plans are submitted.

DEPARTMENT OF TRAFFIC ENGINEERING: The subject variance should have no major effect on traffic.

James D. Nolan, Esq., 204 West Pennsylvania Avenue, Towson, Maryland 21204. February 16, 1970.

FIRE DEPARTMENT: Owner shall be required to comply to the 101 Life Safety Code, 1974 edition, Chapter 12 "mercantile Occupancy" and all other Fire Department requirements.

BOARD OF EDUCATION: No bearing on student population.

STATE ROADS COMMISSION: Prior to the processing of an entrance permit for the subject site, the plan must be revised to indicate a minimum of 5' from the property lines to the P.C. of the radius returns into the entrances.

The roadside curb must be 31' from the center line of York Road at the north property line and taper to 24' from the center of the road at the south property line.

The entrances will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION: A field investigation revealed that there are two outdoor advertising structures located on the property, as well as a United States Coast and Geodetic Survey bench mark. It is suggested that the petitioner contact the Department of Interior as to the moving or protection of this bench mark.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the next future.

Very truly yours, Oliver L. Myers, Chairman.

OLM:JD Enc.

BUREAU OF ENGINEERING. District Plat - Comments. 156. Property Owner: Most Reverend Lawrence Cardinal Shehan. Location: 1/2 York Road, 340' S of Timonium Rd. Districts: 8th. Proposed Zoning: BR and ML. Proposed Zoning Variance to Sec. 255.1 and 238.2. No. Acres: 0.87 AC ±. Highways: York Road (Rt. 111) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements. Sediment Control: Development of this property through striping, grading, and stabilization would result in a sediment pollution problem. Grading, private and public holdings downstream of the property. Storm Drainage: The applicant must provide necessary drainage facilities. Public water and sewer are available to the site. Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Public water and sewer are available to serve this property. Sanitary Sewer: Public sanitary sewer is available to serve this property. Paved: S-16 Key Sheet, 51 W 2 and 3 Position Sheet, NW 13 A Top, 60 Tax.

BALTIMORE COUNTY, MARYLAND. INTER-OFFICE CORRESPONDENCE. TO: Mr. Oliver L. Myers. Date: February 16, 1970. FROM: Ian J. Porrett. SUBJECT: Item 156 - Zoning Advisory Committee Meeting, February 10, 1970. Health Department Comments: 156. Property Owner: Most Reverend Lawrence Cardinal Shehan. Location: W/S York Road, 340' S of Timonium Road. District: 8th. Present Zoning: BR and ML. Proposed Zoning Variance to Sec. 255.1 and 238.2. No. Acres: 0.87 AC ±. Public water and sewer are available to the site. Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Chief, Water and Sewer Section, BUREAU OF ENVIRONMENTAL HEALTH.

... to the discipline and government of the Roman Catholic Church, a corporation sole of the State of Maryland.

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it further appearing that by reason of

a Variance to permit side yards of 10 feet instead of the required 30 feet; and to permit side yards between buildings of 10 feet and 45 feet instead of the required 30 and 60 feet.

It is ORDERED by the Zoning Commissioner of Baltimore County this 11th day of April, 1970 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit side yards of 10 feet instead of the required 30 feet, and to permit side yards between buildings of 10 feet and 45 feet instead of the required 30 and 60 feet, subject to approval of the site plan by the State Roads Commission, the 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

the above Variance should NOT BE GRANTED.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 11th day

of April, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MICROFILMED

70-178-A
#156

THE MOST REV. BISHOP
CARDINAL SHEHAN-V/S of York Rd.,
3901 S of Titanium Rd. 8th
#70-178-A

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 69312

DATE March 2, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

TO: Messrs. Nolan, Plunkoff and Williams
204 N. Penna. Ave.
Towson, Md. 21286

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 09-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

QUANTITY

COST

Petition for Variance for Most Reverend Lawrence Cardinal Shehan
#70-178-A

25.00

MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 69345

DATE March 24, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

TO: Messrs. Nolan, Plunkoff and Williams
204 N. Penna. Ave.
Towson, Md. 21286

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 09-622

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

QUANTITY

COST

Advertising and posting of property for Lawrence Cardinal Shehan
#70-178-A

47.00

MICROFILMED

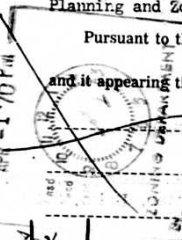
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ORDER RECEIVED FOR FILING

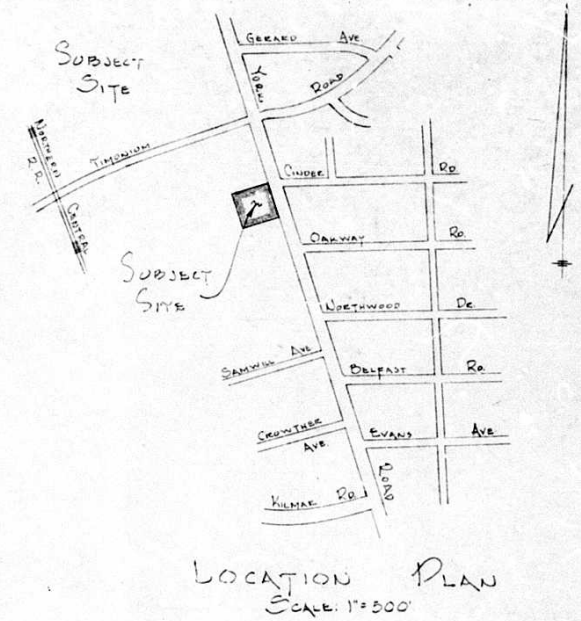
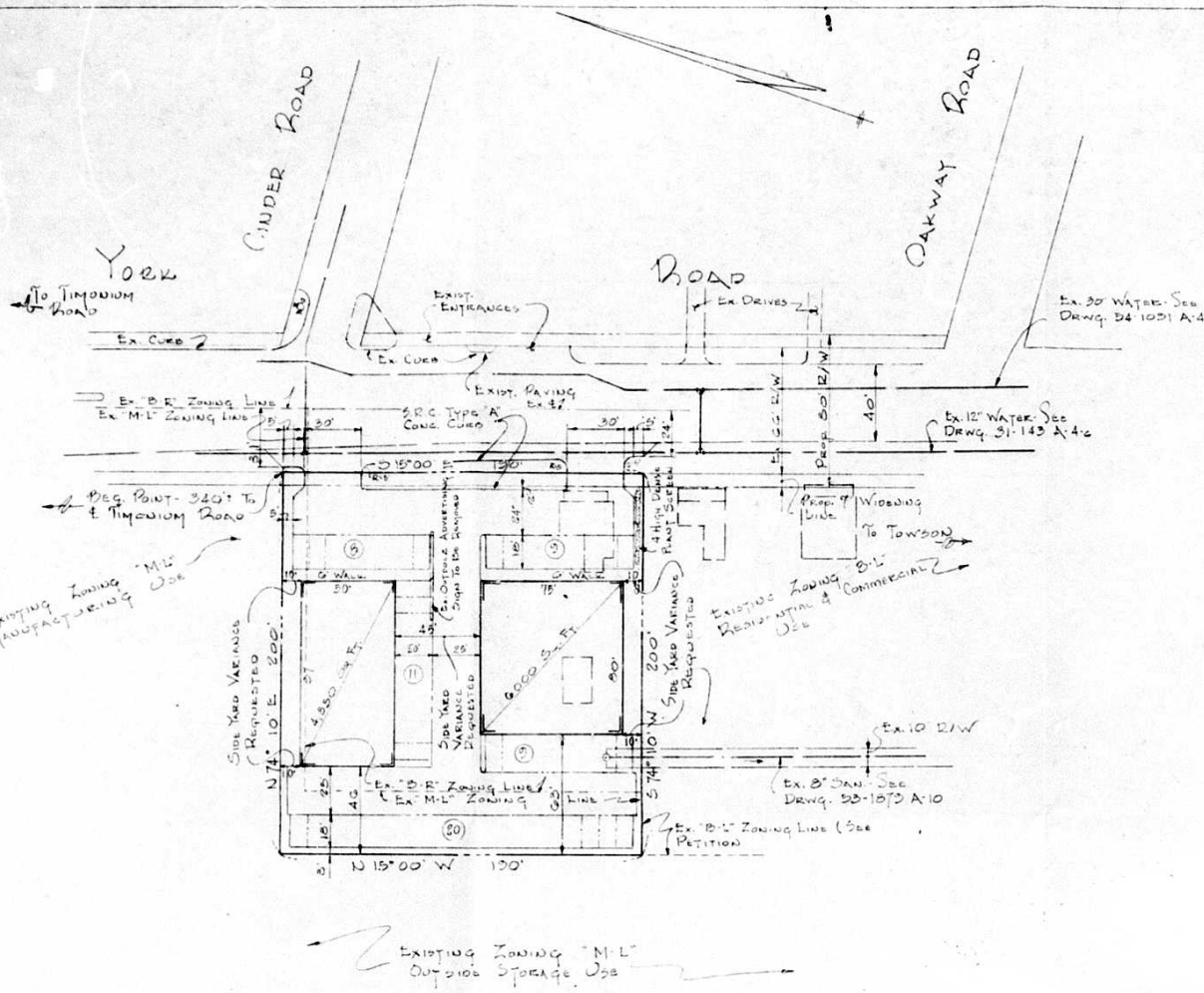
DATE 4/1/70 - A.C. Harrod

BY ADMINISTRATIVE ASSISTANT

APP - 1 70 PM



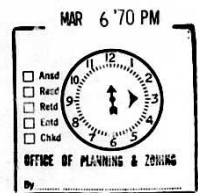
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GENERAL NOTES

1. AREA OF PROPERTY EQUALS 28,000 SQ FT (0.67 ACRES)
2. EXISTING ZONING OF PROPERTY "B-R" & "M-L"
3. EXISTING USE OF PROPERTY "NO USE"
4. PROPOSED ZONING OF PROPERTY "B-R" & "M-L" WITH YARD VARIANCES
5. PROPOSED USE OF PROPERTY "RETAIL STORES"
6. OFF-STREET PARKING:
 - A. TOTAL FLOOR AREA EQUALS 10,850 SQ. FT.
 - B. REQUIRED PARKING EQUALS 58 UNITS
 - C. PROPOSED PARKING EQUALS 57 UNITS
7. EXISTING BUILDINGS ON SITE TO BE REMOVED
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 255.1 & 258.2 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 10' INSTEAD OF THE REQUIRED 30' (M-L)
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 259.3 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 10' INSTEAD OF THE REQUIRED 30' & A DISTANCE OF 45' BETWEEN BUILDINGS INSTEAD OF THE REQUIRED 30' (B-R)

MATZ, CHILDS & ASSOCIATES
1010 PROXWELL CENTER BUILDING
BALTIMORE, MARYLAND 21201
J. G. MATZ, INC. ENGINEERS & ARCHITECTS
69205 ELK LANE, BALTIMORE, MD 21212
PL



REVISED PLANS #156
OFFICE COPY

PLAN TO ACCOMPANY PETITION
FOR
SIDE YARD VARIANCES
VICINITY
3070 YORK ROAD
ELECTION DISTRICT 9 BALTIMORE COUNTY, MD.
Scale: 1" = 50'
Nov. 29, 1969
Revised: March 5, 1970



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