

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Sara Jane Gilmore and

I, or we, Donald J. Gilmore, 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 (1) that the zoning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from an R-6 zone to an R-A zone, for the following reasons:

- Mistake in original zoning.
- Change in the neighborhood.
- The present zoning denies your Petitioner any reasonable use of its property.

- For variance to permit a side yard of 12.5 feet instead of 25 feet.

See attached description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Offices

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

or we, agree to pay expenses of above re-classification and/or Special Exception 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 of Baltimore

Address: _____

Legal Owner

Address: Westminster, Maryland 21157

Address: _____

Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of 1967, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 136, County Office Building in Towson, Baltimore

County, on the 22nd day of July, 1967, at 1:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-6 to R-A, : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION FOR OFFICES : OF
AND VARIANCE FROM SECTION 217.3 OF : BALTIMORE COUNTY
the Zoning Regulations :
E/S York Road 95' :
N. of Croftley Road, :
8th District : No. 71-11-RXA
Donald J. Gilmore and :
Sara Jane Gilmore, :
Petitioners :

ORDER OF DISMISSAL

Petition of Donald J. and Sara Jane Gilmore for reclassification from R-6 to R-A, special exception for Offices, and a variance from Section 217.3 of the Zoning Regulations of Baltimore County on property located on the east side of York Road 95 feet north of Croftley Road, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed October 1, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioners-appellants in the above entitled matter.

WHEREAS, the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of October 1, 1973.

IT IS HEREBY ORDERED this 11th day of October, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Chairman

John A. Miller

Robert L. Gilford

IN THE MATTER : BEFORE THE ZONING
OF THE APPLICATION OF : COMMISSIONER OF
DONALD J. GILMORE and : BALTIMORE COUNTY
SARA JANE GILMORE :

PETITION TO ACCOMPANY ZONING PETITION

The Petition herein seeks rezoning, from R, 6 to R, A, with a special exception for office use.

With respect to change in the area, the property is situated on York Road and has experienced the impact of additional York Road traffic and commercialism in the area. The following zoning changes are relied upon as having occurred:

Petition No. 5204X (Reclassification to B, R, zoning)

Petition No. 68257 (B, L, zoning)

Petition RXA 4922 (R, A, zoning)

Petition 68-97 (B, L, zoning)

Petition 66-283 (B, L, zoning)

In addition, it is understood that this property has been recommended for inclusion in an R, A, zone by the recommendations of the Planning Board,

Richard C. Murray
Cook, Mudd, Murray & Howard
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone 823-4111
Attorney for Petitioners

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX # 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from R-6 to R-A with
Special Exception for Offices.

March 23, 1970

Beginning for the same on the east side of York Road 66.00 feet wide, at the distance of 95.00 feet measured northerly along the east side of said York Road from the center line of Croftley Road 50.00 feet wide and running thence binding on the east side of said York Road North 23° 51' 00" West 80.00 feet to the southeast outline of a plat of "York Manor" dated May 1957 and recorded among the Land Records of Baltimore County in Plat Book G.L.B. 24 folio 15, thence binding on part of said southeast outline North 63° 23' 00" East 150.16 feet to the westernmost corner of a plat of "Bridlewood" dated June 8, 1954 and recorded among the Land Records of Baltimore County in Plat Book G.L.B. 20 folio 87, thence binding on part of the southwest outline of said plat of Bridlewood South 23° 51' 00" East 87.32 feet, thence South 66° 09' 00" West parallel with the above mentioned Croftley Road 150.00 feet to the place of beginning.

Containing 0.288 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty, Zoning Commissioner Date: June 9, 1970
ATTN: Oliver L. Myers
FROM: William H. Myers, P.E.
SUBJECT: Item 339 (1967-1970)
Property Owner: Sara Jane and Donald J. Gilmore
N/S corner, Int. of York Road and Croftley
District: 8th
Present Zoning: R-6
Proposed Zoning: Reclassification to R-A with Special Exception for offices.
No. Acres: 0.288 acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water supply, and public sanitary sewerage is available to serve this property.

An additional fire hydrant, perhaps two fire hydrants, appear to be required along this section of York Road.

William H. Myers
WILLIAM H. MYERS, P.E.
Chief, Bureau of Engineering

END:ZONING

S - S.S. Key Sheet
46 NM 1 Position Sheet
N.W. 12 A Topo
61 - Tax

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
1015 FREDERICK BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

September 28, 1973

County Board of Appeals
County Office Building
Towson, Maryland 21204

ATTENTION: Mr. Slowik

Dear Mr. Slowik:

In reply to your letter concerning the above, it is agreed by the Petitioner that the adoption of the comprehensive maps on March 24, 1971 renders the above case moot.

Since,

Richard C. Murray

RCM/njb

cc: Donald J. Gilmore, Esquire

LAW OFFICES
COOK, MUDD, MURRAY & HOWARD
1015 FREDERICK BUILDING
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

21 August 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Donald J. Gilmore, Petitioners
Case No. 71-11-RXA (Item No. 339)
Petition for Reclassification

Dear Mr. Hardesty:

Please enter an appeal in the above entitled matter to the County Board of Appeals on behalf of Donald J. Gilmore and Sara Jane Gilmore. Enclosed you will find my check for the appeal costs.

Very truly yours,

Richard C. Murray

RCM/s

Enclosure

CC: John G. Noppinger, Esquire



BALTIMORE COUNTY, MARYLAND JUL 17 70 PM

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 17, 1970
FROM: Mr. George E. Gavrellis, Director of Planning
SUBJECT: Petition 71-11-RXA. East side of York Road 95.00 feet North of Croftley Road.
Petition for Reclassification from R-6 to R-A. Zone
Petition for Special Exception for Offices
Petition for Variance to permit a side yard of 12.5 feet instead of the required 25 feet.
Donald J. Gilmore - Petitioner

8th District

HEARING: Wednesday, July 22, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A. Zone together with special exception for offices and a side yard variance. We have the following advisory comments to make relative to pertinent planning factors:

With the exception of the northeast corner of York and Thornhill Roads, which is zoned R-A., the cottages on this segment of York Road are zoned R-6. The Planning Board recommended on its maps adopted February 11, 1970, that this row of cottages remain in R-6 zoning. The Board is reviewing its position on this particular segment of York Road.

The Board has tentatively agreed that conversion of these existing dwellings to offices may be acceptable; however, the most desirable method used to achieve this change is still not quite clear.

I believe this question should be resolved through the Planning Board's map procedures this fall when the entire strip can be dealt with, rather than on a piecemeal basis.

GEG:mh

Rec'd 10/1/73

NOV 30 1973

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

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception for a should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of August, 1970, that the herein described property or area should be and the same is hereby reclassified, from a zone to a zone, and or a Special Exception for a should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood, failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and failure to show practical difficulty or unreasonable hardship,

and Variance the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of August, 1970, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as a zone; and the Special Exception for

Offices be and the same is hereby DENIED.

RECEIVED FOR
PROCESSING
BY
DATE 8/31/70
OFFICE OF
PLANNING & ZONING

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 3, 1970
FROM: Ian J. Forrest
SUBJECT: Item 339 - Zoning Advisory Committee Meeting, May 26, 1970

339. Property Owner: Sara Jane and Donald J. Gilmore
Location: N/E corner, int. of York and Croftley
Present Zoning: R-6
Proposed Zoning: Reclass. to RA with Special Exception for offices
District:
No. Acres:

A revised plan must be submitted showing how the property will be served by water and sewer.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF MAY 26, 1970

Petitioner: Gilmore
Location: York & Croftley
District: 7
Present Zoning: R-6
Proposed Zoning: RA with Special Exception for offices
No. of Acres: 0.284

Comments: Addressed to shall to have an effect on student population

STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
ATTN: Oliver L. Myers Date: June 4, 1970
FROM: C. Richard Moore
SUBJECT: Item 339 - ZAC - May 26, 1970
Property Owner: Sara Jane and Donald J. Gilmore
NE Corner of York and Croftley
Reclassification to RA with special exception for offices

The subject petition is requesting a change from R-6 to RA with special exception for offices of .3 acres. Although this site should not increase trip density greatly, it must be pointed out that trip density for the York Road corridor is at capacity and any increase in trip density is undesirable. The 10 foot macadam drive does not meet County standards for offices.

Richard Moore
Assistant Traffic Engineer

CRM:mr

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: 6/3/70

FROM: Lieutenant Thomas E. Kelly
Fire Department
SUBJECT: Property Owners
Sara Jane and Donald J. Gilmore

Location: N/E corner, int. of York and Croftley Roads

Item # 339 Zoning Agenda May 26, 1970

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

The building shall comply with the Fire Department requirements for office occupancy.

T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: May 27, 1970
FROM: Everett Reed, Plans Review
SUBJECT: Item 339 Sara Jane and Donald J. Gilmore
N/E corner int. of York & Croftley Rds.
District 6 7

PETITIONER TO MEET DESIGN LOADS OF BALTIMORE COUNTY
BUILDING CODE FOR CONVERSION TO OFFICES. SEE SECTIONS
700.2 C AND A04.

Everett Reed, Plans Review

ER:moh



STATE OF MARYLAND STATE ROADS COMMISSION 300 WEST PRESTON STREET BALTIMORE, MD. 21201

DAVID B. FISHER
COMMISSIONER OF CONSTRUCTION
AND DIRECTOR OF HIGHWAYS
WALTER HOLLEY, JR.
HARLEY D. WINDFELD
WALTER BUCHER
LAWRENCE H. BROWN
JOHN J. WOODLICK
ARTHUR W. PIERCE, JR.
FRANK THOMP

WALTER E. WOODFORD, JR.
CHIEF ENGINEER
DEPUTY CHIEF ENGINEERS
PLANNING & SAFETY
HUGH B. BROWN
ENGINEERING DEVELOPMENT
LESLIE E. WIGGANS
OPERATIONS

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Item 339
Re: Zoning Advisory Comm.
Meeting May 26, 1970
Property Owner: Sara Jane & Donald J. Gilmore
Location: N/E Corner, int. of York & Croftley - N. of Seminary (Route 45)
Present Zoning: R-6
Proposed Zoning: Reclassification to RA with special except. for offices

Dear Mr. Hardesty:

The minimum width for a commercial entrance is 25 ft. The plan indicates an entrance 10' in width. The plan must be revised prior to a hearing date being assigned. The entrance will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:mrk



BALTIMORE COUNTY, MARYLAND

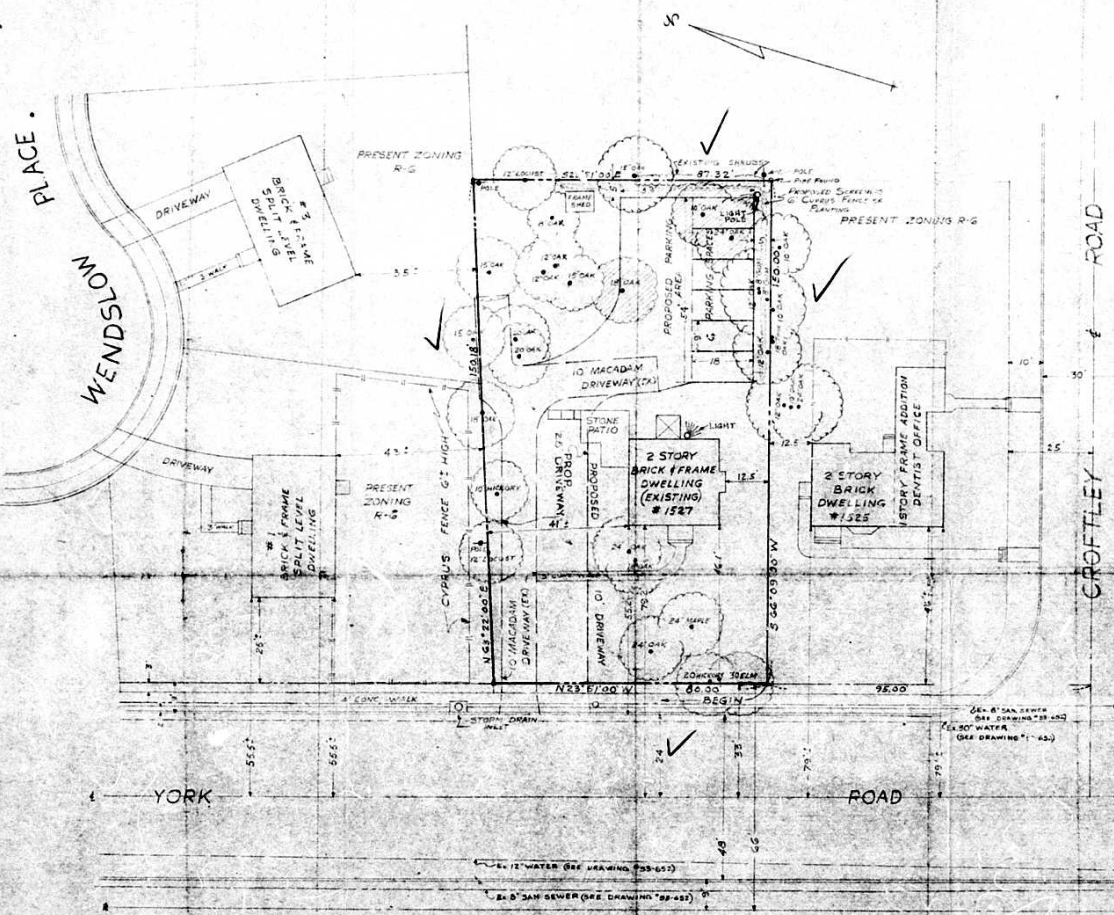
INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner Date: July 9, 1970
FROM: Richard A. Williams
SUBJECT: Item 339 Sara Jane and Donald J. Gilmore
N/E corner, int. of York and Croftley

May 26, 1970
Sara Jane and Donald J. Gilmore
N/E corner, int. of York and Croftley

This office has reviewed the subject site plan and offers the following comments:

- 1) The entrance and driveway must be revised to conform to the comments of the State Roads Commission



NOTE:
TREES TO REMAIN
SHOWN THUS

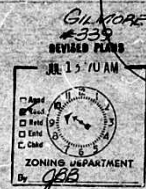
TREES TO BE REMOVED
SHOWN THUS


- ZONING DATA**
- 1- 8TH ELECTION DISTRICT
 - 2- AREA OF PROPERTY - 0.286 ACRES.
 - 3- PRESENT ZONING - RESIDENTIAL R-2
 - 4- PROPOSED ZONING - RA - SPECIAL EXCEPTION FOR OFFICES
 - 5- REQUEST VARIANCE FOR SOUTH SIDE YARD OF 12.5' INSTEAD OF REQUIRED 25' (PAR 217)
 - 6- LIGHTING TO DIRECT GLARE AWAY FROM RESIDENTIAL PROPERTIES.

- PARKING DATA**
- 1- BUILDING AREA
1ST FLOOR - 1527 SQ. FT.
2ND FLOOR - 650 SQ. FT.
 - 2- PARKING SPACES REQUIRED - 5
1ST FLOOR - ONE SPACE / 300 SQ. FT.
2ND FLOOR - ONE SPACE / 500 SQ. FT.
 - 3- PARKING SPACES PROPOSED - 6
 - 4- PARKING SPACE 9' X 18'

#71-11RXA
OFFICE
COPY

MAP
#9
SEC. 3-C
NW-12-A
RA-XA



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INC.
ENGINEERS
301 ALLEGHERY AVE.
TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM R-2 TO RA WITH
SPECIAL EXCEPTION FOR OFFICES AND
REQUEST FOR SIDEYARD VARIANCE

BALTO. CO. MD.
SCALE 1" = 30'

ELECT. DIST. # 8
OCTOBER 22, 1963
REV. MARCH 23, 1970
REV. MAY 6, 1970
REV. JULY 10, 1970



WENDSLOW PLACE

WENDSLOW PLACE

YORK ROAD

YORK ROAD

GROFFLEY ROAD

GROFFLEY ROAD

NOTE:

TREES TO REMAIN SHOWN THUS -

TREES TO BE REMOVED SHOWN THUS -

ZONING DATA

- 1- 8TH ELECTION DISTRICT
- 2- AREA OF PROPERTY - 0.289 ACRES.
- 3- PRESENT ZONING - RESIDENTIAL-RG
- 4- PROPOSED ZONING - RA - SPECIAL EXCEPTION FOR OFFICES
- 5- REQUEST VARIANCE FOR SOUTH SIDE YARD OF 12.5' INSTEAD OF REQUIRED 25' (PAR. 217.3)
- 6- LIGHTING TO DIRECT GLARE AWAY FROM RESIDENTIAL PROPERTIES.

PARKING DATA

- 1- BUILDING AREA
- 1ST FLOOR - 1450 SQ. FT.
- 2ND FLOOR - 1450 SQ. FT.
- 2- PARKING SPACES REQUIRED - 5
- 1ST FLOOR - ONE SPACE/300 SQ. FT.
- 2ND FLOOR - ONE SPACE/300 SQ. FT.
- 3- PARKING SPACES PROPOSED - 6
- 4- PARKING SPACE 3' X 18'

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

old plat
PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM RG TO RA WITH
SPECIAL EXCEPTION FOR OFFICES AND
REQUEST FOR SIDEYARD VARIANCE

BALTO. COM. D.
SCALE: 1" = 20'

ELECT. DIST. NO. 8
OCTOBER 22, 1968
REV. MARCH 23, 1970
Rev May 6, 1970 P.N. 2060
Rev July 10, 1970

