

NATIONWIDE DATSUN, YORK & TIMONUM RDS - 8th ELECT DIST

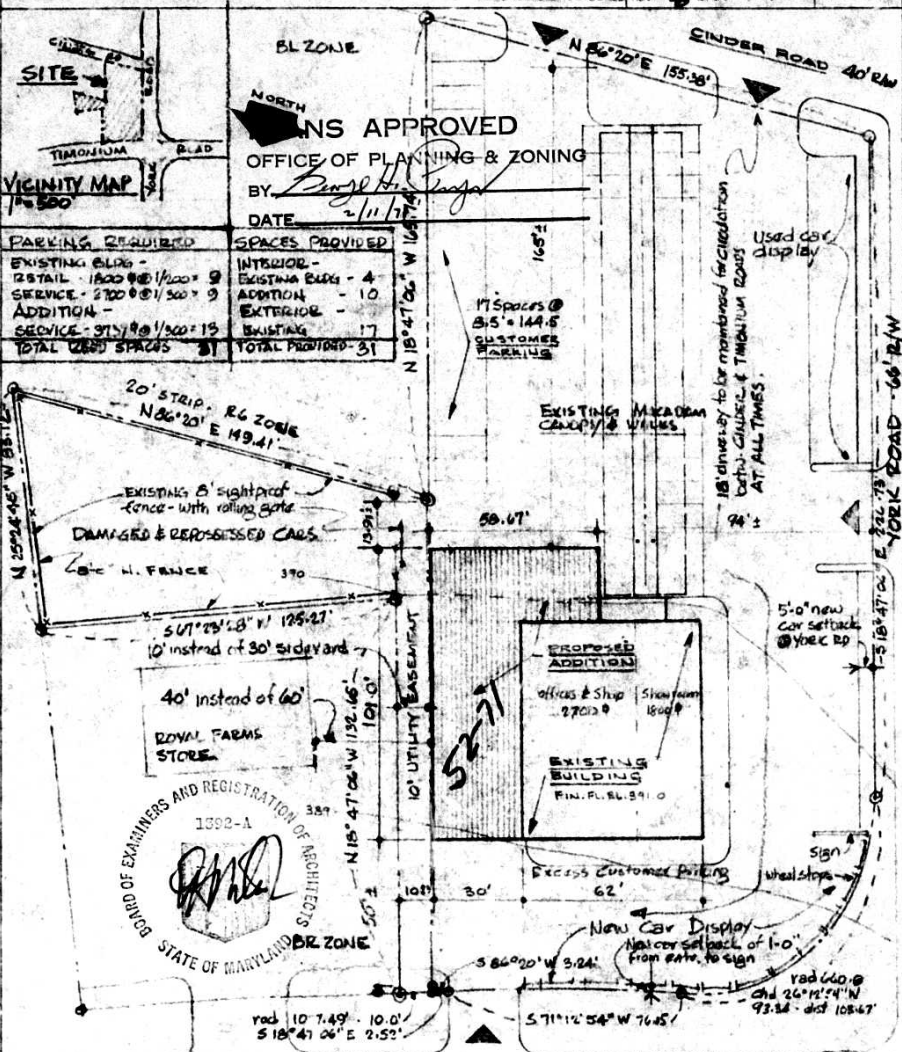
JOB FILE 7004 /A

PLOT PLAN

REDATE 2 SEPT 70

1" = 40'-0" SCALE REV 28 JAN 71

1/1



71-133-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Katherine Strakes, James G. Strickles & Mary Antonakos, owners of the property situated 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 238.4 to permit a 3' set back for a car display along York Road instead of the required 10' and a 1' set back along Timonium Road instead of the required 15' and a variance from section 238.2 to permit an interior side yard of 10'.

Instead of the required 30' and to permit 40' between buildings instead of the required 60' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See attached description

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

We, the undersigned, 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.

NATIONWIDE MOTOR SALES CORP.

Address: 202 Loyola Federal Bldg., 21204
828-3688

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828-3688

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of August, 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 through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of September, 1970, at 10:00 o'clock

(over)

THE ARCHITECTURAL AFFILIATION
CHRISTIE NILES AND ASSOCIATES
BALTIMORE, MARYLAND 21201
WASHINGTON, D.C. 20044

9 July 1970

Description to Accompany Plat for Nationwide-Datsun, York and Timonium Roads, Eighth Election District, Baltimore County

Beginning from the same at the corner formed by the intersection of the northerly side of Cinder Road with the easterly side of York Road running thence easterly and binding on the northerly side of Cinder Road, North 86 degrees 20 minutes East 155.38 feet, thence leaving the road and running North 18 degrees 57 minutes 06 seconds East 165.72 feet, thence easterly North 86 degrees 20 minutes East 10 feet more or less to the Northeast corner of a ten foot wide utility right-of-way heretofore laid out and continuing North 86 degrees 20 minutes, East 139.41 feet, thence running northerly North 25 degrees 24 minutes 45 seconds East 83.12 feet, thence westerly South 67 degrees 23 minutes 28 seconds West 125.27 feet, thence Northerly and binding on the East side of the aforementioned utility right-of-way North 18 degrees 57 minutes 06 seconds East 102.63 feet more or less to intersect the southerly side of Timonium Road (80 feet wide). Thence binding on the southerly side of Timonium Road the following four courses and distances viz: by a line curving westerly toward the right having a radius of 1037.49 feet a distance of ten minutes West 3.24 feet, and South 71 degrees 12 minutes 54 seconds West 76.05 feet, thence by a line curving southerly toward the left having a radius of 660.00 feet and a chord bearing South 26 degrees 12 minutes 54 seconds East 93.34 feet a distance of 103.67 feet to the westerly side of York Road, thence binding on the easterly side of York Road South 18 degrees 57 minutes 06 seconds East 226.73 feet to the place of beginning.

TO: Mr. Edward D. Hardesty, Zoning Commissioner
Attention: Mr. Myers

DATE: 8/19/70

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owners
Katherine Strakes, James G. Strickles, and Mary Antonakos

Location: York & Timonium Roads

Item # 26 Zoning Agenda August 18, 1970

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner

Date: October 19, 1970

FROM: Mr. George E. Gove's, Director of Planning

Re: Petition #71-133-A, Northern corner of York and Cinder Roads, Baltimore County, for a Variance to permit 3' set back for a car display along York Road instead of the required 10 feet; and to permit 1 foot setback along Timonium Road instead of the required 15 feet; and to permit an interior side yard of 10 feet instead of the required 30 feet; and to permit 40 feet between buildings instead of the required 60 feet.

James G. Strickles, et al Petitioners

8th District

HEARING: Tuesday, October 20, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variance for front and side yards on the property of James G. Strickles and has the following advisory comments:

The Staff has no objection to the variance request from Section 238.2 to permit an interior side yard of 10' instead of the required 30' nor any reservations about a variance request to permit 40' between buildings instead of the required 60'. However, the Staff feels that the required 10' setback for car display along York and Timonium Roads should be adhered to for the following reasons:

1. York Road is scheduled for widening to an 80' R/W by the State Roads Commission and should be so noted on sketch plan.
2. Sight distance approaching the Timonium and York Roads could be limited with the display of automobiles along York and Timonium Roads.

For these reasons, the Staff feels that the variance from the required 10' setback along York and Timonium Roads should be denied.

GEG:SF:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 17, 1970

Fred E. Waldrop, Esq.,
202 Loyola Federal Bldg.,
Towson, Maryland 21204

RE: Type of Hearings: Interior side yard Variance
Location: York and Timonium Roads
Petitioners: Katherine Strakes, James G. Strickles and Mary Antonakos
Committee Meeting of August 18, 1970
8th District
Item 26

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 improved with the Nationwide Motors Datsun new car dealership, with the properties to the north improved with a small shopping center; to the south with a service station; to the west with the Massey-Ferguson tractor dealership; to the east with the Royal Farm Store and beauty salon. York Road, Timonium Road and Cinder Road are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

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.

Timonium Road is an existing County road with a 42-foot closed section on a 48-foot right-of-way. No further improvements are required.

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Cinder Road, an existing County road will be improved as a 30-foot closed section within a 50-foot right-of-way. Highway improvements, including highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control

Development of this property through striping grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

York Road (Md. 45) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

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.

Waters

Public water supply is available to serve this property.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

The petitioner is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

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Further, it shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ashes, cinders or rags - flammable, poisonous, or explosive liquids - gases, oils, grease or any other material which would or could obstruct, damage or overload such system or sewer.

The petitioner is responsible for the preparation and submittal of such analyses of his industrial wastes as may be required to determine either the method of disposal or, the pretreatment to be employed by him if the industrial wastes are to be discharged into the public sanitary sewer system, prior to issuance of a building permit.

The petitioner is cautioned in regard to the utility easement granted to Baltimore County through the subject property and the 8-inch public sanitary sewer (Drawing #52-A1B, A-10) located therein. No encroachment by construction of any structure will be permitted over this easement. The protection of this sanitary sewer and any damage sustained would be the full responsibility of the applicant.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on trip density.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations. Also, see Section 409.5 and 914.4 on service stations.

BOARD OF EDUCATION

No bearing on student population.

HEALTH DEPARTMENT

Revised plot plan must be submitted showing the property and how it is to be served by water and sewer.

FIRE DEPARTMENT

This office has no comment on the proposed site.

STATE ROADS COMMISSION

The existing entrances to the subject site from York Road are acceptable to the State Roads Commission. However, there is a 30' right of way proposed for York Road (45' from center) which should be indicated on the plan.

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STATE ROADS COMMISSION (Continued)

It is our opinion that the plan should be revised prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION

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 near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:J
Enc.

