

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Anna B. Cousins, legal owner... 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 to permit a sideyard setback of 0' (North side) instead of the required 30', and a rearward setback of 0' instead of the required 30'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

As per attached plat, if variance is not allowed maximum building size would be 5' wide by 107' long.  
Without variance the property has no commercial value.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay amount 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 \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Address \_\_\_\_\_ Address 1014 York Road, Towson  
Petitioner's Attorney \_\_\_\_\_ Protestants' Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 12th \_\_\_\_\_ day

January \_\_\_\_\_, 1971, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 1971, at 1:00 o'clock P.M.

Edward D. Hardisty  
Zoning Commissioner of Baltimore County.

(over)

71-223-41 #92  
71-223-41 #95  
DATE 1/27/71  
NAME OF OWNER: ANNA B. COUSINS  
ADDRESS OF OWNER: 1014 YORK ROAD, TOWSON, MD. 21286  
OFFICE OF THE ZONING COMMISSIONER  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21286



**DESCRIPTION**

0.2756 ACRE PARCEL, SOUTHWEST SIDE OF YORK ROAD, 580 FEET, MORE OR LESS, SOUTHEAST OF WEST ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for Side & Rear Yard Variances

Beginning for the same at a one inch pipe set on the southwest side of York Road, 580 feet, more or less, southeast of the intersection of the southwest side of York Road and the southeast side of West Road, thence the three following courses and distances: (1) S 58° 13' 40" W 186.51 feet to a one inch pipe set, thence (2) S 34° 30' 00" E 65.07 feet to a one inch pipe set, thence (3) N 58° 13' 40" E 182.87 feet to a one inch pipe set on the southwest side of said York Road, thence binding on the southwest side of said York Road, (4) N 31° 17' 35" W 65.00 feet to the place of beginning.

Containing 0.2756 of an acre of land.

RLSimpl J.O. #7019C 11/30/70



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: January 13, 1971

FROM: Edward D. Hardisty, Plans Reviewer

SUBJECT: #93 Anna B. Cousins  
580' S.W. of York Road  
580' S.E. of West Road  
District 9

When plans are submitted, Petitioner is to comply with all applicable requirements of Baltimore County Building Code and regulations.

Edward D. Hardisty  
Edward D. Hardisty, Plans Reviewer

71-223-41 #93

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building  
121 N. Chesapeake Avenue  
Towson, Maryland 21286

Your Petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_, 1971.

Edward D. Hardisty  
Edward D. Hardisty, Zoning Commissioner

Petitioner: Anna B. Cousins  
Petitioner's Attorney: \_\_\_\_\_

Reviewed by: Oliver L. Myers  
Chairman of the Advisory Committee

TELEPHONE 484-2413

INVOICE No. 75454 DATE: Dec. 29, 1970

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE

Revenue Division  
COURT HOUSE  
TOWSON, MARYLAND 21286

TO: Cash

FROM: Planning Dept. of Baltimore County

AMOUNT TO ACCRUE: \$0.00

DETAILED ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

POSITION FOR VARIANCE FOR ANNA B. COUSINS

35.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO: OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

January 25, 1971

M's. Anna B. Cousins  
1014 York Road  
Towson, Maryland 21204

RE: Type of Hearing: Side and Rear Yard Variance  
Location: SW/S York Road, 580' SE of York Road  
Petitioner: Anna B. Cousins  
Committee Meeting of January 12, 1971  
9th District  
Item 93

Dear M's. Cousins:

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 located on the west side of York Road. It is improved with a 1 1/2 story frame dwelling. There is curb and gutter along York Road at this location. The north side of the subject property is improved with the Sanolis Motors sales office, and on the south side is improved with a small stooping complex. The rear of the subject property is public land owned by the Baltimore County Board of Education.

**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 is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

**Storm Drains**

York Road is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

M's. Anna B. Cousins  
Item 93  
Page 2

January 25, 1971

**Storm Drains: (Continued)**

The proposed on site storm drainage must be revised in accordance with the Maryland State Roads Commission regulations and requirements. That agency will not permit the drainage area contributing storm water flows to their existing storm drainage system to be increased to accommodate the storm water and drainage flow from the rear of this property. Therefore, a separate storm system must be provided to drain the greater portion of the subject property. It appears that an off site easement will be required on the Board of Education property to obtain a satisfactory outfall. A storm drainage study and facilities will be required in connection with any subsequent grading or bridging or unit applications.

The petitioner must provide necessary drainage facilities (temporary or otherwise) 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.

**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, necessitate, 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.

**Water and Sanitary Sewers**

Public water supply and sanitary sewerage are available to serve this property.

**PROJECT PLANNING DIVISION**

This plan has been reviewed and there are no site planning factors requiring comment.

**BUILDINGS ENGINEER'S OFFICE**

M's. Anna B. Cousins  
Item 93  
Page 3

January 25, 1971

**DEPARTMENT OF TRAFFIC ENGINEERING:**

The subject variance should have no major effect on traffic.

**BOARD OF EDUCATION:**

No bearing on student population.

**FIRE DEPARTMENT:**

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

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

**HEALTH DEPARTMENT:**

Public water and sewer is available to the site.

**Air Pollution Comments:**

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

**STATE ROADS COMMISSION:**

The plan indicates proposed inlets that would place storm water from the entire site into the State Roads Commission drain system. This proposal will not be permitted; therefore, the plan must be revised to indicate drainage only from the area that presently drains toward York Road.

There is a storm drain inlet fronting the subject site within the proposed entrance. Therefore, either the inlet or the entrance must be relocated. All proposed curbing must be State Roads Commission specifications 8" high, rather than 6", as indicated on the plan.

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

**ZONING ADMINISTRATION DIVISION:**

The petition is accepted for filing; however, revised plans in compliance with the State Roads Commission comments must be filed prior to the hearing.

M's. Anna B. Cousins  
Item 93  
Page 4

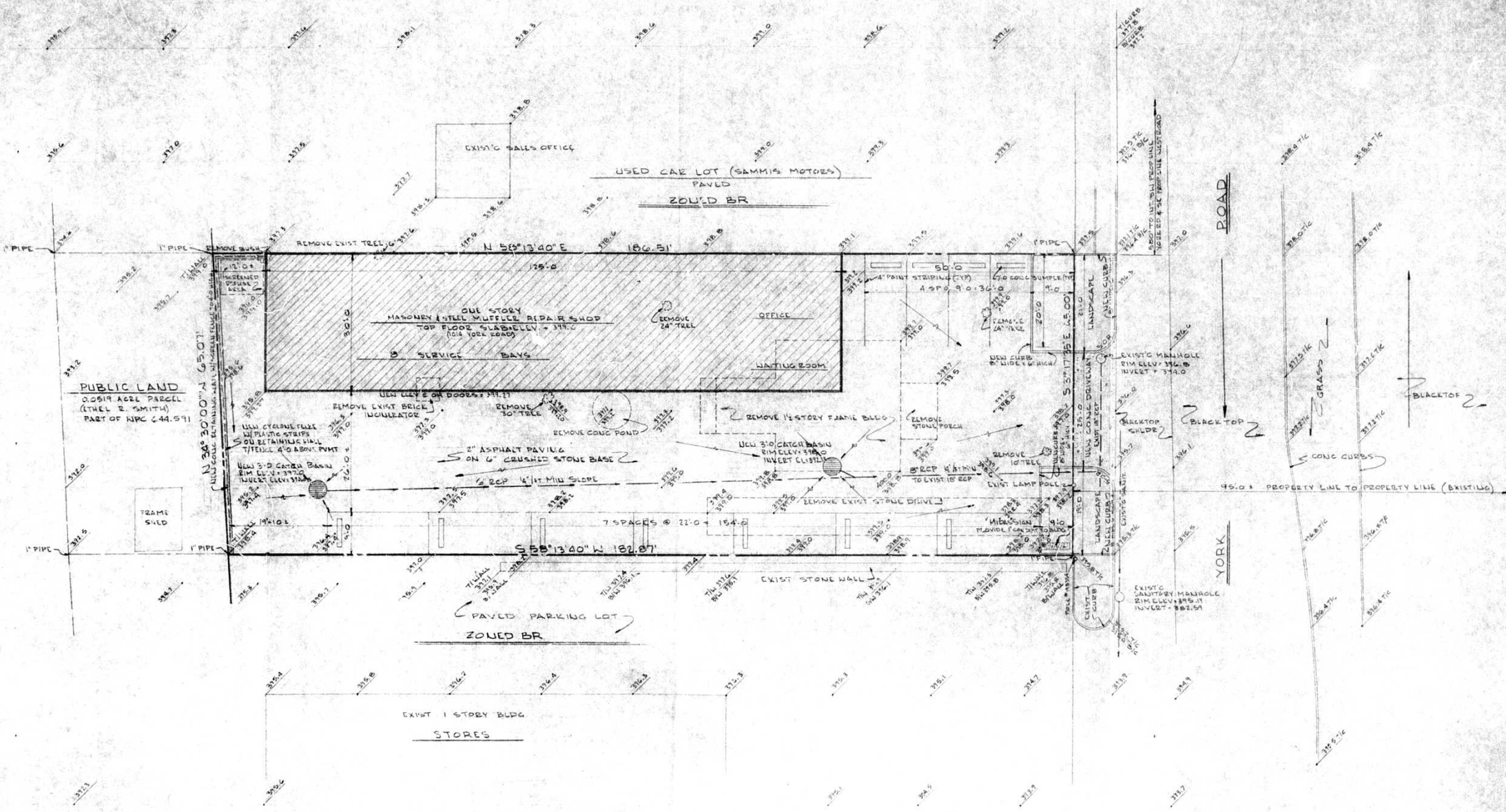
January 25, 1971

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  
OLIVER L. MYERS, Chairman

OLM:JD  
Enc.





SITE DATA FROM SURVEY DATED NOV. 12, 1970 BY MATZ, CHILDS & ASSOC  
 BALTIMORE, MD 21204  
 ELEVATIONS SHOWN THUS  $\leftarrow$  EXIST ELEV  
 SURFACE DRAINAGE SHOWN THUS  $\leftarrow$  NEW ELEV

LOT AREA: 11972<sup>sq</sup> ft

BUILDING USE:	OFFICES	SERVICE
AREA:	600 <sup>sq</sup> ft	3150 <sup>sq</sup> ft
PARKING REQ'D:	3 STALLS	10 STALLS
TOTAL PARKING REQ'D:	13 STALLS	
TOTAL PARKING PROVIDED:	19 STALLS	
	(11 EXTERIOR + 8 INTERIOR)	

**SITE PLAN**

1" = 10'-0"  
 COUSINS PROPERTY  
 CUB JR 1003-388  
 9th ELECTION DIST.  
 BALTIMORE COUNTY, MD.

"THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE THEY COMPLY WITH ALL THE PROVISIONS OF THE LOCAL BUILDING ORDINANCES"

*Howard Lavitt*  
 HOWARD LAVITT PE MARYLAND NO 7467

HOWARD LAVITT ASSOCIATES  
 ENGINEERING ARCHITECTURE  
 270 N. DEWON AVE., CHICAGO, ILL.  
 60610

OFFICE COPY

30' x 120'  
 MUFFLER SHOP FOR

MIDAS REALTY CORPORATION  
 105 WEST ADAMS STREET CHICAGO ILLINOIS 60603

JOB SITE	1014 YORK RD	TOWSON MARYLAND
REVISIONS	DATE	JOB NO
12/23/70	12/11/70	M119
		SHEET
		SITE PLAN