

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

April 11, 1971

I, **Joseph L. Soley**, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

To provide proper parking and driveway circulation and to retain the present topography of the property which provides excellent drainage and natural screening.

See attached description

VARIANCE from Section 217.2 to permit a front setback of four feet (4') instead of the required thirty feet (30') and forty-six feet (46') from the center-line of the street instead of the required sixty feet (60').

Section 217.3 to permit a side yard setback of 10 feet in lieu of the required 25 feet.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Offices and Office Building _____

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

I, or we, agree to pay expenses of above reclassification 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 for Baltimore County.

Contract purchaser **Joseph L. Soley** Legal Owner
Address **8002 York Road (21204)**

W. Lee Harrison, Esq.
Petitioner's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 16th _____ day of _____ 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 _____ 21st _____ day of _____ 1971, at _____ o'clock _____

W. Lee Harrison, Esq.
Zoning Commissioner of Baltimore County

Re: Petitioner for Special Exception : Before
Variance to Sec. 217.2 of Zoning : Zoning Commissioner
Regulations - N/E Cor. York and : of
Aigburth Roads, 9th District : Baltimore County
Jos. L. Soley, Petitioner :
No. 72-9-XA

The petitioner in the foregoing case, has withdrawn the petition and the matter is DISMISSED without prejudice.

W. Lee Harrison, Esq.
Zoning Commissioner of Baltimore County

Date: **October 12, 1971**

LAW OFFICES
W. LEE HARRISON
306 WEST JOHNS ROAD
TOWSON, MARYLAND 21204

September 22, 1971

S. Eric Di Nenna, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition #72-9-XA, Northeast corner of York and Aigburth Roads, Petition for Special Exception for Offices and Office Building and variances for front and side yards.

Dear Mr. Di Nenna:

Please withdraw the above Petition without prejudice. As you know, this Petition was superseded by a subsequent Petition for Special Exception and Variances under Case No. 72-40-XA which has been heard by you and is at present undecided.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLH:b
CC: Mr. Joseph Soley
Richard F. Cadigan, Esq.
12 N. E. Ave.
Towson, Md.

WOL
Description of Property Located at Northeast Corner of Aigburth Road and York Road
Sheet 1 of 1
File 1-1156A

All that piece or parcel of land situate, lying and being in the 9th Election District of Baltimore County, Maryland and described as follows, TO WIT:

BEGINNING for the same at a stone heretofore planted at the corner formed by the intersection of the east side of York Road with the north side of Aigburth Road; and running thence binding on the east side of York Road, (1) North 11° 50' 00" East 110 feet, thence for lines of division now made, the four following courses and distances, (2) South 89° 17' 50" East 75 feet, (3) South 11° 50' 00" West 50 feet, (4) South 89° 17' 50" East 35 feet, and (5) South 11° 50' 00" West 25 feet, thence binding on the north side of Aigburth Road, (6) North 89° 17' 50" East 100 feet to the place of beginning.

CONTAINING 0.68 Acres of land more or less.

BEING part of the two parcels of land which by a deed dated April 30, 1957 and recorded among the Land Records of Baltimore County in Liber 111, No. 111, folio 167 and which was conveyed by Alva W. Vandemast, et al, to Greater Towson Development Corporation.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 28, 1971

W. Lee Harrison, Esq.
306 W. Johns Road
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Offices and Office Building
Location: NE Cor. York and Aigburth
Petitioners: Joseph L. Soley
Committee Meeting of May 4, 1971
9th District
Item 158

Dear Sir:

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 improved with garden type apartments. The property to the south is improved with single family cottages under 16'. The property to the west is improved with the Towson State College. York Road and Aigburth Road are improved insofar as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan 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 and joint County - State improvements being considered for York Road, in the vicinity of this property, would provide for a 60-foot median area, together with 10-foot sidewalk areas, with a proposed 60-foot wide right-of-way at this location. In addition, reversible easement for slopes will be required.

W. Lee Harrison, Esq.
Item 158
Page 2
May 28, 1971

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.

Aigburth Road, an existing County road is proposed to be improved as a 40-foot closed type highway cross-section, increasing in width to 44 feet near the York Road intersection, within a proposed 60-foot right-of-way. A highway right-of-way widening strip of irregular dimensions, based upon the center line of the existing 30-foot paving, together with a fillet area at the York Road intersection (indicated in red on the attached plan) together with reversible easement for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering. The entrance shall be constructed in accordance with Baltimore County Standards.

The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering in regard to highway requirements as they affect this property and building setback.

Sediment Control:

Development of this property through stripping, 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 stripping 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.

W. Lee Harrison, Esq.
Item 158
Page 3
May 28, 1971

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:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject special exception should not create any major effect on traffic. However, the parking solution shown does not clearly define the upper and lower parking levels nor the circulation between the two. Therefore, before any detailed comment on the plan itself can be forthcoming, more information will be required.

STATE ROADS COMMISSION:

There is a high steep bank fronting the subject site at the location of the proposed entrance from York Road. It may be difficult to establish the minimum acceptable grade of 3%, therefore, a grading study must be made prior to the State Roads Commission's approval of the plan. If direct access to York Road is permitted, the corner at Aigburth Road must be improved with new curb on a 30' radius. This may involve the relocation of the traffic signal pole which would have to be done at the petitioner's expense.

At present the site has good access to York Road by way of Aigburth Road. The intersection is signalized. Considering the foregoing conditions, it is our opinion that all access to the site should be restricted to Aigburth Road.

The plan should be revised and/or the grading study for the entrance to York Road made prior to a hearing date being assigned.

Any access to York Road would be subject to State Roads Commission approval and permits.

W. Lee Harrison, Esq.
Item 158
Page 4
May 28, 1971

FIRE PREVENTION BUREAU:

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

BOARD OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. See Multiple Occupancies Section 400.3 and Business Occupancies Section 404.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are received indicating the following:

1. The widening of York Road.
2. The existing area zoned for offices in one of the apartment buildings.
3. The proper overall density calculations for both parcels of land.
4. The revised location of the proposed office building and parking lot.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JO
Enc.

BALTIMORE COUNTY BOARD OF EDUCATION
ZONING ADVISORY COMMITTEE MEETING
OF MAY 4, 1971

Petitioner: Soley
Location:
District: 9
Present Zoning: DR 16
Proposed Zoning: S.E. For offices
No. of Acres: 0.68
Comments: No bearing on student pop.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: George E. Cavell, Director of Planning
SUBJECT: Petition #72-9-XA - Northeast corner of York and Alburgh Roads.
Petition for Special Exception for offices and office building.
Petition for Variance for front and side yards.
Joseph L. Soley - Petitioner
9th District
HEARING: Wednesday, July 21, 1971 (1:00 p.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for offices; together with variance for setback requirements and has the following comments to make regarding pertinent planning factors:

1. Evaluation of the site plan for the original, already developed portion of the property, together with a proposed addition thereto leads to some uncertainty as to whether or not the petitioner has allocated enough site area to the residential portions of the tracts to comply with the density requirements of the Zoning Regulations. If he has not, the proposed office use as outlined on the petitioner's site plan would put the residential portions of the tract over the maximum density allowed by the Zoning Regulations and a violation would be created.
2. Similarly, questions are raised relative to the provision of 15% of the tract in local open space as now required by the Regulations as well as a requirement for building length not to exceed 300 feet and whether or not, therefore, the area assigned to the residential portions of the tract would have to be modified so that there was compliance with the Regulations. It is noted that density and parking have been computed on both parcels (old and new) on the basis of the new Regulations.
3. Until such time as the questions raised above have been clarified, action on this petition should be suspended. A clear understanding relative to compliance with the Zoning Regulations and compliance with the requirements of Section 502.1 of the Regulations is not possible. We could not affirm that this petition would not overcrowd land or cause undue concentration of population. We could not affirm also that sufficient parking has been provided. The plan appears to be short on parking. This could result then in traffic congestion. All of the density, area, and parking aspects of the plan for the entire property, including building layout, ought to be revised before the hearing is continued.

GEG:msh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Ian J. Forrest
SUBJECT: Item 158 - Zoning Advisory Committee Meeting, May 4, 1971
158. Property Owner: Joseph L. Soley
Location: NE/c York & Alburgh
Present Zoning: DR 16; Variances
Proposed Zoning: Special exception for offices;
Variance from 217.2 - front
setback
District: 9
No. acres: 0.68

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 the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

TO: Mr. Edward D. Hardesty, Zoning Commissioner
ATTN: Mr. Myers
FROM: Planning Division
Fire Prevention Bureau
SUBJECT: Property Owner
Joseph Soley

Location: NE/c York & Alburgh

Item # 158

Zoning Agenda 5/4/71

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

Respectfully submitted:

John E. Meyer
Planning Division
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning
FROM: Mr. John D. Dietrich, D.A.S.B.
SUBJECT: #158 Joseph L. Soley
N/E corner York Road
& Alburgh Road
District 9

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. See Multiple Occupancies Section 400.3 and Business Occupancies Section 401.

John D. Dietrich, D.A.S.B.

JDD:rjb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Ellsworth N. Dyer, P.E.
SUBJECT: Item 158 (1970-1971)
Property Owner: Joseph L. Soley
N/E corner York & Alburgh
Present Zoning: D.R. 16 Variances
Proposed Zoning: Special Exception for offices; Variance
From 217.2 - front setback
District: 9th
No. Acres: 0.68

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. 15) is a State Road and Joint County - State Improvements being considered for York Road, in the vicinity of this property, would provide for a 64-foot closed type highway cross-section including a 16-foot to 16-foot median area, together with 10-foot sidewalk areas, within a proposed 34-foot wide right-of-way at this location. In addition, reversible easement for slopes will be required.

York Road (Md. 15) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Alburgh Road, an existing County Road is proposed to be improved as a 40-foot closed type highway cross-section, increasing in width to 44 feet near the York Road intersection, within a proposed 60-foot right-of-way. A highway right-of-way widening strip of irregular dimensions, based upon the centerline of the existing 30-foot paving, together with a fillet area at the York Road intersection (indicated in red on the attached plan) together with reversible easement for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering. The entrance shall be constructed in accordance with Baltimore County Standards.

The Petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Bureau of Engineering in regard to highway requirements as they affect this property and building setback.

Item 158 (1970-1971)
Property Owner: Joseph L. Soley
Page 2
May 17, 1971

Sediment Control:

Development of this property through stripping, 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 stripping 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. 15) 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.

Water and Sanitary Sewer:

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

END:BAH:PMW

Attachment

cc: John J. Trenner

N-W Key Sheet
35 NE 3 Position Sheet
NE 9 A Topo
70 Tax

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering



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

May 6, 1971

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

Dear Mr. Hardesty:

There is a high steep bank fronting the subject site at the location of the proposed entrance from York Road. It may be difficult to establish the maximum acceptable grade of 3%, therefore, a grading study must be made prior to the State Roads Commission's approval of the plan. If direct access to York Road is permitted, the corner at Alburgh Road must be improved with new curb on a 30' radius. This may involve the relocation of the traffic signal pole which would have to be done at the petitioner's expense.

At present the site has good access to York Road by way of Alburgh Road. The intersection is signalized. Considering the foregoing conditions, it is our opinion that all access to the site should be restricted to Alburgh Road.

The plan should be revised and/or the grading study for the entrance to York Road made prior to a hearing date being assigned.

Any access to York Road would be subject to State Roads Commission approval and permit.

Very truly yours,

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

CL:JEM:dk

BALTIMORE COUNTY, MARYLAND

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

TO: Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 158 - ZAC - May 4, 1971
Property Owner: Joseph L. Soley
York & Albemarle
Special exception for offices variance
from 217.2 - front setback

Date: May 6, 1971

The subject special exception should not create any major effect on traffic. However, the parking solution shown does not clearly define the upper and lower parking levels nor the circulation between the two. Therefore, before any detailed comment on the plan itself can be forthcoming, more information will be required.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

C.R.M.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ON DISTRICT ZONING: Petition for Special Exception for Office and Office Building.
LOCATION: Northeast corner of York and Albemarle Roads, DATE & TIME: WEDNESDAY, JULY 21, 1971 at 10:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by and through the Zoning Act and regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Office and Office Building.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a front setback of Four (4) feet instead of the required Thirty (30) feet and Forty-two (42) feet from the centerline of the street instead of the required sixty (60) feet to permit a side yard setback of 10 feet instead of the required 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.28 (217.2) - Front Yard. Set back from the front lot line and set not less than 40 feet from the centerline of the front street.
Section 1802.28 (217.3) - Side Yard. 25 feet.
All that parcel of land in the North District of Baltimore County BEGINNING for the same as shown hereon, divided into the several lots as shown on the plat attached to the petition, and the corner of the east side of York Road with the north side of Albemarle Road and running thence bearing on the east side of York Road (1) South 11 degrees 50' 00" East 210 feet, thence for line of division now marked, the four following courses and distances: (2) South 89 degrees 47' 50" East 75 feet, (3) South 11 degrees 50' 00" West 30 feet, (4) South 89 degrees 47' 50" East 25 feet, and (5) South 11 degrees 50' 00" West 290 feet, thence bearing on the north side of Albemarle Road, 135 feet to the place of beginning.
CONTAINING 1.68 Acres of land or less.
BEING part of the two parcels of land which by a deed dated April 26, 1969 were conveyed among the Land Records of Baltimore County to the L.S. Soley, Inc. and which was conveyed by Alma M. Vandenberg to the L.S. Soley, Inc. as shown on plat filed with the Land Department.
Hearing Date: Wednesday, July 21, 1971 at 10:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
THE ZONING COMMISSIONER OF BALTIMORE COUNTY
July 1, 1971

THE TOWSON TIMES

TOWSON, MD. 21204

JULY 6 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of

The Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of JULY 1971 that is to say, the same was inserted in the issue of July 1, 1971.

STROMBERG PUBLICATIONS, Inc.

By *Rosa Morgan*

ORIGINAL

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 1, 1971

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 time, successive weeks before the day of July 1971, the first publication appearing on the 19th day of July 1971.

THE JEFFERSONIAN
L. Frank Johnston
Manager

Cost of Advertisement, \$

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
ON DISTRICT ZONING: Petition for Special Exception for Office and Office Building.
LOCATION: Northeast corner of York and Albemarle Roads, DATE & TIME: WEDNESDAY, JULY 21, 1971 at 10:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by and through the Zoning Act and regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Office and Office Building.
Petition for Variance from the Zoning Regulations of Baltimore County to permit a front setback of Four (4) feet instead of the required Thirty (30) feet and Forty-two (42) feet from the centerline of the street instead of the required sixty (60) feet to permit a side yard setback of 10 feet instead of the required 25 feet.
The Zoning Regulation to be excepted as follows:
Section 1802.28 (217.2) - Front Yard. Set back from the front lot line and set not less than 40 feet from the centerline of the front street.
Section 1802.28 (217.3) - Side Yard. 25 feet.
All that parcel of land in the North District of Baltimore County BEGINNING for the same as shown hereon, divided into the several lots as shown on the plat attached to the petition, and the corner of the east side of York Road with the north side of Albemarle Road and running thence bearing on the east side of York Road (1) South 11 degrees 50' 00" East 210 feet, thence for line of division now marked, the four following courses and distances: (2) South 89 degrees 47' 50" East 75 feet, (3) South 11 degrees 50' 00" West 30 feet, (4) South 89 degrees 47' 50" East 25 feet, and (5) South 11 degrees 50' 00" West 290 feet, thence bearing on the north side of Albemarle Road, 135 feet to the place of beginning.
CONTAINING 1.68 Acres of land or less.
BEING part of the two parcels of land which by a deed dated April 26, 1969 were conveyed among the Land Records of Baltimore County to the L.S. Soley, Inc. and which was conveyed by Alma M. Vandenberg to the L.S. Soley, Inc. as shown on plat filed with the Land Department.
Hearing Date: Wednesday, July 21, 1971 at 10:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
THE ZONING COMMISSIONER OF BALTIMORE COUNTY
July 1, 1971

TELEPHONE 426-3473 INVOICE No. 81262
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE July 21, 1971
TO: Maryland Commercial Contractors, Inc.
5501 York Road
Baltimore, Md. 21204
Zoning Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
REPORT TO ACCOUNT NO. 81-622
QUANTITY 74.00
Advertising and printing of property 74.00
74.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 426-3473 INVOICE No. 81262
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
DATE June 30, 1971
TO: Maryland Commercial Contractors, Inc.
5501 York Rd.
Baltimore, Md. 21204
Zoning Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
REPORT TO ACCOUNT NO. 81-622
QUANTITY 58.00
Petition for Special Exception and Variance 58.00
58.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>					Revised Plans: Change in outline or description Yes No					
Previous case: 66-82					Map # 916 C3					

W. Lee Harrison, Esq.
501 N. Avenue Road
Towson, Maryland 21204
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

1971 day of June 1971

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Joseph L. Soley

Petitioner's Attorney W. Lee Harrison

Reviewed by

Oliver L. Myers
Chairman of the
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 94 Date of Posting July 14, 1971
Posted for: Hearing held July 21, 1971 at 10:00 P.M.
Petitioner: Joseph L. Soley
Location of property: N.E. corner of York Rd. & Albemarle Rd.
Location of Signs: 2 Roadblock signs - York Rd. & Albemarle Rd.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: July 8 - 71

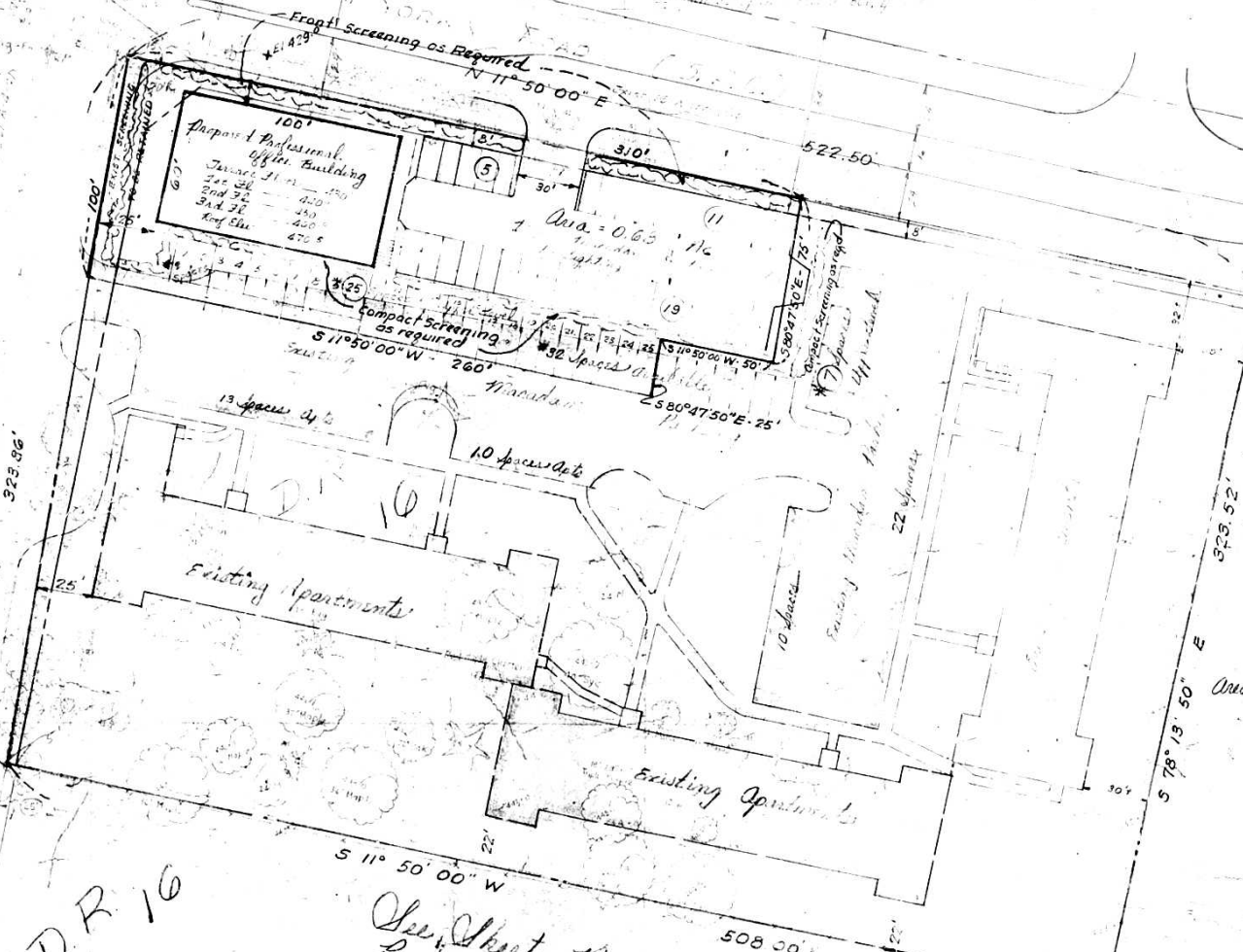
Plat for Zoning Professional Cardiff Hall Office Building

April 14, 1971

Shed
E.D.R.
10

2. Variance For 10' front
Setback

Scale: 1"=30'



OFFICE COPY

Area	Area	Area
Proposed Professional Office Building	100' x 100' = 6,000'²	100' x 100' = 6,000'²
Existing Apartments	100' x 100' = 6,000'²	100' x 100' = 6,000'²
Total Site Area	120,000'²	120,000'²

All utilities available

- Application for Special Exception
Area: 6,000'² Office Building - 100' x 100' = 6,000'²
 Second Fl. 6,000'² / 1,000'² = 20 Spaces
 First Fl. 6,000'² / 1,000'² = 12 Spaces
 Third Fl. 6,000'² / 1,000'² = 12 Spaces
 Total Fl. = 6,000'² / 1,000'² = 12 Spaces
 Parking: 12 Spaces = 50' x 20' x 20' = 20,000'²
 Second Fl. 35
 Third Fl. 25
- Application for Variance - Front Setback 10'

DR 10

See Sheet No 2
Proposed Units = 22 - 20 R = 22
24 - 18 R = 18
40

JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204

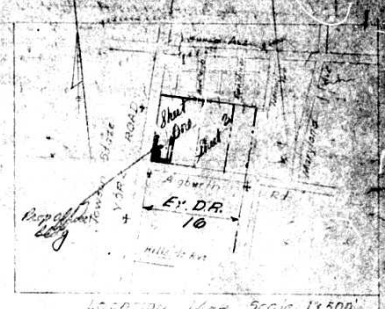
This is Sheet No 1

Return to Office of Zoning - old Plat

Plat for Zoning Purposes

Cardiff Hall Office Building

For: Joseph S. Spamer 8000 York Road Towson 21204
 In District No. 20
 Scale 1"=30'
 By: James S. Spamer & Associates, Inc. 8017 York Road, Towson, Md. 21204
 Date: April 14, 1971

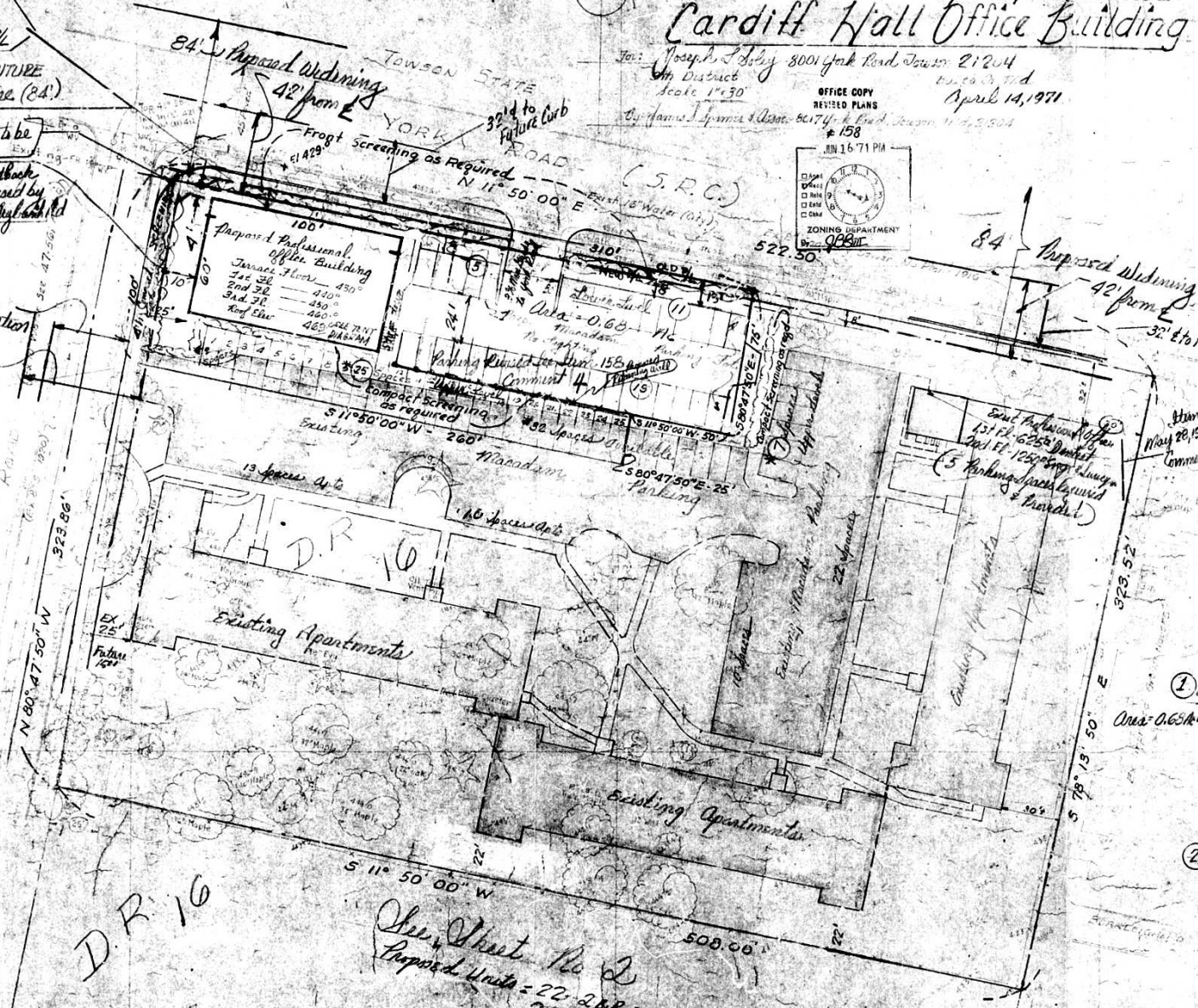


② Variance For 10' front setback from exist PL and 4.0' setback from FUTURE S.R.C. Widening Line (84').
 (30' radius curb return to be built)
 ③ Variance For 1' side yard setback from Future UPL caused by proposed widening of Highland Rd

Item 158 May 28, 1971
 Zoning Commission #1

Note Future 40' front setback on a 60' R/W

Scale: 1"=30' North



Existing Data (East-Only)

Upper	Lower	Thru	Thru
69	66	94	36
Total High Parking 185			

All utilities available

- ① Application for Special Exception
- Area: 0.651 ac Office Building - 100' x 60' = 6,000' / floor
- | | | |
|------------|--------|------------------|
| 1st Floor | 2,000' | 100' = 20 spaces |
| 2nd Floor | 2,000' | 100' = 12 spaces |
| 3rd Floor | 2,000' | 100' = 12 spaces |
| Thru Floor | 2,000' | 100' = 12 spaces |
- Parking: Required = 56; Provided = 60 - 54 spaces
- ② Application of Variance: Front Setback 10' (Future S.R.C. Widening to 4.0')
 Also Requested: 1' side yard setback from Future UPL caused by proposed widening of Highland Road

See Sheet No. 2
 Proposed Units = 22-24R = 22
 24-18E = 18
 18/40

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This is Sheet No. 1
 Updated: See Item 158-200 Commission
 June 18, 1971