

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bryan Thompson 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an N/A zone to an N/A zone; for the following reasons:

N. A.

See attached description

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 buildings in a R-16 zone and/or an R-A Zone.
 If property is to be posted and advertised as prescribed by Zoning Regulations.
 If 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 County.
 BY Bryan Thompson Petitioner's Attorney
 Address: 204 W. Pennsylvania Ave., Towson, Maryland 21204
 BY James D. Nolan Petitioner's Attorney
 Address: 204 W. Pennsylvania Ave., Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th day of August, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1971, at 10:00 o'clock.

Eric D. Hines
 Zoning Commissioner of Baltimore County.

MICROFILMED

FROM THE OFFICE OF
 GEORGE WILLIAM SHERPINS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6628, TOWSON, MD. 21204

Description to accompany
 Petition for Special Exception
 for Office Use in R.A.-D.R.16 Zone.

May 20, 1971

Beginning for the same at the intersection of the east side of York Road and the south side of Hillside Avenue, thence from said place of beginning binding on the east side of York Road, South 10° 20' East 49.00 feet, thence North 79° 58' East 120.10 feet, thence North 10° 20' East 49.00 feet to the south side of Hillside Avenue, thence binding on said side of said Avenue, South 79° 58' West 120.10 feet to the place of beginning.
 Containing 0.135 Acres of land more or less.



MICROFILMED

PETITION FOR SPECIAL EXCEPTION-NO DISTRICT
 EXCLUSIVE: Petition for Special Exception for Office and Office Building.
 LOCATION: Southwest Corner of York Road and Hillside Avenue.
 DATE & TIME: Wednesday, October 27, 1971, 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Zoning Regulations of Baltimore County, will hold a public hearing.
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 Containing 0.135 Acres of land more or less.
 Being the property of Bryan Thompson and Eric D. Hines, as shown on a plat filed with the Hearing Date: Wednesday, October 27, 1971, at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 S. ERIC DINENBA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 Oct 7

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7, 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., on the 27th day of October, 1971, the 7th day of October, 1971, appearing on the 7th day of October, 1971.

THE JEFFERSONIAN
L. Lusk Smith
 Manager.

Cost of Advertisement, \$

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 Oct 7

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 October 11, 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, 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 11 day of October, 1971 that is to say, the same was inserted in the issue of October 7, 1971.

STROMBERG PUBLICATIONS, INC.

B. Lusk Smith

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1971

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

MEMBERS

OLIVER L. MYERS
 Chairman

MEMBERS

DEPARTMENT OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

James D. Nolan, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Type of Hearing: Special Exception
 Location: SE corner of York Road and Hillside Avenue
 Petitioners: Bryan and Elise H. Thompson
 Committee Meeting of June 22, 1971
 Item 186

Dear Mr. Nolan:

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 a two and one half (2 1/2) story frame dwelling, twenty (20) to thirty (30) years of age, in good repair. The property to the north is improved with offensing building property to the west is improved with several commercial operations and some industrial use. Hillside Avenue is improved insofar as curbs and gutter are concerned, however, York Road is not.

BUREAU OF ENGINEERING

Highways

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

Hillside Avenue, an existing County road, is proposed to be improved as a 30 foot clear-type highway cross-section on a 10 foot right-of-way. Highway improvements, including highway right-of-way, will be required in connection with any grading or building permit application.

The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Item No. 186

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.

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 Road Commission.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent -eroding any structures or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem facilities, would be the full responsibility of the Petitioner.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing a private on site facility. There appears to be an overflow lead into the storm drain inlet in Hillside Avenue from the private system.

PROJECT MAINTENANCE DIVISION:

This office has reviewed the subject site plan and offers the following comment: The down sewer must be four (4) feet high.

BUILDING ENGINEERING DIVISION:

No comment from the office of the Building Engineer's office at this time.

STATE ROAD COMMISSION:

The subject plan indicates no access to the state highway. Therefore, there will be no requirements from the State Road Commission.

Item No. 186

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject special exception will only create a small increase in trip density to the subject parcel. However, due to the severe capacity problems in the York Road corridor, any increased trip density is undesirable.

HEALTH DEPARTMENT:

Public water is available to the site.

Prior to having date being assigned, a revised plot plan showing the location of the underground sewage disposal system must be submitted to this office.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as revised plans are submitted in accordance with the Health Department's comments in the foregoing.

Very truly yours,

Oliver L. Myers
 Oliver L. Myers
 Chairman

OLM:mc

Enclosures

BALTIMORE COUNTY, MARYLAND		No. 252
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE	Oct. 27, 1971	ACCOUNT
		01-559
		AMOUNT
		\$44.50
WHITE - CASHIER		YELLOW - CUSTOMER
HARRY M. SHENON, JR. 204 W. Penna. Ave. Towson, Md. 21204		4.45 MIC
Advertising and posting of property for Bryan Thompson #72-105-X		MICROFILMED

MICROFILMED

MICROFILMED

MICROFILMED

DEC 31

EX. USE - OFFICES

#186
OFFICE COPY
REVISED PLANS

AUG 20 '71



map 3D
NW 17B
6/25/71
12/10/71
MA

EX.ZONING-BL-CNS

EX. ZONING - R.6-D.R.3.5

EX. USE - RESIDENTIAL

EX. ZONING - R.A. - D.R. 16

EX. USE - RESIDENTIAL

PARKING DATA

1st Floor Office Area	843 Sq. Ft.
2nd Floor Office Area	843 Sq. Ft.

Parking Spaces Required (1st Fl. - 3)
2nd Fl. - 2) = 5 Spaces
Parking Spaces Provided = 6 Spaces
Parking area shall be paved with a durable dust-free material and be properly drained.

PLAT TO ACCOMPANY PETITION
R.A.-DR.16 WITH SPECIAL EXCEPTION FOR OFFICE USE

EIGHTH ELECT. DIST.

BALTIMORE Co., MD.

SCALE: 1" = 20'

MAY 27, 1971

KING AND SANDERS CAMBRIA CORP.

Box 57A LAUREL BROOK RD., FALLSTON, MD. 21047

**GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.**

ENGINEERS

303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

REVISED AUGUST 19, 1971 - SEPTIC SYSTEM ADDED.

P.N.2359



