

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Vincent
 I, or we, Wilbur S. & Catherine B. Vincent owners 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 217.2 and 217.3) to allow a front yard of 25 feet rather than the required 30 feet (Sec. 217.2) and to allow side yards of 5 feet and 10 feet respectively rather than the required 25 feet (Sec. 217.3)

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

Strict compliance will result in practical difficulty or unreasonable hardship to the owner. Granting of variances will not cause any substantial harm to the public.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, 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.

Frederick W. Hearn
 Contract purchaser
 Equitable Bank Building
 Towson, Maryland 21204

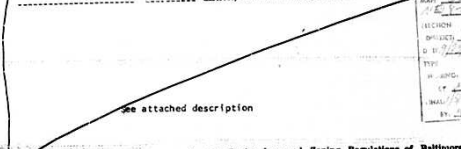
Richard C. Whiteford, Esq.
 Attorney
 404 Jefferson Building
 Baltimore, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of October, 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 22nd day of November, 1971 at 11:00 o'clock

Richard C. Whiteford, Esq.
 Zoning Commissioner of Baltimore County.

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Vincent,
 I, or we, Wilbur S. & Catherine B. Vincent, legal owners 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 redistricted, pursuant to the Zoning Law of Baltimore County, from _____ to a _____ district; for the following reasons:



(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office use in DR-16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above redistricting 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.

Frederick W. Hearn
 Contract purchaser
 Equitable Bank Building
 Towson, Maryland 21204

Richard C. Whiteford, Esq.
 Attorney
 404 Jefferson Building
 Baltimore, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of October, 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 22nd day of November, 1971 at 11:00 o'clock

Richard C. Whiteford, Esq.
 Zoning Commissioner of Baltimore County.

FOR THE OFFICE OF
 GEORGE W. L. STEPHENS, JR. & ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 68228, TOWSON, MD. 21204

Description to accompany zoning application for special exception for offices in DR-16 zone N.E. Corner York and Overbrook Roads. August 26, 1971

Beginning for the same at the intersection formed by the easterly Right-of-Way Line of York Road, 80 feet wide, and the northerly Right-of-Way Line of Overbrook Road, 50 feet wide, and running thence binding on the said easterly Right-of-Way Line of York Road North 18° 52' East 50.0 feet, thence leaving said York Road South 71° 59' East 125.0 feet to the westerly line of an alley, 20 feet wide, known as Locust Drive, thence along said alley South 18° 52' West 50.0 feet to the northerly Right-of-Way Line of Overbrook Road, thence along said Right-of-Way Line North 71° 59' West 125.0 feet to the place of beginning.

Containing 0.143 acres of land more or less.
 Being known and designated as lot numbers 9 and 10 block 'B' of a plat entitled: "Map of Annexation" dated December 6, 1916 and being recorded among the Plat Records of Baltimore County in M.P.C. 7 part 1-60.



BALTIMORE COUNTY, MARYLAND No. 1406
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: Oct. 22, 1971 ACCOUNT: DL-662
 AMOUNT: \$69.50
 DISTRIBUTION: FIN. AGENCY
 WHITE - CASHIER
 YELLOW - CUSTOMER
 Frederick W. Hearn
 5600 York Road
 Baltimore, Md. 21212
 Advertising and posting of property for Wilbur S. Vincent
 #72-126-X-14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: November 22, 1971
 FROM: George E. Gavrellis, Director of Planning
 SUBJECT: Petition 72-126-X, Northeast corner of York and Overbrook Roads. Petition for Special Exception for Office Building. Petition for Variance for front and side yards. Wilbur S. Vincent and Catherine D. Vincent - Petitioners
 9th District
 HEARING: Monday, November 22, 1971 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed Petition 72-126-X and has the following comments to offer.
 There are no conflicts with the existing on the proposed Master Plan. The D.R. 16 zoning classification was placed on the map of this location with the expectation that it would be used for offices. Therefore, there are no objections to the requested special exception for office use in a D.R. 16 zone. Any variances or special exceptions should be granted in compliance with a plan to be approved.

George E. Gavrellis
 Director of Planning



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 26, 1971

- CHIEF OFFICE, PLANNING AND ZONING DIVISION, TOWSON, MARYLAND, 21286
- OLIVER L. MYERS, Chairman
- MEMBERS:
- BUREAU CHIEF, ENGINEERING
- DEPARTMENT CHIEF, TRAFFIC ENGINEERING
- STATE ROADS COORDINATOR
- BUREAU CHIEF, FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- STATE HIGHWAY ADMINISTRATION

Richard C. Whiteford, Esq.,
 404 Jefferson Building
 Towson, Maryland 21204
 RE: Type of Hearings: Special Exception for office use in D.R. 16 zone. Locations NE Cor. of York and Overbrook Roads. Petitioners: William S. and Catherine E. Vincent. Committee Meeting of October 5, 1971. 9th District. Item 54.

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 located on the northeast corner of Overbrook Road and York Road. It is currently an undeveloped lot that is only improved with some large oak trees. There is a closed commercial food store directly to the south of the subject property, and directly to the north there are buildings that have already been converted into office use. To the rear of the subject property is a well maintained residential neighborhood. On the west side of York Road there is an existing funeral home and a church.

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 Highway Administration requirements.

It is noted that the concrete curb at the northeast corner of York and Overbrook Roads has completely deteriorated and requires replacement.

Richard C. Whiteford, Esq.
 Item 54
 Page 2
 October 26, 1971

Overbrook Road, an existing County road consisting of a 30-foot closed type roadway cross section on a 50 foot right of way requires no further improvement.

Locust Drive, recently recognized by the County (1968) as a 20 foot alley, requires improvement to conform with Baltimore County Standards. Such improvement including any necessary reversible slope assessment will be required in connection with any grading or building permit application. Construction or reconstruction of any sidewalks, curb and gutter, entrance, etc., required in connection with the development of this site would be the full responsibility of the Developer.

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

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any runoff or flow 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.

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

Water and Sanitary Sewer:
 Public water supply and sanitary sewerage are available to serve this property.

BOARD OF EDUCATION:
 No bearing on student population.

STATE HIGHWAY ADMINISTRATION:
 There is no direct access to the State Highway from the subject site nor is any proposed, therefore the Administration has no comment.

Richard C. Whiteford, Esq.
 Item 54
 Page 2
 October 26, 1971

DEPT. OF TRAFFIC ENGINEERING:
 The site is not expected to cause traffic problems.

HEALTH DEPARTMENT:
 Metropolitan water and sewers 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, Baltimore County Department of Health.

BUILDINGS ENGINEER'S OFFICE:
 Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

FIRE DEPARTMENT:
 The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

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 30 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, JR., Chairman

DLH:JD
 Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts strict compliance with Section 502.1 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variances would give relief without substantial injury to the public health, safety or general welfare of the locality involved, a variance to permit the above variance should be had and is hereby granted as follows:

a front yard setback of 25 feet instead of the required 30 feet; and side yard setbacks of 5 feet and 10 feet, respectively, instead of the required 25 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of November, 1971, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a front yard setback of 25 feet instead of the required 30 feet, and to permit side yard setbacks of 5 feet, and 10 feet, respectively instead of the required 25 feet, subject to approval of the site plan by the State Highway Administration, Bureau of Public Services and Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

72-126-XA
4-51
MICROFILMED
72-126-XA
4-51

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioners have complied with the Requirements of Section 502.1 of the Baltimore County Zoning Regulations, a Special Exception for Office Use in DR-16 Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of November, 1971, that the herein described property be and the same is granted, from and after the date of this order, subject to approval of site plan by the State Highway Administration, Bureau of Public Services and the Office of Planning and Zoning.

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

the above Redistricting should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 196____, that the above redistricting 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 _____ and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Richard C. Whitford, Esq.,
405 Jefferson Building
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 5th day of October 1971

William S. Vincent
Zoning Commissioner

Petitioner: William S. and Catherine E. Vincent
Petitioner's Attorney Richard C. Whitford, reviewed by
Chairman of Advisory Committee

THE TOWSON TIMES

TOWSON, MD. 21204 November 6, 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 6th day of Nov., 1971; that to say, the same was inserted in the issue of November 4, 1971.

STROMBERG PUBLICATIONS, Inc.

By: Rich Morgan



PETITION FOR SPECIAL EXCEPTION AND VARIANCE
14th DISTRICT
ZONING: Petition for Special Exception for Office Building, Petition for Variance for Front and Side Yards
LOCATION: Northeast corner of York and Overbrook Roads, Block 1111, 1111 W. Chesapeake Avenue, Towson, Maryland 21204
Public Hearing: Monday, November 22, 1971 at 11:00 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION
TOWSON, MD. November 4, 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., 405-406-407-408
one time _____ days before the _____ day of November, 1971, the said publication appearing on the _____ day of November, 1971.

THE JEFFERSONIAN
L. Leach, Jr., Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Posted for Henry Mon. Nov. 22, 1971 @ 1:00 P.M.
Petitioner: William S. Vincent
Location of property: NE corner of York Rd. & Overbrook Rd.
Location of Signs: 2 Red on York Road, 2 Red on Overbrook Rd.
Remarks: _____
Posted by: _____
Date of return: Nov. 21, 1971

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: _____										
Previous case:										

BALTIMORE COUNTY, MARYLAND No. 262
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 1, 1971 ACCOUNT: 01-662
AMOUNT: \$50.00

WHILE CASHIER: Frederick W. Hearn
DISTRIBUTION: PINK AGENCY YELLOW - CUSTOMER
Eskhan Equitable Towson Building
Towson, Md. 21204
Petition for Variance for William Vincent - #72-126-XA
500.00

PARKING TABULATION:
 PARKING REQUIRED @ 1 SPACE } = 4 SPACES
 FT. 300 SQ FT (100 SQ FT)
 PROPOSED PARKING = 5 SPACES
 NOTE: ABOVE REQUIREMENTS BASED ON SECTION
 409.2 OF THE BALTIMORE COUNTY ZONING
 REGULATIONS.

GENERAL NOTES:
 (A) PARKING HOURS OF OPERATION -
 8 AM TO 8 PM
 (B) ALL LIGHTING TO BE DIRECTED
 AWAY FROM RESIDENTIAL AREAS
 IF AND WHEN CONSTRUCTED
 (C) PROPOSED PARKING FACILITIES FOR
 USE ONLY BY PASSENGER VEHICLES,
 EXCLUDING BUSES
 (D) NO LOADING SERVICE OR ANY USE
 OTHER THAN PARKING SHALL BE
 PERMITTED
 THE ABOVE REQUIREMENTS ARE BASED
 ON SECTION 409.4 OF THE BALTIMORE
 COUNTY ZONING REGULATIONS.

VARIANCES
 VARIANCES REQUESTED TO SECTION 2172
 AND SECTION 2173 OF THE BALTIMORE CO.
 ZONING REGULATIONS TO ALLOW A FRONT
 YARD OF 25 FEET RATHER THAN THE REQUIRED
 30 FEET (SECTION 2172), AND TO ALLOW SIDE
 YARDS OF 5 FEET AND 10 FEET RESPECTIVELY
 RATHER THAN THE REQUIRED 25 FEET (SECTION
 2173).

MAP	✓
PLAN	✓
SECTION	✓
BRIDGE	✓
WATER	✓
RAILROAD	✓
STREET	✓
FINAL	✓
DATE	

**PLAT TO ACCOMPANY
 ZONING APPLICATION
 OR
 SPECIAL EXCEPTION FOR OFFICES
 IN DR 16 ZONE**

N.E. COPNER YORK & OVERBROOK ROADS
 BALTO CO, MD
 SCALE 1"=20'
 ELEC DIST NEM
 AUGUST 27, 1971

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



OVERBROOK ROAD

PRESENT ZONING - DR 16
 PRESENT USE - CHURCH

PRESENT ZONING - DL
 PRESENT USE - FUNERAL HOME

LOCUST DRIVE
 Existing 6 Sanitary Sewer (See Day #37-102-A7A)

PRESENT ZONING - DR 16
 PRESENT USE - OFFICES

**Proposed
 One Story
 Building
 For Use As
 Offices
 (1200 Sq Ft.)**

PRESENT ZONING DR 16
 PRESENT USE - VACANT
 Deep Disposition

OVERBROOK ROAD
 EXISTING CONCRETE CURB

EXISTING BRICK BUILDING
 PRESENT ZONING - DL
 PRESENT USE - ABANDONED FOOD STORE

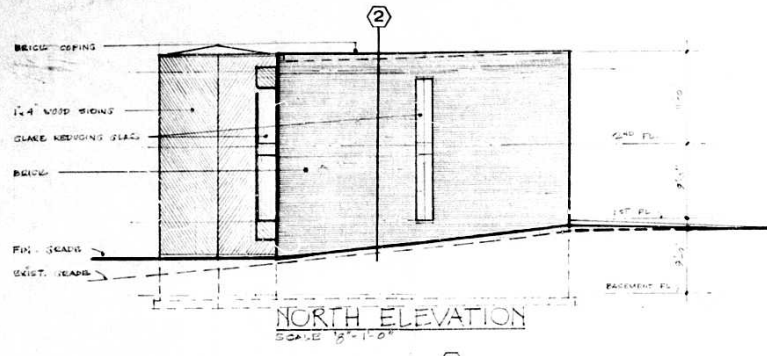
PRESENT ZONING - DR 16
 PRESENT USE - RESIDENTIAL

EX ALLEY DEAD-END

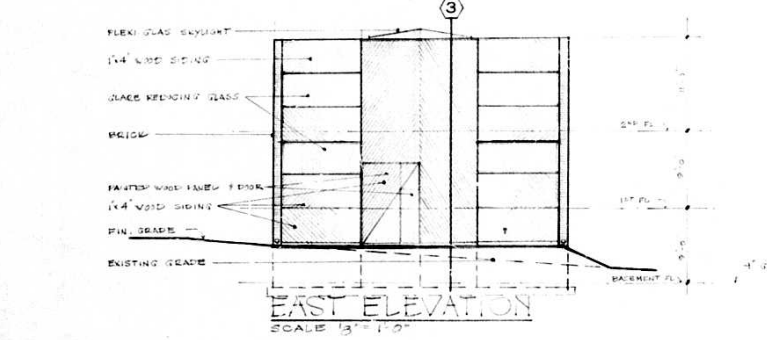
ROAD
 PAVING

YORK ROAD
 PAVING

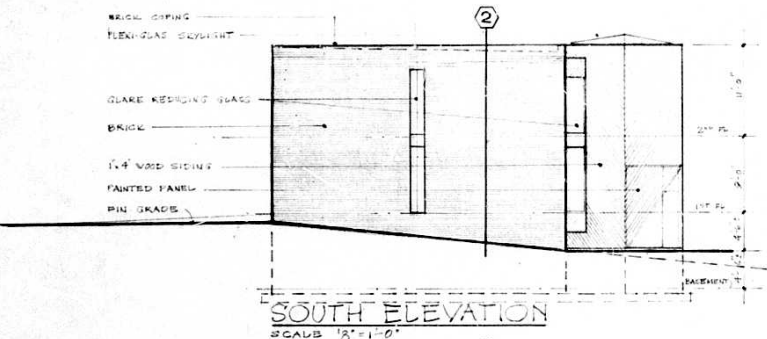




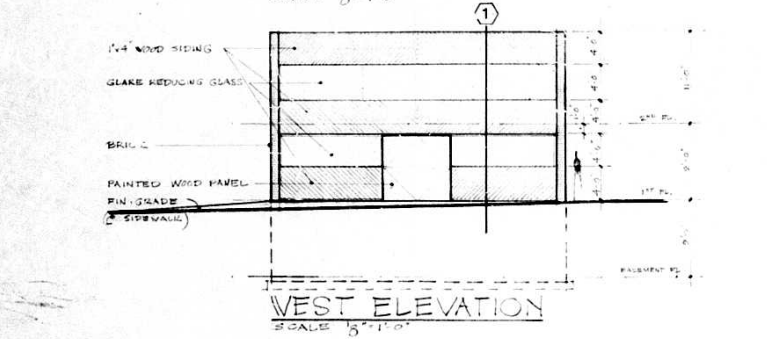
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

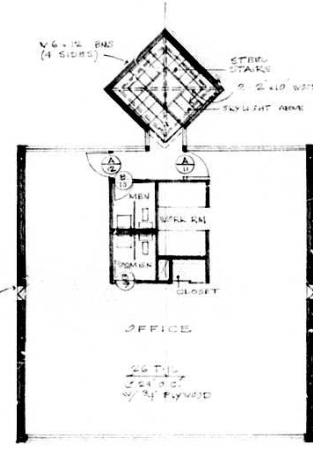


SOUTH ELEVATION
SCALE 1/8" = 1'-0"

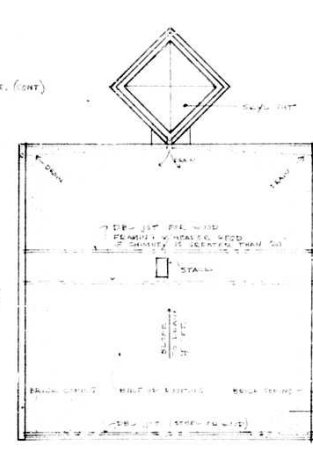


WEST ELEVATION
SCALE 1/8" = 1'-0"

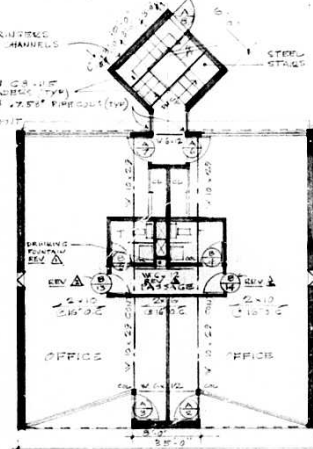
- NOTES:**
1. ALL FACE BRICK SHALL BE STANDARD SIZE (8 1/4" x 4 1/4" x 3 1/4") "NOVA VELO" AS MFG'D BY BALTIMORE BRICK CO.
 2. ALL BRICK JOINTS SHALL BE "VENUSA" COLORED MORTAR, 1/8" PRIME COUP 74.
 3. ALL CAULKING SHALL BE THOMAS CAULKING BY A.B.
 4. ALL 1/4" WOOD SIDING SHALL BE KIEVWOOD STAINED w/ OLYMPIC SEMI-TRANSPARENT STAIN.
 5. TREAT ALL WOOD NOT EXPOSED TO VIEW w/ WOODLIFE.
 6. ALL GLASS SHALL BE GLAZE REDUCING GLASS (SHEET OR JALAPANESE) AS MFG'D BY PITTSBURGH GLASS CO.
 7. SKYLIGHT & STAIR DOWNER SHALL BE 8" x 8" w/ RECESSED IF EITHER ALLOWED TO SUPPORT A 40 LBS. LIVE LOAD AS MFG'D BY PLANTING WOOD PRES. MFG.
 8. HIGH PLANTING TO BE THORN ACACIANTHUS ARBORESCENS 4'-5" HIGH SPACED 2'-0" O.C.



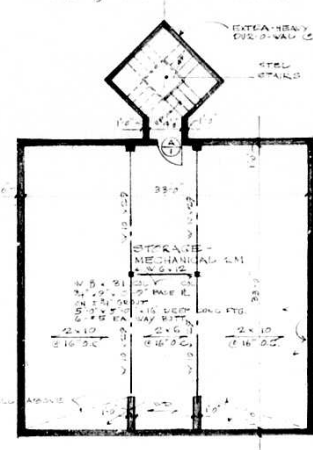
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

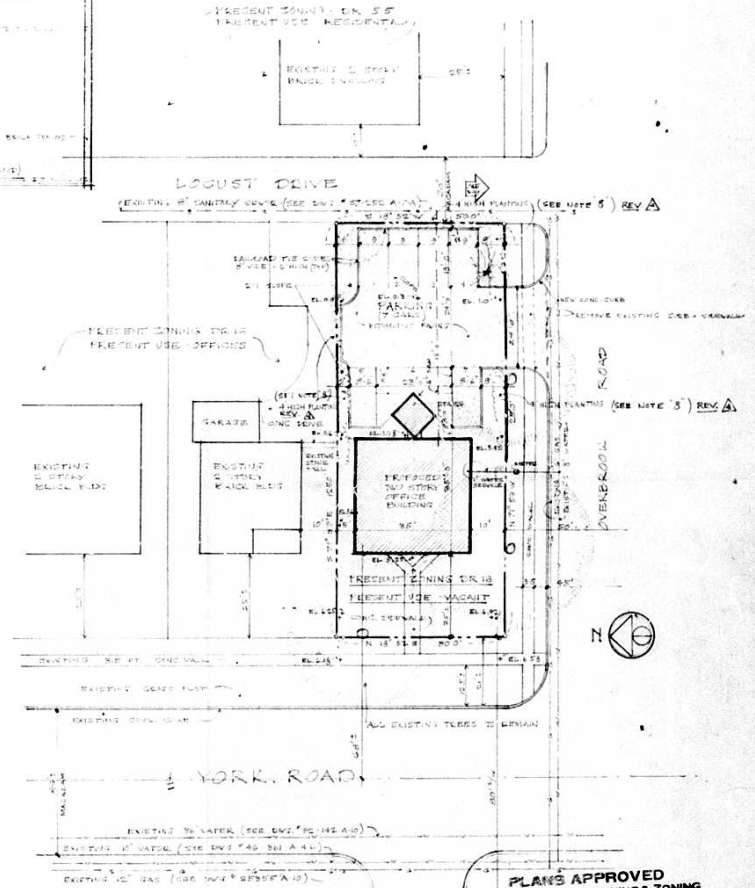


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



BASEMENT FL. PLAN
SCALE 1/8" = 1'-0"

ALTERNATE #1
ENTIRE ROOF DECK TO BE MIN. 1/2" 22 GAUGE TYPE "A" METAL DECK AS MANUFACTURED BY BOWMAN BUILDING PRODUCTS OR EQUAL SUPPORTED BY 18x17 STEEL JOISTS SPACED NOT TO EXCEED 4'-0" O.C. w/ 10" 1"x10" STRAP ANCHORS AT EACH END.
ALL JOISTS TO BEAS ON MINIMUM 8" DEEP SOLID BEARING w/ CONTINUOUS BRACING IN ACCORDANCE w/ AISC. AND DIAGONAL BRACING AS NOTED.



SITE PLAN
SCALE 1/8" = 1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 2/1/73
BY: [Signature]
DATE: 2/1/73

PROPERTY AND DRUG (REV. A)
9TH ELECTION DISTRICT
PROPERTY 0.143 ACRES
SCALE 1/8" = 1'-0"
SPECIAL EXEMPTION NOV. 25, 1971
(FILE # 72-1261A)

PARKING DATA
BUILDING 5925 SQ. FT.
ONE PARKING SPACE FOR EACH 500 SQ. FT. (1ST FL.)
ONE PARKING SPACE FOR EACH 500 SQ. FT. (2ND FL.)
7 PARKING SPACES REQUIRED
PARKING SPACES 9'-0" (A), 8'-6" (B), 8'-6" (C)
TOTAL 7 CARS

PARKING CALCULATIONS
1ST FL. - 25' x 125' = 3125' (OFFICE) = 100 (SPACES) = 1275' (2ND FL.)
2ND FL. - 25' x 125' = 3125' (OFFICE) = 100 (SPACES) = 1275' (2ND FL.)
TOTAL 7 CARS

REV. SHEETS

1	ADD SKYLIGHT ENTRY	2/1/73
2	ADD SKYLIGHT DOWNER	2/1/73
3	ADD PARKING	2/1/73
4	TYPE OF PLANTING REVISION	2/1/73
5	BL. CHANGED TO BRICK	2/1/73
6	PARKING CALCULATION ADD	2/1/73

OFFICE BUILDING
EDERT & ASSOCIATES INC.
1001 YORK ROAD, BALTIMORE, MARYLAND 21221

SITE PLAN FLOOR PLANS AND ELEVATIONS
EDWARD L. GRAY AIA ARCHITECT
DATE: OCT. 19, 1972

STATE OF MARYLAND
DEPARTMENT OF PLANNING AND REGISTRATION OF PROFESSIONALS
1760-A

REV. JAN. 5, 1973
A-1 OF 2