

12-171 YAH

January 6, 1972

S. M. Almond, Jr., Esq.
Janifer Building
Towson, Maryland 21204

RE: Type of Hearings Special Hearing
Location: E/S of York Road, 164th S. of
Dannison Avenue
Petitioners: George C. Shive, et al
Committee Meeting of November 2, 1971
8th District
Item 75

Dear Sirs:

This office has received revised drawings and we are
scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 6, 1972

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

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU 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

S. M. Almond, Jr., Esq.
Janifer Building
Towson, Maryland 21204

RE: Type of Hearings Special Hearing
Locations E/S of York Road, 164th S. of
Dannison Avenue
Petitioners: George C. Shive, et al
Committee Meeting of November 2, 1971
8th District
Item 75

Dear Sirs:

The above referenced petition is accepted for filing
as of the date on the enclosed filing certificate. Notice of
the hearing date and time, which will be held not less than
30 days, nor more than 90 days after the date on the filing
certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter,
please do not hesitate to contact me at 494-3351.

Very truly yours,

James E. Dyer
JAMES E. DYER,
Zoning Supervisor

JED:JD

Enclosure

S. M. Almond, Jr., Esq.,
Janifer Building
Towson, Maryland 21204

Item 75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.

Eric Danheima
S. ERIC DANHEIMA,
Zoning Commissioner

Owners Name: George C. Shive, et al

Reviewed by: *Oliver L. Myers*

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George C. Shive and Nettie I. Shive, his wife,
Cecilia Catherine Scheldt, his wife,
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, 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.

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 building.

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

and we, agree to pay expenses of above Special Hearing 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.

Address: Cecilia Catherine Scheldt
2405 York Rd., Timonium, Md.
Legal Owner:
George C. Shive & Nettie I. Shive
2407 York Road, Timonium, Maryland

Address: S. M. Almond, Jr.
Petitioner's Attorney
Protestant's Attorney

Address: Jenifer Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 6th
day of January, 1972, 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-
out 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 7th day of February, 1972, at 11:00 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
George C. Shive and Nettie I. Shive, his wife,
Cecilia Catherine Scheldt, his wife,
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, 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.

See attached description.

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

and we, agree to pay expenses of above Special Hearing 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.

Address: Cecilia Catherine Scheldt
2405 York Rd., Timonium, Md.
Legal Owner:
George C. Shive & Nettie I. Shive
2407 York Road, Timonium, Maryland

Address: S. M. Almond, Jr.
Petitioner's Attorney
Protestant's Attorney

Address: Jenifer Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 6th
day of January, 1972, 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-
out 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 7th day of February, 1972, at 11:00 o'clock
A.M.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
301 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 425-3006

RESIDENCE: 771-4552

October 14, 1971

DESCRIPTION TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION AND VARIANCE

BEGINNING for the same at a point on the northeast side of
York Road (Route 451) at the division line between Lots 3 and 4, Block
C, Plat of "Wayside", recorded among the Land Records of Baltimore
County in Plat Book, WPC 8, folio 56, said point being 164.75 ft. from
the intersection corner by the northeast side of York Road and the
southeast side of Dennison Street, thence leaving the northeast side
of York Road and binding on the division line between Lots 3 and 4,
N77°56'E 175.00 ft., running thence and binding on part of the
westernmost line of Lot 23, Block C, as shown on the aforesaid Plat,
N12°04'W 164.75 ft. to the southernmost side of Dennison Street,
running thence and binding on the southernmost side of Dennison Street
N77°56'E 50.00 ft. to the division line between Lots 22 and 23,
Block C, as shown on the aforesaid Plat, thence leaving Dennison
Street and binding on a part of the division line between the aforesaid
Lots 22 and 23, S12°04'E 179.75 ft., thence leaving said division
line and running for lines of division S77°56'W 55.00 ft. and
S12°04'E 85.00 ft. to the division line between Lots 5 and 6, Block C,
of the aforesaid Plat, running thence and binding on a part of said
last mentioned division line, S77°56'W 170.00 ft. to the northeast
side of York Road, running thence and binding thereon N12°04'W 100.00ft.
to the place of beginning.

CONTAINING 0.60 acre of land more or less.
BEING part of Lots 4, 5 and 23 Block C, Plat of "Wayside",
recorded among the Plat Records of Baltimore County in Plat Book,
WPC 8, folio 56.

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
301 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 425-3006

RESIDENCE: 771-4552

page -2-

PARCEL 2
SPECIAL HEARING FOR OFF-STREET PARKING

BEGINNING for the same at a point on the division line between
Lots 22 and 23, Block C, Plat of "Wayside" recorded among the Land
Records of Baltimore County in Plat Book WPC 8, folio 56 said point
being distant 179.75 ft. southerly, measured along said division line
from the intersection of said division line and the southeast side of
Dennison Street, running thence and binding on a part of said division
line and continuing the same course and binding on part of the division
line between Lots 8 and 9, as shown on the aforesaid Plat,
S12°04'E a total distance in all of 55.00 ft., running thence through
Lot 8 and continuing the same course and binding on part of the
division line between Lots 5 and 6, as shown on the aforesaid Plat
S77°56'W a total distance in all of 55.00 ft., running thence for
lines of division through Lots 4 and 5 and through Lot 23, the two
following courses and distances: 1) N12°04'W 85.00 ft. and
2) N77°56'E 55.00 ft. to the place of beginning.

CONTAINING 0.10 acres of land more or less.
BEING part of Lots 4, 5, 8 and 23, Block C, of Plat of
"Wayside" recorded among the Land Records of Baltimore County in
Plat Book WPC 8, folio 56.



E. F. RAPHEL
Registered Professional
Land Surveyor

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 10, 1971

S. M. Almond, Jr., Esq.
Jenifer Building
Towson, Maryland 21204

RE: Type of Hearing: Special Hearing
Location: E/S of York Road, 164' S. of
Dennison Ave.
Petitioners: George C. Shive, et al
Committee Meeting of November 2, 1971
8th District
Item 75

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 east side of
York Road just south of Bowman Street. It is currently
improved with two 1/2-story frame buildings. On either side
of the subject site are existing buildings of similar character.
To the east of the subject site there is existing residential
along Bowman Street. There is no curb and gutter existing either
on York Road, at this location, or Bowman Street.

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. Rte. 451) is a State road; therefore, all
improvements, intersections, and entrances on this road will be
subject to State Highway Administration review.

Dennison Street, an existing County road, is proposed to
be ultimately improved as a 30-foot class-type road
cross section on a 50-foot right-of-way. High speed trucks,
including highway right-of-way and widening, and any necessary
resurfacing along Bowman Street will be prepared in connection with
any grading or building permit applications.

S. M. Almond, Jr., Esq.
Item 75
November 10, 1971

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

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. Rte. 451) is a State road. Therefore, drainage
requirements as they affect the road cross under the jurisdiction of the
Maryland State Highway Administration.

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

Public water supply is available and serving this property. It
appears that an additional fire hydrant may be required.

Sanitary Sewers

Public sanitary sewerage can be made available to serve this
property by construction of a public sanitary sewer extension from the
existing 36-inch sanitary sewer in Bowman Street, see Building 67-0502, File 1.

FIRE REQUIREMENTS

Fire hydrants for the proposed site (one required) shall be in
accordance with Baltimore County Standards.

The site shall be developed in accordance with all applicable requirements of
the National Fire Protection Association's Building Code, 1971, "The Fire Safety
Code", 1971 Edition, and shall be developed in accordance with any emergency or
other code of regulations.

S. M. Almond, Jr., Esq.
Item 75
November 10, 1971

PROJECT PLANNING: The entrance is subject to approval of State Highway Administration.
STATE HIGHWAY ADMINISTRATION DIVISION:

The minimum width for a commercial entrance on a State Highway is
25' and not 24', as indicated on the subject plan. The entrance on York
Road must be a depressed curb type with 30' transitions. There must be a
minimum of 5' from the property line to the beginning of the transition.

The frontage of the site must be curbed with curb and gutter. The
roadside curb is to be 31' from the existing center line of York Road. The
plan indicates 30'.

The proposed right of way for York Road is 41' from center and not 40'
as indicated on the plan. It is our opinion that the plan should be revised
prior to a hearing date being assigned.

The entrance on York Road will be subject to State Highway Administration
approval and permit.

DEPT. OF TRAFFIC ENGINEERING

Dennison Avenue is not adequate for commercial traffic.

HEALTH DEPARTMENT

Metropolitan water and sewer are available to the site.

No health hazard

Air Pollution Comments: The building or buildings on this site may be
subject to a pollution 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.

ZONING ADMINISTRATION DIVISION

This office is withholding approval of the subject petition until such time
as revised plans are received in conjunction with the items listed by the
State Highway Administration and the provision of Section 42-24 have been
added to the petitioner's plan.

Very truly yours,
E. F. RAPHEL, Director

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenno, Zoning Commissioner Date: February 7, 1972

FROM: George E. Gavell, Director of Planning

SUBJECT: Petition 72-171-X ASPH. Northeast side of York Road 164.75 feet south
of Bowman Avenue.
Petition for Special Exception for offices and office building.
Petition for Variance to permit a building setback from a P.R. 3.5 zone
Petition for Special Hearing for off-street parking in a residential zone.
George C. Shive, et al - Petitioner.

8th District

HEARING: Monday, February 7, 1972 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
and has the following comments to make relative to pertinent planning factors:

Office use at this location would be consistent with the proposed Central Sector
Plan and the comprehensive zoning maps adopted by the County Council in 1971.

If granted, the development should be conditioned on the compliance with a
site plan approved by the appropriate County and State agencies.

If lighting is to be provided for parking area, lighting standards no taller
than 8 feet are recommended as a further condition of both the special exception
and the use permit for off-street parking.

GEG:NEG:mh

IT IS ORDERED by the Zoning Commission of Baltimore County, this _____ day
of _____, 197____, that the above re-classification 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 a _____ zone, and/or the Special Exception for _____
_____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

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

Zoning Commissioner of Baltimore County

Cost of Advertisement, \$.....

Petitioner's Attorney, S. N. Almond, Jr., Esq. Reviewed by Oliver L. Lippert
Chairman of
Advisory Committee

By Rich Morgan

Remarks _____

Posted by Mark L. Hines Date of return Jan 22-22
Signature _____

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: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

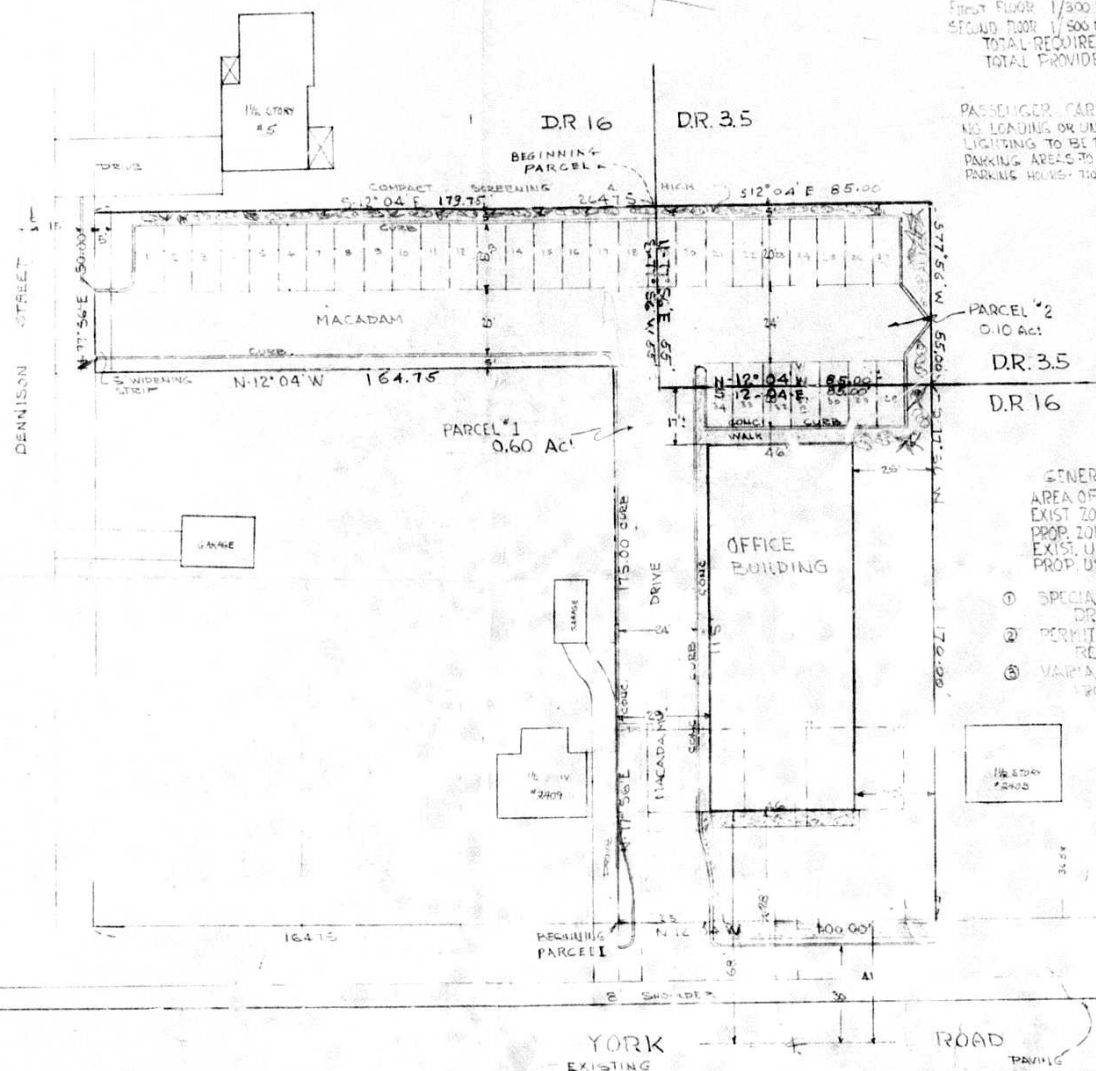
MAY 15 1972

NOTES: APPLIC
ONLY PASSENGER

PARKING DATA

AREA OF BLDG 5290 #
FIRST FLOOR 1/300 # = 17.6 SPACES
SECOND FLOOR 1/500 # = 10.6
TOTAL REQUIRED = 28.2 SPACES
TOTAL PROVIDED 34 SPACES

PASSENGER CARS ONLY
NO LOADING OR UNLOADING SERVICE
LIGHTING TO BE REGULATED
PARKING AREAS TO BE OWNER MAINTAINED
PARKING HOURS: 7:00 AM-10:00 PM



GENERAL NOTES

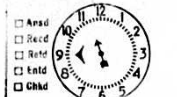
AREA OF PROP. 0.7 AC.
EXIST ZONING DR 16 & DR 3.5
PROP ZONING DR 16 & DR 3.5
EXIST USE RESIDENTIAL
PROP USE OFFICE

- 1 SPECIAL EXCEPT FOR OFFICE IN DR 16 ZONE
- 2 PERMIT FOR PARKING IN RESIDENTIAL ZONE
- 3 VARIANCE TO PERMIT 11 SPACES FROM A DR 3.5 ZONE

MAP: 2D
W/15-18
ELECTION
DISTRICT: 8
D TO: 1/22
TYPE: SE
MARKED: 34
LY: 48
FINAL:
BY:

REVISED PLANS

JAN 6 - '72 AM



ZONING DEPARTMENT

LOTS 4-5-23 & PART OF "8"
PLAT OF WAYSIDE
8" ELECTION DIST BALTO CO
SCALE 1"=30' 10-5-71
REV 10-2-71
APP 1-4-72

REGISTERED PROFESSIONAL SURVEYOR
281 Courthouse Square
Towson, Maryland 21204

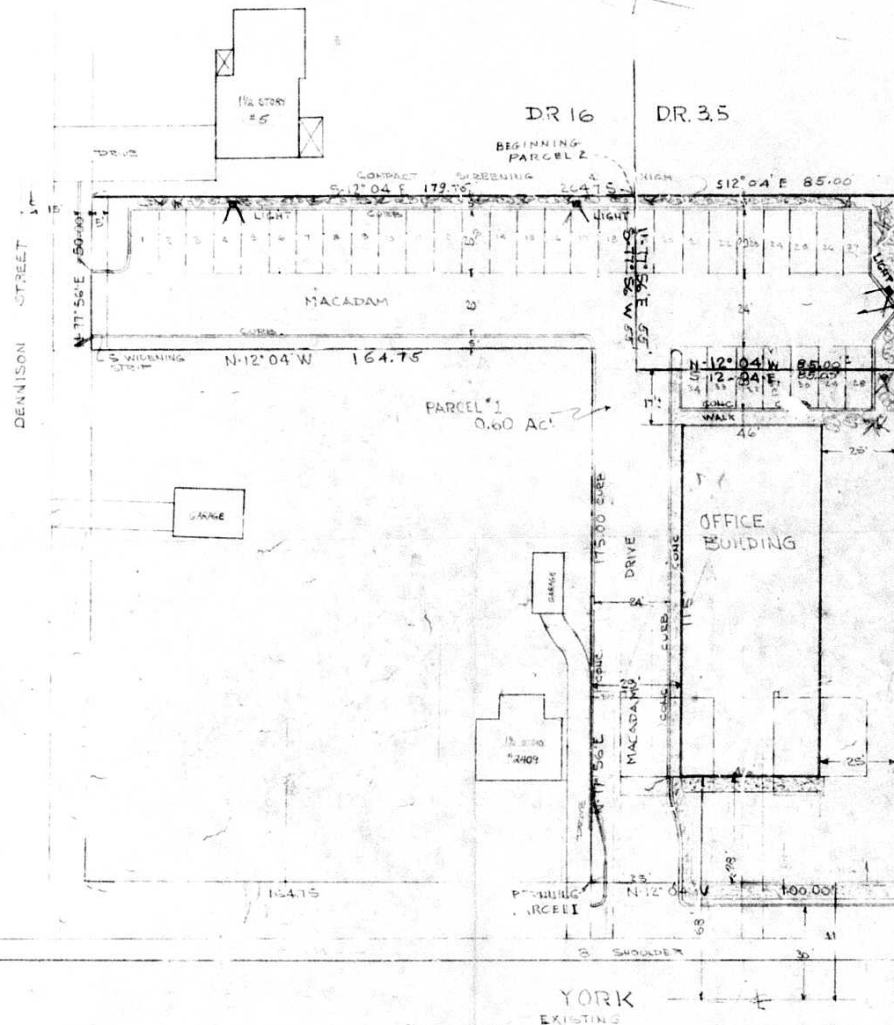
1406

NOTES: APPLIC
MULTI-PASSENGER

PARKING DATA

AREA OF BLDG. 5230 sq ft
FIRST FLOOR 1/300 ft = 17.6 SPACES
SECOND FLOOR 1/500 ft = 10.6
TOTAL REQUIRED = 28.2 SPACES
TOTAL PROVIDED 34 SPACES

PASSENGER CARS ONLY
NO LOADING OR UNLOADING SERVICE
LIGHTING TO BE MAINTAINED
PARKING AREAS TO THE OWNER, MAINTAINED
PARKING HOURS: 7:00 AM - 10:00 PM



PARCEL #2
0.10 AC

DR.3.5

DR.16

GENERAL NOTES

AREA OF PROP. 0.7 AC
EXIST. ZONING DR.16 + DR.3.5
PROP. ZONING DR.16 + DR.3.5
EXIST. USE RESIDENTIAL
PROP. USE OFFICE

- SPECIAL EXCEPT. FOR OFFICE IN DR.16 ZONE
- PERMIT FOR PARKING IN A RESIDENTIAL ZONE
- VARIANCE TO PERMIT IT BETRACK FROM A DR.3.5 ZONE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 3/22/72

LOTS 4-5-23+PART OF 8
PLAT OF WAY-SIDE
8" ELECTION DIST. BALTO CO
SCALE 1"=30' 10'-5-71
10'-2-71
1'-4-12
2'-15-12

RECORDED DEEDS
201 Courtland Avenue
Towson, Maryland 21204

1406