January 6, 1972

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

RE: Type of Hearing: Special Hearing Lecation: E/S of York Road, 164' S. of Donnison Averus Petitioner: George C. Shive, et al Committee Heating of November 2, 1971 Bth District Item 75

Dear Stra

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

Very truly yours,

OLIVER L. MYERS, Chairman

OLH MD:JD

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 6, 1972

COUNTY OFFICE BLDG. III W Chesapeake Avr. Towses, Maryland 21204

0010

OLIVER L. MYERS

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT FLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT S. H. Almond, Jr., Esq. Jenifer Building Towson, Haryland 21204

> RE: Type of Hearing: Special Hearing Locations E/S of York Road, 164' S. of Dennison Avenue Petitoner: George C. Shive, et al Committee Meeting of Nevember 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,
Zoning Supervisor

JED:JD

Enclosure

S. M. Almond, dr., Esq., Jani for Sui ling Towar, Haryland 21284

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.

S. ERIC DINEMA,
Zoring Commissioner

Owners Homes George Co Shive, at a Reviewed bys Aliver J. Mye-

## PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONDING COMMISSIONER OF BALTIMORE COUNTY:

Scharz description to the county of the property situate in Baltimore County and which is described in the description and plat attached aereto and made a part hereof. ition (1) that the zoning status of the herein described property be re-classified, pursuant

the terein described property, for . Offices and Office building ...

Property is to be posted and advertised as prescribed by Zoning Regulations. posting stc., upon filing of this petition, and further agree to and are to be bound by the zoning and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor

Show D marugher Contract purchaser

Address Jeni'er Building, Towson, Maryland

..... 197 2, that the subject matter of this petition be advertised, as

out Baltimore County, that property be posted, and that the public hearing be had before the Zonins Baltimore County in Room 106, County Office Building in Towson, Baltimore 7th day of February 197 2 at 11:00 o'clock Veni de Menua

Zoning Commissioner of Baltimore County.

(1) for a variance to Section 1802.2 C to permit a building in a DR-16 zone 17 feet from another DR zone in lieu of the required 75 feet.

Contract Purchaser ss. A. Almond. Jr. Petitioner's Attorney

Address Jenifer Building, Towson, Maryland

ORDERED By the Zoning Commissioner of Baltimore County, this. 6th owners, 19872. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulative throughout Baltimore County, that property be posted, and that the ublic hearing be had before the Zoning Law of Baltimore County in Room 106, County Office Bullding in Toward County, on the 100 most 100 mounty Office Bullding in 200 mounts of Baltimore County in Room 106, County Office Bullding in 200 mounts of Baltimore County in Room 106, County Office Bullding in 200 mounts of 100 m

GEO. C. SHIVE, ET AL HE/S of York Nd. 164,751 Dennison St.

PETITION FOR SPECIAL HEARING

TO THE FOUND CONTISTIONER OF BALL NORTH COLLING Scheldt, Shiscorts, and George C. Shive and Nortic I. Shive, his vice.

George C. Shive and Nortic I. Shive, his vice.

16921 owner A. of the property structure of the property structure of the property structure of the property of the pr

Commissioner should approve parking in a residential zone in accordance with the attached plan.

See attached description

Property is to be posted and advertised as prescribed by Zoning was also

Regulations.

Ryoma 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 hound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Light A. Massagles Legislation County Alexander County Alexander County Alexander County Alexander County Coun

School School Store Could Catherine Scheldt, 2405 York Rd. Timonium Md. denn & thre Mette J. Hore doorer. Mette J. Hore sorge C. Shive & Nettie I. Shive 240) York Road, Timonium, Maryland

Protestant's Attorney

D-14/9/9/7

ORDERED By the Zoning Commissioner of Baltimore County, this\_6th\_ -1

(over)

BALT: MORE COUNTY ZONING ADVISORY COMMITTEE

November 18, 1971

Cool of the Scholar Sc

Record & flow Legal Owners

Matter & State

George C. Shive & Nettic Y. Shive
2407 York Road, Timonium, Maryland Legal Owners

S. M. Almond, Jr., Esq. Jonifer Suilding Towson, Maryland 21204

RE: Type of Hearing: Special Hearing Location: E/S of York Road, 1641 S. of Dennison Ave. Petitioner: George C. Shive, et al Countites Healing of November 2, 1971 8th District

The Zening Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on master 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 Read just south of Beausson Street. It is corrently Improved with two Its story from destings, the either side of the subject site are estating deallings of similar character. To the new of this subject is the three is estating residually along beaution Street. There is no each and gutter cataling either on York Read, et this location, or Beaution Street.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plot substitud to this office for review by the Zaming Advisory Committee in commention with the subject from.

York Read (rd. tie. 45) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Highany Administration requires as...

Dendison Stront, an existing County coul, is proposed to be stitutely improved as a 30-feet classifying routy force. The strong county force is a strong county force in the strong country force in the strong country for the strong country force in the st

S. M. Almond, Jr., Esq. Item 75 Page 2 November 18, 1971

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

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domarteam of the property. A grading parmit is, therefore, messary for all grading, including the stripping of top soil.

Provisions for accommodating starm water or drainage have not been indicated on the submitted plan.

York Road (Nd. Rtm. 45) is a State road. Therefore, drainage requirements as they affect the road comm under the jurisdiction of the Haryland State Nighmay Administration.

The Petitionar must provide necessary drainage facilities (temporary programmal) to prevent creating any nulsances or desages to adjacent properties, expectedly by the concentration of surface susters. Correction of any problem which may result, due to toproper proving or temporar installation of designs facilities, used to the the full responsibility of

Public sater supply is available and serving this property. It appears that an additional firm hydront may be required.

Public sanitary sucreage can be made available to serve this property by construction of a public sanitary sour extension from the existing Clinch sanitary search in Genericon Street, see County General Section Services.

FIRE DELACTIONS

fire hydrant: for the proposed site (are required and) shall be in accordance with heiting a County Standard.

The site shall be not to be adjust that applicable require and of the fitted fire first classific and the strength in [0], Who life Safety Cod., 127 Exite, and the fire frametic Colorest to recogning or construct of constitute.

E. F. RAPHEL & ASSOCIATES

Registered Professional Land Surreyor 201 COURTLAND AVENUE

S. M. Almond, Jr., Es;. Item 75 Page 3 November 18, 1971

DEPT. OF TRAFFIC ENGINEERING:

ZONERS ADMINISTRATION DIVISION:

MEALTH DEPARTMENT:

STATE HIGHMAY ADMINISTRATION DIVISION:

October 14, 1971

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND WARIANCE

BEGINNING for the same at a point on the northeast side of York Road (Route 45) 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 rt. from the intersection roused 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 \$12.04"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 acres of land gore or less. BEING part of Lots 4, 5 and 23 Block C, Plat of "Wayside", recorded among the Plat Records of Raltimore County in Plat Book, WPC 8. folio 56.

0

PROJECT PLANNING: The entrance is subject to approval of State Highway Administration.

The minimum width for a commercial entrance on a State Highway is 25' and not 20', as indicated on the subject plan. The extrence on York Road must be a depressed curb type with 35" 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 readside 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 penalt.

Air Pollution Computs: The building or buildings on this site may be subject to reject the one compliance with the England face. March Air Pollution with Regulations. Additional information may be obtained from the Division of Air Pollution, Unitarious County Department of Venich.

Tals office is withhiding approval of the subject politica until such these revised plans are received in conjunction with the items Hated by the State Highery Administration and the provisions of Section 100,0 have been added to the petitioner's plans.

Very truly yours,

October 1, 1500s Conte-

Dennison Avenue is not adequate for commercial traffic.

Metropolitan water and sever are available to the site.

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PARCEL 2 SPECIAL HEARING FOR OFF-STREET PARKING

BEGINNING for the serg 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 raid 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 storesaid plat. \$12.04.E a total distance in all of \$5.00 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 \$77\*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 le.s. BEING part of Lots 4, 5, 8 and 23, Block C, of Plat of "Wayside" recorded among the Land Records of Baltimore County in Liber WPC 8, folio 56.



BAI MORE COUNTY, MARYI ND INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric Di Nenno, Zoning Commissioner Date February 7 1972

FROM George E. Gavrells, Director of Planning

SUBJECT Petition 72-171-X ASPH, Northeest side of York Road 164.75 feet .cuth

Petition for Variance to permit a building setback from a P.R. 3.5 zone 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 - Petitioners

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 Covacil 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:msh

MAY 15 1972

Pu suant to the advertisement, posting of preperty, and punils hearing on the above petition and ring that by reason of the requirements of Section 502, 1 of the Baltimore County Zoning Regulations having been met, a Special Exception for an Office Building and Offices should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners Variance should be had, and by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a building setback in a P. R. 16 Zone of seventeen (17) feet from a D, R, 3, 5 Zone in lieu of the required seventy-five (75) feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 297 day of March 1972, that the Aurelia abor a Special Exception for an Office Building and Office should be and the same is danied, were not also the theoretical and that the herein Variance to permit a building setback in a D, R, 16 Zone of seventeen (17) feet from a D, B, 1, 5 Zone in lieu of the required seventy-fee (75) feet should be and the same is GRANTED, from Deputioning Commissioner of Extinore County and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Bureau of Public Services, and the Office of Planning and Challengton to the approval to the administration. re-classification should NOT BE HAD, and/or the Special Exception should NOT BE DENIED and that the above described property or area be and the same is hereby continued as and zone, and/or the Special Exception for\_\_\_\_\_

TOWSON, MD. 21204

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 week/before the 24 day of January 1972 that is to say, the same

STROMBERG PUBLICATIONS, inc.

By Real Mayon

was inserted in the issue of January 20, 1972.

E. Gavrelis, Director of the Office of Planning and Zoning for Baltimere County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, -----should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this Special Hearing should be and the same is Granted, from and after the date of this order, to permit Off-street Parking in a Residential Zone, subject to the approval of a site plan by the State Highway Admin Stration, Bureau of Public Service and the Office of Planding Jan Commissioner of Baltimore County and Zonga. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of\_\_\_\_\_ the above Special Hearing should NOT BE GRANTED. 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 OFFICE OF TOWSON LIM IE S

th: above Special Hearing for Off-street Parking in a Residential Lone in accordance with the plat date October 5, 1971, revised October 12, 1971, November 4 by American Land Land Application 1, 1971, and Application 1, 1972, and Application 1, 1972, by George

for Special Brestag for Morthese spin of York

19 72

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 20 19 72 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. 2008 SECRET appearing on the \_\_\_\_\_ 29th \_\_day of \_\_\_ January \_\_

THE JEFFERSONIAN,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BALTIMORE COUNTY, MARYLAND No. 1530 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Feb. 7, 1972 ACCOUNT 01-662 AMOUNT \$99.00 PINE - AGENCY

BALTIMORE COUNTY, MARYLAND OFFICE OF PINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT January 17, 1972	No. 3416
ACCOUNT _	
AMOUNT_	\$25.00
white cashier PINK agency Russell T. Beker S Co. 6229 N. Charles Street	YELLOW - CUSTOMER
Baltimore, Md 21212 Petitio for Spacial Exception ring for George 5 Salve, et al	on, Variance * Special

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA . REVENUE DIVISION ATE Jan. 17, 1972 ACCOUNT 01-662 of ther to, Harsigia
7132 Hasthfield Road
Rollinore, Md. 21212
7a: tion fer/Special Exception, Variance & Special
Hearing for Shorpe C, Stive, et al
6.2-171-8.

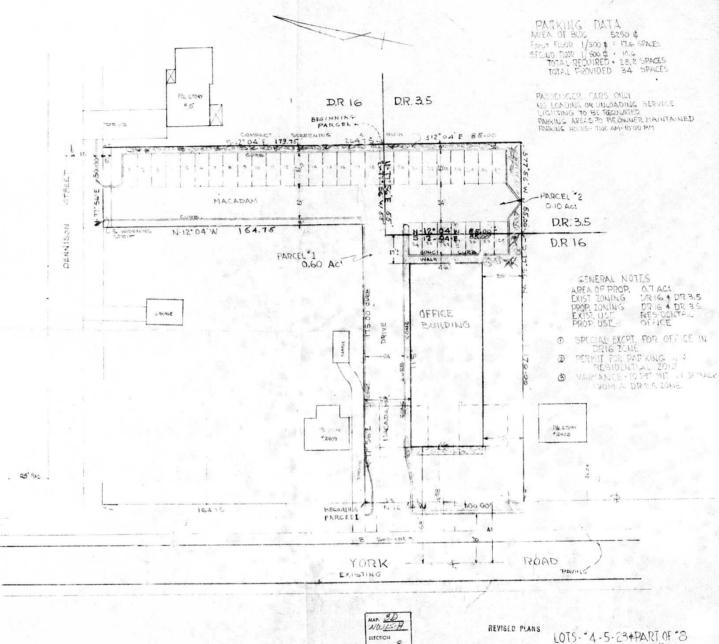
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3 Signs	ZONING DEPARTME	RTE OF POSTING NT OF BAI TIMORE COUNTY #72-1 roon, Meryland	71-X AS
District SN. Posted for Ne. Petitioner Me	oury Mandry Fat	Dole of Porting Jan. 3. 19.72 & 11:00 Att	20-72
		on york the in Jorda y	
Remarks Posted by Ma	el Ille	Date of return Jon 22	- 22

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 that the public health, safety, and general welfare

of the locality involved not being adversely affected,

PETITION	MAPPING			<b>PROGRESS</b>			SHEET			
FUNCTION	Woll Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	5,
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, GC, CA										
Reviewed by:		-	(				or des	riptie	on	





□ Recd I Retd Q Chkd

ZONING DEPARTMENT

LOTS - "4-5-23 + PART OF "8 PLAT OF WAYSIDE 8" ELECTION DIST BALTO CO 10.5.71 SCALE 1"- 30"

> RAPAL replaced Property 201 Courtland 4 ton to Turston, Maryland 11264

1406

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