

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARY A. MIX, 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 _____ zone to an _____ zone; for the following reasons:

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.

I, or 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 for Baltimore County.

Peter C. McEnroe
Peter C. McEnroe
Contract purchaser
Address: 22 West Road
Towson, Md. 21204
Mary A. Mix
Mary A. Mix
Legal Owner
Address: 7 Washington St.
Timonium, Md. 21093
Edward C. Covahey, Jr.
Edward C. Covahey, Jr.
Petitioner's Attorney
Address: 614 Bosley Avenue
Towson, Md. 21204
Charles P. Davis
Charles P. Davis
Protestant's Attorney
Address: 614 Bosley Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 _____ day of _____, 1974, at 1:30 o'clock.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MARY A. MIX, 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 for a Variance from Section 217.3 to permit a side yard setback of 10 feet instead of the required 25 feet on the south of the site, and to permit a Variance from Section 217.4 for a side yard setback of 1 foot instead of the required 25 feet on the north of the site; and a Variance from Section 217.2 to permit a front yard setback of 10 feet instead of the required 30 feet.

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

State Roads Commission acquisition and dimensions of property preclude developing same aesthetically within the present area regulations.

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.

Peter C. McEnroe
Peter C. McEnroe
Contract purchaser
Address: 22 West Road
Towson, Md. 21204
Mary A. Mix
Mary A. Mix
Legal Owner
Address: 7 Washington St.
Timonium, Md. 21093
Edward C. Covahey, Jr.
Edward C. Covahey, Jr.
Petitioner's Attorney
Address: 614 Bosley Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 _____ day of _____, 1974, at 1:30 o'clock.

(over)

Edward C. Covahey, Jr., Esq.
Re: Item 131
Page 2
March 1, 1974

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD
Enclosure

cc: David W. Dallas, Jr.
8718 Old Hartford Road (21234)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 1, 1974

Edward C. Covahey, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 131
Mary A. Mix - Petitioner

Dear Mr. Covahey:

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.

There comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of York Road, approximately forty-five (45) feet north of Main Boulevard and is presently unimproved. The surrounding properties are improved with various frame dwellings.

The petitioner is requesting a Special Exception to allow for the construction of a two-story office building with off street parking for twelve (12) cars. Variances have been requested to allow a front yard setback of six and ninety-eight hundredths (6.98) feet instead of the required thirty (30) feet and to permit side yard setbacks of six and ninety-eight hundredths (6.98) and one (1) foot instead of the required twenty-five (25) feet.

ZONING DESCRIPTION 2400 YORK ROAD SPECIAL EXCEPTION FOR OFFICE BUILDING AND VARIANCES

BEGINNING for the same on the westernmost side of York Road (80 feet wide), as shown on SMA Plate No. 42197 and 42198 at a point distant 45 feet measured northerly from the center of Main Boulevard (40 feet wide), thence binding on the westernmost side of said York Road north 18 degrees 27 minutes 51 seconds west 45.23 feet to the division line between Lots No. 3 and 4 Block 8 as shown on the Plat of Timonium Heights, thence on said division line south 71 degrees 32 minutes 09 seconds west 117.86 feet to the center of a 12 foot alley as shown on said Plat, thence east 70.24 feet to the northernmost side of said Main Boulevard, thence binding on the north side of said Boulevard north 71 degrees 32 minutes 09 seconds east 92.86 feet and easterly by a line curving to the north with a radius of 25 feet for a distance of 39.37 feet as shown on said SMA Plate to the place of beginning.

CONTAINING 0.178 acres of land more or less.

January 10, 1974

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

February 19, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #131 (1973-1974)
Property Owner: Mary A. Mix
W/O of York Road, 15' N. of Main Blvd.
Existing Zoning: D.M. 16
Proposed Zoning: Special Exception for offices and office buildings and a Variance to permit a side yard setback of 10' instead of the required 25' on the south side and a side yard setback of 1' instead of the required 25' on the north side and a front yard setback of 10' instead of the required 30'.
No. of Acres: 0.178 District: 8th

Dear Mr. DiNenna:

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; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Main Boulevard, an existing public road, is proposed to be improved in the future as a 30-foot of "red-type" roadway cross-section on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The status of the unimproved 12-foot alley is unknown. It is the responsibility of the Petitioner to ascertain and clarify right therein. To conform with Baltimore County Standards the alley if improved, must be constructed as a 20-foot alley.

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

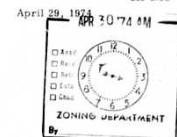
Sediment Control:

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.

P.O. BOX 276
TIMONIUM, MARYLAND 21093

Charles P. Davis, Jr.
Chartered Professional Engineer
OFFICE: 1905 YORK ROAD

AREA CODE 410
282-6700



Eric DiNenna, Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition File No. 74-246XA
Protest by John W. & Eva R. Billet, his wife
Our File No. 1074-74

Dear Mr. DiNenna:

I represent John W. Billet and Eva R. Billet, his wife, who own property on York Road adjacent to property owned by Mary A. Mix, who has filed for a special exception and variances.

In her file, No. 74-246 XA, she requests a special exception under the Zoning Regulations of Baltimore County in order to build an office building and for variances to reduce the setback on three sides of her lot.

I wish to enter a protest on behalf of my clients, John W. and Eva R. Billet, his wife, at the hearing set for Wednesday, May 1, 1974 at 1:30 p.m.

Truly yours,
Charles P. Davis, Jr.
CEP/db
cc: Mr. & Mrs. John W. Billet

Item #131 (1973-1974)
Property Owner: Mary A. Mix
Page 2
February 19, 1974

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 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 to serve this property.

Sanitary Sewer:

Public sanitary sewerage is under construction (Drawing #69-0282 (1), Job Order 1-2-012) which will be available to serve this property, tributary to the Jones Falls sanitary sewerage system and subject to State Department of Health imposed nonretroactive restrictions.

Very truly yours,
Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENM:WRS

6-1/2 Key Sheet
57 NW 1/4 Sec. 36
NW 15 A Topo
51 Tax Map

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCES : DEPUTY ZONING
NW/corner of York Road and Main :
Boulevard - 8th District :
Mary A. Mix - Petitioner : COMMISSIONER
NO. 74-246-XA (Item No. 131) :
OF
BALTIMORE COUNTY

This Petition represents a request by the Petitioner, Mary A. Mix, for a Special Exception to construct offices and an office building, together with front and side yard setback Variances. Her property is located on the northwest corner of York Road and Main Boulevard, in the Ninth Election District of Baltimore County, and consists of three individual lots, recorded on the plat of Timonium Heights, in plat book 5, folio 82. Said three lots have a total frontage, on York Road, of approximately 70 feet, with a rectangular depth of 117.86 feet.

Evidence presented on behalf of the Petitioner included recommendation by the Director of Planning, which states the following:

"D.R. 16 zoning classification was recommended for this property by the Planning Board in 1970 in anticipation that the property might be developed in office uses. This request is consistent with the 1980 Guideplan, the County's official master plan."

Testimony was also presented on behalf of the Petitioner's request with regard to existing land uses, zoning, utilities, and traffic conditions in the vicinity.

Testimony regarding the requested Variances established that the width of the lot, 70 feet, as compared to the side yard setback requirements of 50 feet presented difficulties, and that the construction that is presently underway for the widening and improvement of York Road and Main Boulevard, including a 25 foot radius return at the intersection of the two roads, added to these difficulties.

The Petitioner's development plans include a parking area, with the required number of parking spaces, 12, at the rear of the proposed building, which would have access from Main Boulevard only. Main Boulevard was described as being an existing 40 foot wide right-of-way, improved with approximately 18 feet of paving. This road would, as a result of the proposed office building, be widened to provide for an ultimate 50 foot wide right-of-way, with 30 feet of paving for the length of the Petitioner's property.

County and State agencies, who reviewed the Petitioner's proposed development plans, generally had no adverse comment with regard to said plans. However, the Baltimore County Department of Traffic Engineering did request that a front yard setback of at least 15 feet be maintained. It was their opinion that site distance would be adversely affected as the setback requested.

The owner of two adjoining 20 foot wide vacant lots appeared in protest to the Petitioner's request. He explained that his property was presently for sale and that a building in such close proximity to the adjoining side property line would, in his opinion, have an adverse effect on the sale.

These two adjoining lots have a total width of 40 feet and could not possibly be developed without Variances to the present setback requirements that would more than usurp the entire width of the property. This problem is intensified by the fact that the only access to these lots is from York Road and that the required width of an entrance and curb returns would again usurp a great deal of the required parking area that could only be located at the front. Since the lot width, with or without Variances, is not sufficient to allow for a building and a driveway to the rear of the site.

In view of these facts, the Deputy Zoning Commissioner suggested that the two property owners discuss the possibility of a mutual development that could include a common party wall along the interior property line and a common parking area at the rear, with access provided only from Main Boulevard through the Petitioner's proposed parking lot. It was felt that this arrangement

would be advantageous to the development of the small lots, and would benefit traffic conditions by elimination of an entrance on the heavily traveled York Road. The end result would give the appearance of one building instead of two smaller buildings in close proximity to one another. The Petitioner indicated a willingness to provide such access, and it was agreed, by all parties, that the writing of this Order would be withheld until both parties had discussed the possibility of a mutual development that would, by necessity of timing, require an additional Variance for zero setbacks along the interior property line.

On May 7, 1974, the Deputy Zoning Commissioner received notification from the attorney representing the owner of the two adjoining lots to the effect that his clients would not lessen their opposition to the Petitioner's request and that no agreement could be reached.

Two other property owners, who reside on Main Boulevard, also appeared in protest of the construction of an office building and parking lot on the subject property. One resident, who resides in the first dwelling fronting Main Boulevard, felt that the lot was too small to accommodate the proposed building and provide adequate parking. He felt that the County should not allow any development of this property other than a professional type building similar to the one at York Road and the Baltimore Beltway.

Without reviewing all of the testimony in detail but based on all of the testimony received, it is the opinion of the Deputy Zoning Commissioner that, from a land use standpoint, this property is suitable for office type development, adequate parking, with an acceptable, safe entrance will be provided, and the requirements of Section 502.1 will be met.

Insofar as the Variances are concerned, it is evident that the Petitioner would be faced with an unreasonable hardship due to the size of the property, 65 feet after widening has been taken and 15 feet after the required setbacks have been subtracted.

A fifteen foot wide building is neither economical or feasible, and some relief is required. Nevertheless, the Variances, as requested, would, in the writer's opinion, tend to overcrowd the land and interfere with proper visibility or site distances, at the intersection of the two roads and, as such, would be detrimental to the health, safety and general welfare of the community. For these reasons, the requested Variances should and will be refused.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of June, 1974, that the herein requested Variances, to permit six foot setbacks from York Road and Main Boulevard and a one foot setback from the interior side property line, in lieu of the required 25 feet, 30 feet and 25 feet, respectively, be and the same are hereby DENIED. It is further ORDERED that the Variances permitting the construction of an office building within ten feet of Main Boulevard, as proposed to be widened, within 15 feet of York Road, as widened and within five feet of the interior side property line, in lieu of the required 25 feet, 30 feet and 25 feet, respectively, should be and the same is GRANTED from and after the date of this Order.

It is also ORDERED that the herein requested Special Exception for offices and an office building be and the same is hereby GRANTED. The granting of said Special Exception and Variances shall be subject to the following:

1. The setbacks, as herein granted, shall be determined by projecting the line of the front foundation wall across the width of the lot to intersect the side property lines, and measuring the distance between the said intersection and the side foundation wall; and by projecting the line of the side foundation walls to their point of intersection with the front property line, and measuring the distance between said points of intersection and the front foundation wall.
2. Construction of a six foot high fence along the rear or S 18° 27' 51" E property line and four foot high compact evergreen planting between the parking area and Main Boulevard.

3. General landscaping of the grassed area adjacent to the proposed building.

4. Compliance with a site plan to be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of
Baltimore County



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

February 11, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

ITEM 131
Re: Z. A. C. Meeting 2/5/74
Property Owner: Mary A. Mix
(Route 45)
Location: W/S of York Road,
45 ft. N. of Main Boulevard
Existing Zoning: D.R. 16
Proposed Zoning: Special
Exception for offices and office
bldgs. and a variance to permit
a sideyard setback of 10 ft.
instead of 25 ft.
No. of Acres: 0.178
District: 8th

Dear Sirs:

The subject plan appears to correctly reflect the State Highway Administration's plans for the improvement to York Road. The plan indicates no access proposed from York Road. Therefore, this office has no further comment.

The 1972 average daily traffic count on this section of York Road is ... 17,383 vehicles.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
by: J. E. Meyers

CLJ/CHBk

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

March 1, 1974

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Item 131 - February 5, 1974
Property Owner: Mary A. Mix
W/S York Road, 45 feet N of Main Boulevard
Special Exception for offices and office buildings and a variance to permit a side yard setback of 10 feet instead of the required 25 feet on the S side and a side yard setback of 1 foot instead of the required 25 feet on the N side and a front yard setback of 10 feet instead of the required 30 feet
District 8

Dear Mr. DiNenna:

The subject petition is for a special exception for offices and variances to the front and side yards. This office has reviewed the petition and has the following comments:

As presently zoned, this site could generate approximately 21 trips per day and the proposed office could generate approximately 67 trips per day.

The requested variance to the front yard will interfere with sight distance from Main Boulevard along York Road. The minimum front yard setback should be at least 15 feet.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mary A. Mix

Location: W/S of York Road, 45 feet N of Main Boulevard

Item No. 131 Zoning Agenda February 5, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ exceeds the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 4. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 edition prior to occupancy. Site plans are approved as drawn.
- () 6.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Paul H. Rinder*
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

JUL 24 1974



February 15, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #131, Zoning Advisory Committee Meeting, February 5, 1974, are as follows:

Property Owner: Mary A. Mix
Location: W/S of York Road, 45 feet N of Main Boulevard
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office buildings and a Variance to permit a side yard setback of ten (10) feet instead of the required twenty-five (25) feet on the S side and a side yard setback of one (1) foot on the N side and a front yard setback of ten (10) feet instead of the required thirty (30) feet
No. of Acres: 0.178
District: 8th

This office has reviewed the subject site plan and field inspected the property, and offer the following comments:

After conferring with the traffic department it appears that the proposed location of the building could create a site distance problem.

If there is to be a basement with office use, parking must be provided. The parking calculations for the second floor appear to be based on general offices, if the second floor is used for medical offices the parking rate would be 1 space for each 300 square feet.

Very truly yours,

John L. Wimbley
John L. Wimbley

Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3381

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 1, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-246-XA Northwest corner of York Road and Main Boulevard
Petition for variance for Front and Side Yards
Petition for Special Exception for Offices and Office Building.
Petitioner - Mary A. Mix

8th District

Hearing: Wednesday, May 1, 1974 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

D.R. 16 zoning classification was recommended for this property by the Planning Board in 1970 in anticipation that the property might be developed in office uses. This request is consistent with the 1980 Outdplan, the County's official master plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEC:rw



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 8, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 131, Zoning Advisory Committee Meeting February 5, 1974, are as follows:

Property Owner: Mary A. Mix
Prop. Location: W/S York Rd., 45' N of Main Boulevard
Present Zoning: D.R. 16
Proposed Zoning: Spec. Exc. for offices & office buildings.
Var. to permit side yard setback of 10' instead of req'd 25' on S side & side yard setback of 1' instead of req'd 25' on N side; front yard setback of 10' instead of req'd 30'.
No. Acres: 0.178
District: 8

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health for review and approval.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

cc: W.L. Phillips
L.A. Schuppert

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 29, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: February 5, 1974

No: Item 131
Property Owner: Mary A. Mix
Location: W/S of York Rd, 45 ft. N. of Main Boulevard
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and office buildings and a Variance to permit a side yard setback of ten (10) ft. instead of the required twenty-five (25) ft. on the S. side and a side yard setback of one (1) ft. instead of the required twenty-five (25) ft. on the N. side and a front yard setback of ten (10) ft. instead of the required thirty (30) ft.

District: 8th
No. Acres: 0.178

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

W. CAPTAIN PARKS, M.D.
LUCINDA C. MEDER, M.D.
MRS. ROBERT L. DELANEY

MARCUS M. HEDGECOCK
JEROME W. MCGOWAN
ALVIN LONCEY
JOSHUA W. WHEELER, M.D.

T. HARVEY MILLER, JR.
RICHARD W. TRIPLE, M.D.
MRS. RICHARD A. WOODWARD

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 11, 1974

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 one time before the 1st day of May, 1974, the last publication appearing on the 11th day of April, 1974.

THE JEFFERSONIAN
L. Leland
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1974

Edward C. Covahey, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 131
Mary A. Mix - Petitioner

Dear Mr. Covahey:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Advisory Committee.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: David W. Dallas, Jr.
8718 Old Harford Rd.
Baltimore, Md. 21234

June 5, 1974

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and
Variances
NW/corner of York Road and Main
Boulevard - 8th District
Mary A. Mix - Petitioner
NO. 74-246-XA (Item No. 131)

Dear Mr. Covahey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments:

cc: Shirley J. Stanton
Attorney at Law
1905 York Road
Timonium, Maryland 21093

Mrs. Beverly Boyd
15 West Main Boulevard
Timonium, Maryland 21093

Mr. William F. Oehl
4 West Main Boulevard
Timonium, Maryland 21093

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: April 13, 1974
Posted for: Petition for Special Exception & Petition for Variances
Petitioner: Mary A. Mix
Location of property: NW/cor. of York Rd. and Main Blvd.
Location of Sign: NW/cor. of York Rd. and Main Blvd.
Remarks:
Posted by: *James E. Dyer* Date of return: April 19, 1974

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: <u>FTH</u>		Revised Plans: Change in outline or description ☐ Yes ☐ No								
Previous case: _____		Map # _____								

Ben

Edward C. Cavanaugh, Jr., Esq.
614 Bosley Avenue
Towson, Md. 21204

Item 131

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 1st day of April 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Mary A. Mix

Petitioner's Attorney Edward C. Cavanaugh, Jr.
co: David W. Dallas, Jr.
8718 Old Harford Road (21234)

Reviewed by James B. Byrne, Jr.
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 23 day of

Jan

1972. Item # _____

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Mix Submitted by Cavanaugh

Petitioner's Attorney Cavanaugh Reviewed by FTH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 13196

DATE April 8, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Edward C. Cavanaugh, Jr., Esq.
614 Bosley Ave.
Towson, Md. 21204

Petition for Special Exception and Variance for
Mary Mix---#74-246-XA

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15027

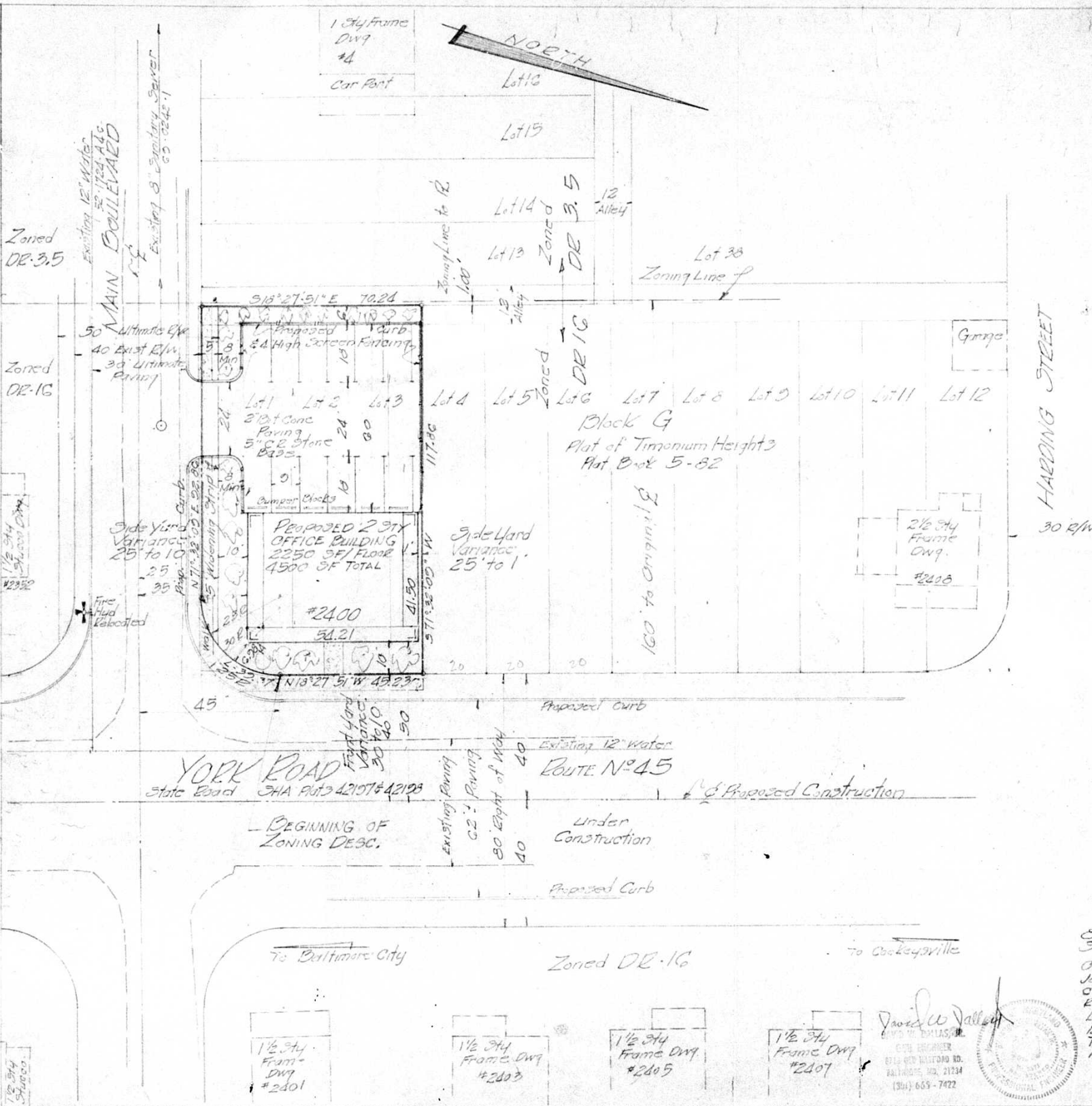
DATE May 23, 1974 ACCOUNT 01-662

AMOUNT \$65.75

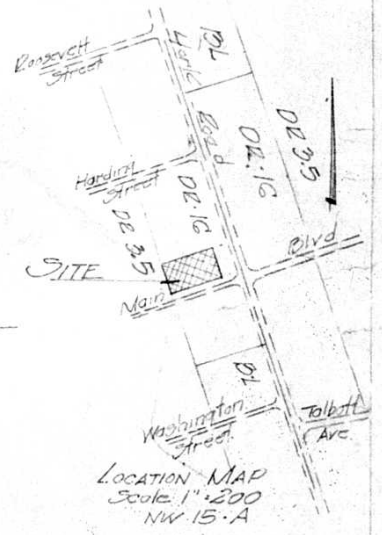
WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Lenier Business Products Center
22 West Road
Towson, Md. 21204

Advertising and posting of property for Mary Mix
#74-246-XA



- ZONING DATA**
- Existing Zoning of Tract DR-16
 - Proposed Zoning of Tract DR-16 with Special Exception for Office Building and Front Yard Variance from 30' to 10' and Side Yard Variance from 25' to 1' and 10'
 - Gross Acreage of Tract 0.178 Acres
 - Proposed Office Building 41.50 x 54.21' = 2250 SF/Floor
 - Required Parking 1st Floor 2250/200 = 7.5 Spaces, 2nd Floor 2250/500 = 4.5 Spaces, 12.0 Spaces
 - Proposed Parking Min. Parking Spaces 9' x 18'
 - All Utilities Available



ZONING PLAT
#2400 YORK ROAD
8th Election District Baltimore County, Md.
Scale 1"=20' January 7, 1974

OWNER
John E. Mix et ux
OWB Jr 1113-507
EJS 1275-146
Lot 3 1,253
Block G
Timonium Heights
Plot Book 5-82

DEVELOPER
Peter G. Mc Enroe
Phone 828-1000

ATTORNEY
Edward C. Cavathey Jr.
614 Bodley Ave
Towson Md 21204
Phone 828-3441

74-246-XA

