

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Dorothy C. Law, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County for a Special Exception for offices on the parcel of land, more or less, located on the east side of York Road, 189.3 feet north of Gorsuch Road, in the Eighth Election District of Baltimore County.

See attached description

WHEREAS for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices.

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.

By Manor Realty, Inc.

President Dorothy C. Law Contract purchaser

Address 229 West Taborum Rd.

Timonium, Maryland

Thomas L. Hennessey, Esq. Attorney

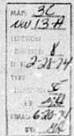
Address 407 W. Pennsylvania Ave.

Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of April, 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 6th day of May, 1974, at 1:00 o'clock.

Zoning Commissioner of Baltimore County

(over)



RE: PETITION FOR SPECIAL EXCEPTION  
E/S of York Road, 189.3' N of Gorsuch Road  
8th District  
Dorothy C. Law - Petitioner  
NO. 74-252-X (Item No. 151)  
BALTIMORE COUNTY

The Petitioner requests a Special Exception for offices on a parcel of property containing 0.16 of an acre of land, more or less, located on the east side of York Road, 189.3 feet north of Gorsuch Road, in the Eighth Election District of Baltimore County.

Testimony presented at the hearing indicated that the present structure is to be utilized for offices. The comments from the Director of Planning state that the D.R. 16 Zone the property presently enjoys was recommended by the Baltimore County Planning Board on the 1971 Comprehensive Zoning Map in anticipation of the property being used for offices.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of May, 1974, that a Special Exception for offices should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. That the present structure be utilized for a period of five years.
2. That six foot high compact screening be installed around the parking lot of the subject property that adjoins other residential zones.
3. That a site plan be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

May 17, 1974

Thomas L. Hennessey, Esquire  
407 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
E/S of York Road, 189.3' N of  
Gorsuch Road - 8th District  
Dorothy C. Law - Petitioner  
NO. 74-252-X (Item No. 151)

Dear Mr. Hennessey:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA  
Zoning Commissioner

SED/ew

Enclosures

cc: Mr. Luigi Marsilli  
2 1/2 Gorsuch Road  
Timonium, Maryland 21093

Mrs. Susan Fosse  
126 East Aylesbury Road  
Timonium, Maryland 21093

Robert C. Morris, Reg. Surveyor  
Old Court Road, Balto. 21207

Mar. 9, 1974

Description for a lot on the York Road, known as No. 1923.

Beginning for the same at a point on the East side of the York Road, as now widened, North 77 degrees 25 minutes West 189.3 ft. from the Northernmost side of Gorsuch Road, thence running and binding on the East side of the York Road North 17 degrees 25 minutes West 62.5 ft.; thence running North 72 degrees 35 minutes East 109.0 ft.; thence running South 17 degrees 25 minutes East 62.5 ft.; thence running South 72 degrees 35 minutes West 109.0 ft. to the point of beginning. Containing 0.16 of an acre and being known as No. 1923 York Road and being a part of the land conveyed in a deed to Dorothy C. Law, dated Nov. 18, 1966 and recorded among the Land Records of Balto. Co. in Liber No. 4700 folio 150 etc..



Robert C. Morris

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE A. CLIFFORD, P.E. Director  
Wm. T. MILLER Deputy Traffic Engineer

April 10, 1974

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

Re: Item 151 - ZAC - March 12, 1974  
Property Owner: Dorothy C. Law  
E/S York Road, 89.3 feet N of Gorsuch Road  
Special Exception for Offices  
District 8

Dear Mr. DiNenna:

The subject petition for a special exception for offices should double the trip density from 40 trips to 80 trips per day. Presently there is no additional capacity in the York Road Corridor.

Very truly yours,

C. Richard Moore  
Assistant Traffic Engineer

CRN/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 9, 1974

XXXXXXXXXXXXXX

Thomas L. Hennessey, Esq.  
407 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Special Exception Petition  
Item 151  
Dorothy C. Law - Petitioner

Dear Mr. Hennessey:

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.

These 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 east side of York Road, approximately 89 feet north of Gorsuch Road, in the 8th Election District of Baltimore County. It is presently improved by a two-story residence, and lies adjacent and to the south of a property improved by a one-story residence, which is under the same ownership and under a similar request. A dwelling, also utilized as a dentist's office, exists to the south at the corner of York and Gorsuch Roads. The Von Paris moving company and the Tail of the Fox restaurant and banquet facilities exist to the west, across York Road. Curb and gutter presently exists along York Road.

Thomas L. Hennessey, Esq.  
April 9, 1974  
Page 2

The petitioner requests a Special Exception for offices and proposes to utilize the existing structure. The site plans indicate a future addition but do not reflect existing front and side porches.

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

JBB:JD

Enclosure

cc: Robert C. Morris  
Old Court Road  
Baltimore, Maryland 21207

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

Branch of Engineering  
ELLENWORTH H. DYER, P.E. Chief

April 1, 1974

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

Re: Item #151 (1973-1974)  
Property Owner: Dorothy C. Law  
E/S of York Road, 89.3' N. of Gorsuch Rd.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for Offices  
No. of Acres: 0.325 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 (No. 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 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.

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 or all grading, including the stripping of top soil.

Storm Drains:

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 and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present residence.

Very truly yours,  
ELLENWORTH H. DYER, P.E.  
Chief, Bureau of Engineering

END:PAM:FWH:as

March 14, 1974

Mr. S. Eric DiNenna  
Zoning Commissioner  
Attn: Mr. James Byrnes  
County Office Bldg.  
Towson, Md. 21204

Re: L.A.C. meeting, March 12,  
1974 ITEM 151. Property  
Owner: Dorothy C. Law  
Location: E/S of York Rd.  
(Rte 45) 89.3' N. of Gorsuch  
Rd Existing Zoning: D.R. 16  
Proposed Zoning: Special  
Exception for Offices.  
No. of Acres: 0.326  
District: 8th

Dear Mr. DiNenna,

The existing entrance into the subject site is 11' in width. The minimum width for a commercial entrance is 25', therefore the entrance must be reconstructed under permit from the State Highway Administration. The adjacent property to the north is under the same ownership and is also proposed for special exception for office (Item No. 152). Considering the foregoing and the close proximity of the entrances, it is our opinion that one standard commercial entrance be provided to serve both sites.

The plan should be revised prior to the hearing.

The 1972 average daily traffic on this section of York Road is 27,000 vehicles.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering Access Permits

by: John E. Meyers

CL-JEM-ss

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

**Baltimore County Fire Department**



Towson, Maryland 21204  
676-7316

J. Austin Deitz  
Chief

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Dorothy C. Law

Location: E/S of York Road, 89.3' N of Gorsuch Road

Item No. 151 Zoning Agenda March 12, 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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 \_\_\_\_\_ EXCEEDED the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. 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. The Fire Prevention Bureau has no comments at this time.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *John E. Meyers*  
Planning Group  
Special Inspection Division

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

mls  
4/16/73

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

March 14, 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 151, Zoning Advisory Committee Meeting  
March 12, 1974, are as follows:

Property Owner: Dorothy C. Law  
Location: E/S York Rd., 89.3' N of Gorsuch Road  
Present Zoning: D.R. 16  
Proposed Zoning: Special Exception for Offices.  
No. Acres: 0.326  
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.

Very truly yours,

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

HVS:amp

cc: W.L. Phillips

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



March 29, 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 151, Zoning Advisory Committee Meeting, March 12, 1974, are as follows:

Property Owner: Dorothy C. Law  
Location: E/S of York Road, 89.3' N of Gorsuch Road  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Exception for offices  
No. of Acres: 0.326  
District: 8th

This office has reviewed the subject sites together, because the only safe means of egress and ingress would be for one standard driveway, minimum width of 25 feet to a maximum of 30 feet, to serve both properties.

Therefore, the site plans should be revised to show a single driveway serving both properties and the parking adjusted to reflect the change in driveways.

The screening must be 4 foot high and compact, this must also be noted on the revised plans.

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 494-3201

**BOARD OF EDUCATION  
OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: March 14, 1974

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

Z.A.C. Meeting of: March 12, 1974

Re: Item 151  
Property Owner: Dorothy C. Law  
Location: E/S of York Rd, 89.3' N. of Gorsuch Road  
Present Zoning: D.R. 16  
Proposed Zoning: Special Exception for Offices

District: 8th  
No. Acres: 0.326

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,  
*W. L. Morgan*  
W. L. Morgan  
Field Representative

WMP/m-1

**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 #74-252-X. East side of York Road 189.3 feet North of Gorsuch Rd.  
Petition for Special Exception for Offices.  
Petitioner - Dorothy C. Law

8th District

Hearing: Monday, May 6, 1974 (1:00 P.M.)

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

The subject property is in a segment of D.R. 16 zoning which was recommended by the Planning Board on the 1971 Comprehensive Zoning Maps in anticipation of conversion of the existing buildings to office uses.

Therefore the granting of this request would be consistent with the policies of the 1980 Guideplan, the County's official Master Plan.

*William D. Fromm*  
William D. Fromm  
Director of Planning

WMP:MEG:rw



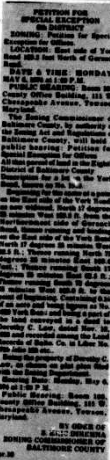
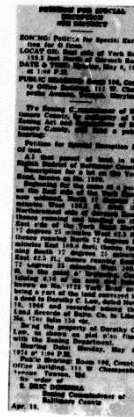
**CERTIFICATE OF PUBLICATION**

TOWSON, MD. April 12, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 1974, the \_\_\_\_\_ day of \_\_\_\_\_, 1974, the \_\_\_\_\_ day of \_\_\_\_\_, 1974, appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1974.

THE JEFFERSONIAN

Cost of Advertisement, \$\_\_\_\_\_



TOWSON, MD. 21204 April 22 - 1974

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 successive week/before the 22 day of April 1974, that is to say, the same was inserted in the issue of April 18 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: *W. L. Morgan*

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
 Towson, Maryland

# 74-0252 X

District 8th Date of Posting 4-18-74  
 Posted for: Neigley, Monday, May 6, 1974  
 Petitioner: Dorothy C. Law  
 Location of property: 567 7th Rd 1890's 1/2 Second Rd  
 Location of Signs: 1 Sign 2nd on Center Rd  
 Remarks: \_\_\_\_\_  
 Posted by: Muel H. Hane Date of return: 4-25-74  
 Signature

| 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<br>ZC, BA, CC, CA                    |          |    |          |    |                                                                       |    |         |    |           |    |
| Reviewed by: <u>JBL</u>                         |          |    |          |    | Revised Plans:<br>Change in outline or description Yes _____ No _____ |    |         |    |           |    |
| Previous case: _____                            |          |    |          |    | Map # _____                                                           |    |         |    |           |    |

| 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<br>ZC, BA, CC, CA                    |          |    |          |    |                                                                       |    |         |    |           |    |
| Reviewed by: <u>JBL</u>                         |          |    |          |    | Revised Plans:<br>Change in outline or description Yes _____ No _____ |    |         |    |           |    |
| Previous case: _____                            |          |    |          |    | Map # _____                                                           |    |         |    |           |    |

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received\* this 25th day of

Feb 1974 - 1972. Item # \_\_\_\_\_

S. Eric Dinenna  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner Law Submitted by \_\_\_\_\_

Petitioner's Attorney Henneman Reviewed by JBL

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

Ben  
 Thomas L. Henneman, Esq.  
 407 W. Pennsylvania Avenue  
 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 25th day of April 1974.

S. Eric Dinenna  
 S. ERIC DINENNA  
 Zoning Commissioner

Petitioner Dorothy C. Law

Petitioner's Attorney Thomas L. Henneman Reviewed by Robert C. Harris  
 cc: Robert C. Harris  
 Old Court Room (21207)  
 Chairman,  
 Zoning Advisory Committee

**BALTIMORE COUNTY, MARYLAND**  
 No. 14715  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE April 15, 1974 ACCOUNT 01-662

AMOUNT \$50.00

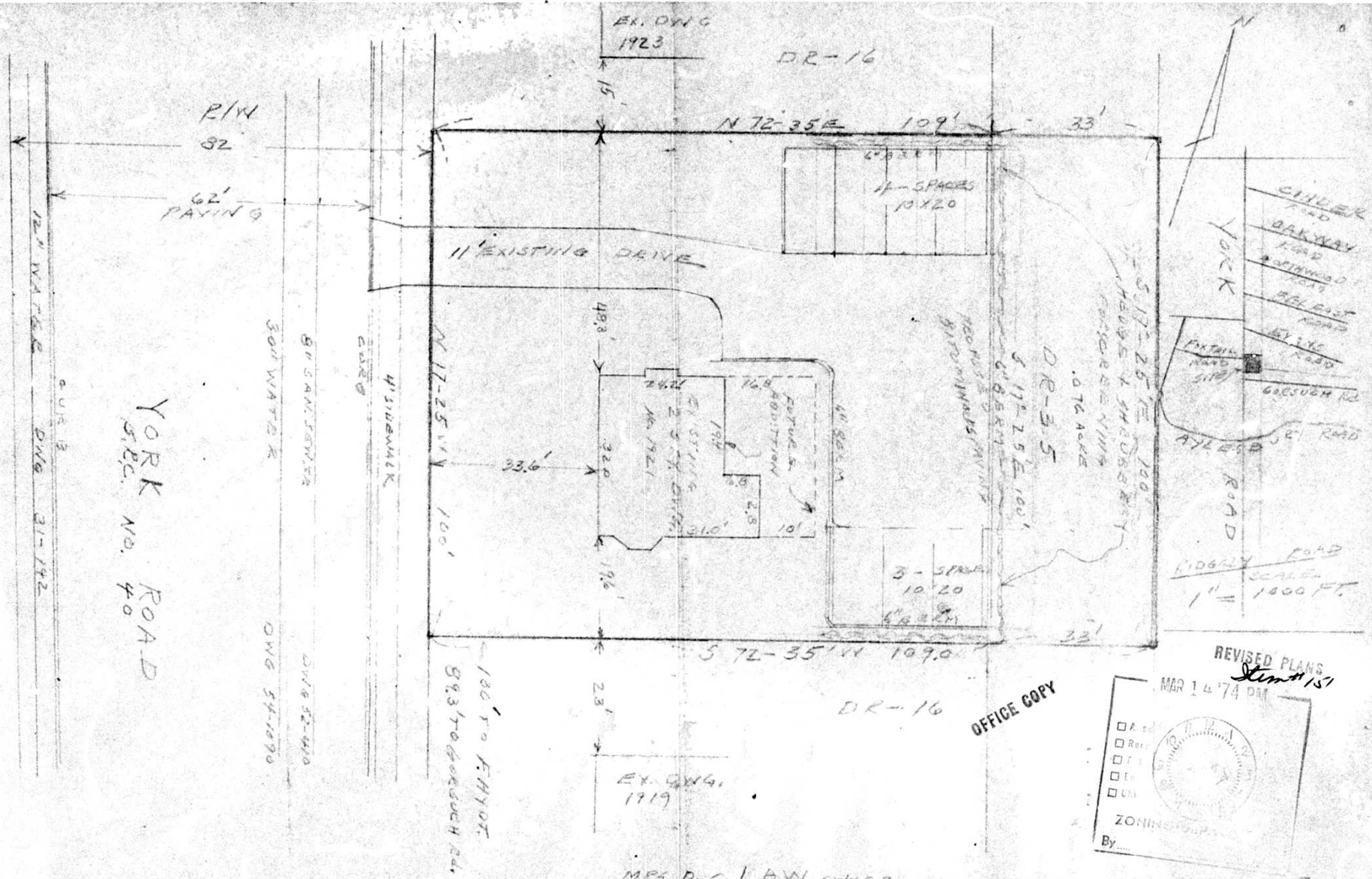
DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER  
Messrs. Henneman, Fleury and Seibert  
407 W. Penna. Ave.  
Towson, Md. 21204  
Petition for Special Exception for Dorothy C. Law  
#74-252-X 4384 15 50.00 CHK

**BALTIMORE COUNTY, MARYLAND**  
 No. 14800  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE May 6, 1974 ACCOUNT 01-662

AMOUNT \$46.25

DISTRIBUTION  
 WHITE - CASHIER  
 PINK - AGENCY  
 YELLOW - CUSTOMER  
Messrs. Henneman, Fleury & Seibert  
407 W. Penna. Ave.  
Towson, Md. 21204  
Advertising and posting of property for Dorothy C. Law  
#74-252-X 4384 15 46.25 CHK



PRESENT ZONING - DR-16  
 PROPOSED SPECIAL EXCEPTION  
 FOR  
 OFFICES

AREA OF LOT 0.25 ACRES DR-16  
 0.076 " 0.076

MRS. D. C. LANN, OWNER  
 ADD. 1981 YORK ROAD  
 TIMONIUM, MD.  
 DEAPER 1364 FET

REV. 3-9-74

OFFICE COPY

REVISED PLANS  
 MAR 14 '74 PM  
 By *Stim* 1/57

|                            |                            |
|----------------------------|----------------------------|
| <input type="checkbox"/> A | <input type="checkbox"/> E |
| <input type="checkbox"/> B | <input type="checkbox"/> F |
| <input type="checkbox"/> C | <input type="checkbox"/> G |
| <input type="checkbox"/> D | <input type="checkbox"/> H |

ZONING

PARKING SPACES PROVIDED - 7  
 PARKING SPACES REQUIRED 7  
 1ST FLE. 861' ÷ 300 = 3  
 2ND FLE. 861' ÷ 500 = 2  
 PRO. ADDITION 484' ÷ 300 = 2

8TH DIST. BALTO. CO. MD.  
 SCALE 1" = 20' FEB. 1, 1974  
 ROBERT C. HOLLAND, ENGINEER

