

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 situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for the zoning of the said property to be changed from its present zoning to that of Offices.

See attached Description

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.

Charles R. Seitz
Virginia M. Serio Contract purchaser
Address: 192A York Road
Timonium, Maryland

Thomas L. Hennessey, Petitioner's Attorney
Address: 407 W. Pennsylvania Avenue
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 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.

Eric D. Menna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 10, 1974

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

RE: Special Exception Petition
Item 152
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 189 feet north of Gorsuch Road, and is in the 8th Election District of Baltimore County. It is presently improved by a one-story residence and lies directly adjacent to the north of a two-story residence, which is the same ownership and under a similar request. The Von Paris Moving & Storage 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.

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.

RE: PETITION FOR SPECIAL EXCEPTION
E/S of York Road, 89.3' N of Gorsuch Road - 8th District
Dorothy C. Law - Petitioner
N.O. 74-253-X (Item No. 152)

The Petitioner requests a Special Exception for offices on a parcel of property containing 0.25 of an acre of land, more or less, located on the east side of York Road, 89.3 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.

Eric D. Menna
Zoning Commissioner of Baltimore County

Thomas L. Hennessey, Esq.
Item 152
April 10, 1974

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

JBB:JD

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

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

Division of Engineering
ELLENWORTH M. DIVER, P. E. CHIEF

April 1, 1974

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

Re: Item #152 (1973-1974)
Property Owner: Dorothy C. Law
E/S of York Road, 189.3' N. of Gorsuch Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices
No. of Acres: 0.203 District: 8th

Dear Mr. D. Menna:

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.

General:

It would appear that a "common entrance" may be desirable to serve both this site and the Petitioner's adjoining site (Item #151, 1973-1974).

Highways:

York Road (Md. 45) 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 for 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.

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

Mar. 9, 1974

Description for lot on the York Road, known as No. 1921.

Beginning for the same at a point on the East side of the York Road, as now widened, North 17 degrees 25 minutes West 89.3 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 100.0 feet; thence running North 72 degrees 35 minutes East 109.0 ft.; thence running South 17 degrees 25 minutes East 100.0 ft.; thence running South 72 degrees 35 minutes West 109.0 ft. to the point of beginning. Containing 0.25 of an acre and now known as No. 1921 York Road and being part of the land conveyed in a deed to Dorothy C. Law and recorded among the Land Records of Balto. Co. in Liber No. 1364 folio 277 etc..



Robert C. Norris
Robert C. Norris,...



May 17, 1974

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

RE: Petition for Special Exception
E/S of York Road, 89.3' N of
Gorsuch Road - 8th District
Dorothy C. Law - Petitioner
NO. 74-253-X (Item No. 152)

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 D. Menna
Zoning Commissioner

END/aw

Enclosures

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

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

Item #152 (1973-1974)
Property Owner: Dorothy C. Law
Page 2
April 1, 1974

Water and Sanitary Sewers:

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

Very truly yours,

Ellenworth M. Diver, P.E.
CHIEF, Bureau of Engineering

END:FAM:RBC

S-WE Key Sheet
51 NW 2 Pos. Sheet
NW 13 & Topo
66 Tax Map



March 15, 1974

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

Re: Z.A.C. meeting March 12, 1974
Item 152: Property Owner:
Dorothy C. Law
Location: E/S of York Rd.
(Rte 45) 189.3' N. of
Gorsuch Rd. Existing
Zoning: D.R. 16
Proposed Zoning: Special
Exception for Offices
District 8th
Acres: 0.203

Dear Mr. DiNenna,

The entrance into the subject site is 10' in width. The minimum width for a commercial entrance is 25', therefore the entrance must be reconstructed.

The adjacent property to the south is under the same ownership and is also proposed for a special exception for offices (Item No. 151).

Considering the foregoing and the close proximity of the entrances, it is our opinion that one standard commercial entrance should be established to serve both sites.

The entrance will be subject to approval and permit from the State Highway Administration.

The plan should be revised prior to the hearing. The 1972 average daily traffic on this section of York Road is 27,600 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
by John E. Meyers

CL-JEM-es

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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
823-7310

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, 189.3' N of Gorsuch Road

Item No. 152 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. The vehicle dead-end condition shown at _____
- (x) 4. EXCEEDED 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) 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", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- () 6.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Deputy Chief
Fire Prevention Bureau

mis
4/16/74

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



March 14, 1974

DONALD J. ROOF, 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 152, Zoning Advisory Committee Meeting
March 12, 1974, are as follows:

Property Owner: Dorothy C. Law
Location: E/S York Rd., 189.3' N of Gorsuch Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
No. Acres: 0.203
District: 8

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to permit to construct and a permit to operate any and all fuel burning equipment 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,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

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

Property Owner: Dorothy C. Law
Location: E/S of York Road, 189.3' N of Gorsuch Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
No. of Acres: 0.203
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,

[Signature]
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 666-3211 ZONING 666-1251

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

Re: Item 152
Property Owner: Dorothy C. Law
Location: E/S of York Rd, 189.3' N. of Gorsuch Rd
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Offices

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

District: 8th
No. Acres: 0.203

Dear Mr. DiNenna:

"o adverse effect on student population.

Very truly yours,
[Signature]
W. Nick Petrovich
Field Representative

WNP/ml

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William B. Fromm, Director, Planning

SUBJECT: Petition #74-253-X, East side of York Road 89.3 feet North of Gorsuch Road
Petition for Special Exception for Offices.
Petitioner - Dorothy C. Law

8th District

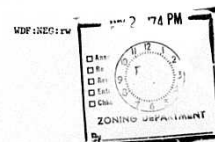
Hearing: Monday, May 6, 1974 (1:00 P.M.)

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

[Signature]
William B. Fromm
Director of Planning



BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



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

April 10, 1974

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

Re: Item 152 - ZAC - March 12, 1974
Property Owner: Dorothy C. Law
E/S York Road, 189.3 feet N of Gorsuch Road
Special Exception for Offices
District 8

Dear Mr. DiNenna:

The subject petition is requesting a special exception for offices which should increase the trip density from 25 to 50 trips per day. At the present time, there is no additional capacity available in the York Road Corridor.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer

CRH/pk

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-253-X

District: 8th Date of Posting: 4-25-74

Posted for: Hearing Monday May 6, 1974 at 1:00 P.M.

Petitioner: Dorothy C. Law

Location of property: E/S of York Rd. 89.3' N of Gorsuch Rd.

Location of Signs: 1 Sign - East side of York Rd.

Remarks:

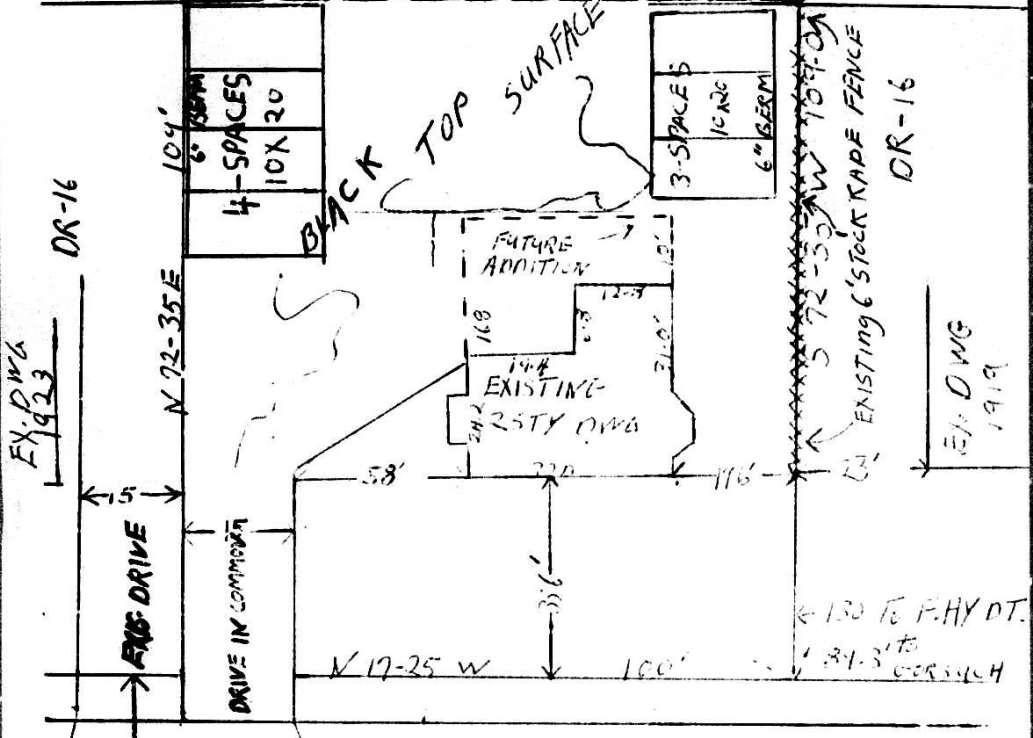
Posted by: *[Signature]* Date of return: 4-25-74

74-253

CINDER RD
OAKWAY RD
WATKINS RD
DELETER RD
EVANS RD
GURWILL RD
AYLESBURY RD
RIDGEWAY RD
SLOPE 1000 FT

Parking Spaces
Provided - 7
Parking Spaces
REQUIRED - 7
1st FLOOR 81' x 1300' = 3
2nd FLOOR 81' x 1400' = 500' = 2
PRO. ADDITION 484' = 300' = 2

S 17-25 E - 100'
X INDICATES 6" WOOD STOCK KADE FENCE
0.16 ACRES
DR-3-5
S 17-25 E 100'
10' CONCRETE CAR STOPS



EX. DWG
1923

EX. DWG
1919

4' SIDEWALK
CURB
8" SAN. SEWER DWG 52-410
30" WATER DWG 54-1090

R/W
82'

62'
Paving

York ROAD
S.R.C No. 40
CURB

STADT B. B. 6 M
SCALE 1/320'
FEB. 2, 1974
REV 3-7 1974
REV 3-30 1974
REV 9-26 1976

13" WATER DWG 31-142
PRESENT ZONING DR-16
SPECIAL EXCEPTION FOR OFFICES
AREA OF LOT 0.16 ACRES IN DR-16
0.05 ACRES IN DR-15

Country Manor Realty Inc.
ADD 1921 YORK ROAD
TIMONUM MD.