

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Siems Realty Company, 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:

1. To upgrade area by requesting a higher type zoning for the entire property
2. In placing a portion of the subject property in an M.L. zone, the County Council committed errors as set out in the attached exhibit, which is incorporated by reference herein;
3. Since the property was classified M.L. by the County Council, the fundamental character of the area has changed, as set out in the attached exhibit, which is incorporated by reference herein.

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 _____

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.

Siems Realty Company
Contract purchaser
Legal Owner
Address: 2115 One Charles Center
Baltimore, Maryland 21201
Petitioner's Attorney
Protestant's Attorney

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 104, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1974, at _____ o'clock

John L. Wimbley
Zoning Commissioner of Baltimore County.

(over)

October 24, 1974

Siems Realty Company
2115 One Charles Center
Baltimore, Maryland 21201

RE: Petition for Reclassification
Beginning 130' W of York Road,
1510' N of Warren Road - 8th
Election District
Siems Realty Company - Petitioner
NO. 75-48-R (Item No. 17)

Dear Sirs:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

JED/scr

Attachments

cc: Mr. William K. Bonta
15 Oak Knoll Road
Cockeysville, Maryland 21020

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY M. L.

Petitioner states that the Baltimore County Council committed at the very least the following errors and very probably additional errors in classifying the subject property M. L.

1. The subject property is wedged between the Pennsylvania Railroad and York Road, and it was error to place a portion of the property in an M. L. zone, when the entire property should have been placed in a B.L. zone;
2. That due to the property's excellent access to York Road, the property is properly suited for commercial use rather than industrial use, and the entire property should have been zoned B. L.
3. That it is error for the County Council not to have placed the subject property in a B.L. zone at the time that Bill 100 removed commercial uses from the M.L. zone, since the property is properly suited to commercial rather than industrial uses.
4. For such other and further errors as shall be disclosed during the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

The Petitioner states that since the property was last classified and considered by the County Council, the following changes have occurred in the neighborhood:

1. That the need for commercially zoned land in Cockeysville has clearly increased and the existent commercially zoned land is insufficient to satisfy this need.
2. For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

SIEMS REALTY COMPANY
By: Charles J. Frank
Charles J. Frank

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 13, 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 #17, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Siems Realty Co.
Location: W/S of York Road, 1510' N of Warren Road
Existing Zoning: M.L.
Proposed Zoning: B.L.
No. of Acres: 127
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The driveways must be widened to a standard of 25 feet instead of the 20 feet as shown on the site plan. The widening of York Road must be shown on the revised plan.

The parking as shown on the site is based on a rate of 1 space for each 500 square foot of upper floor area, which would limit the upper floors to general offices and no medical offices above the first floor. The petitioner could get additional parking to the rear of the building if the center core parking was revised. Loading and service areas must be indicated on the site plan also.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
623-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
LOUIS J. PABECKI, P.E.

DESCRIPTION OF A PART OF NO. 10632-10634, YORK ROAD, EIGHT DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at the two following courses and distances from the centerline of Hillside Avenue, South 14 Degrees 45 Minutes East (measured along the West side of York Road) 13 feet, more or less, and South 87 Degrees 30 Minutes 04 Seconds West 130 feet, more or less, to the zoning line dividing that land zoned M.L. and that land zoned B.L. and running thence South 87 Degrees 30 Minutes 04 Seconds West 119 feet, more or less, South 0 Degrees 18 Minutes 25 Seconds West 125.02 feet and North 87 Degrees 35 Minutes 33 Seconds East 153 feet, more or less, to the zoning line herein referred to, thence binding on said dividing line 128 feet, more or less, to the place of beginning.

Containing 1.27 acres of land, more or less.

Oct. 13, 1973.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

AMES B. BYRNES, III

Siems Realty Company
2115 One Charles Center
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 17 - 7th Zoning Cycle
Siems Realty Company -
Petitioners

Dear Sirs:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) 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: Spellman, Larson & Associates, Inc.,
Suite 303, Investment Building
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 13, 1974

Siems Realty Company
2115 One Charles Center
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 17 - 7th Zoning Cycle
Siems Realty Company -
Petitioners

Dear Sirs:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) 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: Spellman, Larson & Associates, Inc.,
Suite 303, Investment Building
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 13, 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 #17, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Siems Realty Co.
Location: W/S of York Road, 1510' N of Warren Road
Existing Zoning: M.L.
Proposed Zoning: B.L.
No. of Acres: 127
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The driveways must be widened to a standard of 25 feet instead of the 20 feet as shown on the site plan. The widening of York Road must be shown on the revised plan.

The parking as shown on the site is based on a rate of 1 space for each 500 square foot of upper floor area, which would limit the upper floors to general offices and no medical offices above the first floor. The petitioner could get additional parking to the rear of the building if the center core parking was revised. Loading and service areas must be indicated on the site plan also.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of _____

the above Reclassification should be had; and it further appearing that by reason of _____

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1974, that the herein described property or area should be and

the same is hereby reclassified, from a _____ zone to a _____

zone, and/or a Special Exception for a _____ should be and the same is

granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map or substantial changes in the character of the neighborhood _____

the above Re-classification should NOT BE HAD.

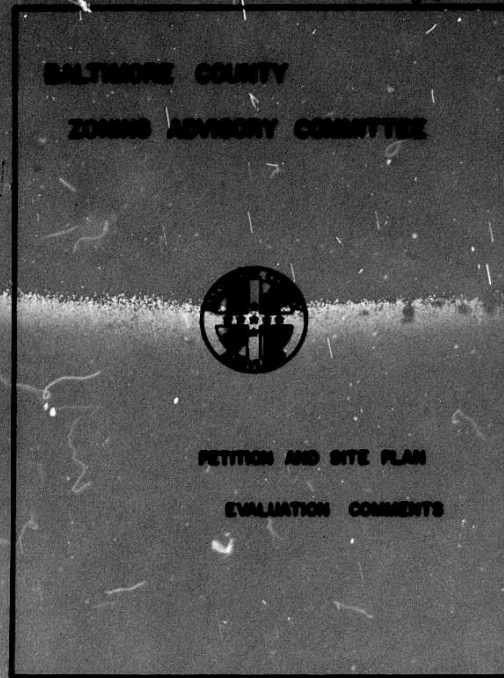
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day

of _____, 1974, that the above Re-classification be and the same is hereby

DENIED and that the above described property or area be and the same is hereby continued as and

to remain a _____ zone.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 30, 1974

Siems Realty Company
2112 One Charles Center
Baltimore, Maryland 21201

RE: Reclassification Petition
Item 17 - 7th Zoning Cycle
Siems Realty Company - Petitioners

Gentlemen:

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 southwest side of York Road, approximately 13 feet southeast of its intersection with Hillside Avenue. It is presently improved by two existing dwellings and an existing garage. Adjacent to the site on the northwest and along York Road is an existing bank with the remaining area to the north and to the south vacant and unimproved. The Northern Central Railroad abuts the property to the west.

The petitioner is requesting a Reclassification to Business Local from its existing Business Local and Manufacturing Light classification. A six-story office building with approximately 66,000 square feet of floor area is proposed with off street parking for 47 vehicles provided.

This Committee sees no necessity for the request, as the proposed structure and use would be permitted within the present classification as a matter of right.

Siems Realty Company
Item 17 - 7th Cycle
April 30, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 3, 1974, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1974 and October 15, 1974, will be forwarded to you well in advance of the date and time.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Maryland 21204

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

Bureau of Engineering
ELLENWORTH H. DIVER, P.E. CHIEF

April 26, 1974

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

Re: Item #17 (Cycle VII - April to October 1974)
Property Owner: Siems Realty Co.
W/S of York Rd., 1510' N. of Warren Rd.
Existing Zoning: M.L.
Proposed Zoning: B.L.
No. of Acres: 1.27 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.

General:

The subject property is situated within the boundary of the Baltimore County Metropolitan District and is included within the limits of the Baltimore County Comprehensive Zoning and Sewerage Plan, amended July 1973.

York Road 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.

Highways:

No existing or proposed County roads are involved in the proposed development of this property.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plat; however, a storm drainage study will be required in connection with the proposed development of this property to determine the extent of storm drainage facilities and easements that may be required, contingent upon State Highway Administration requirements.

The Developer 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. Construction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Item #17 (Cycle VII - April to October 1974)
Property Owner: Siems Realty Co.
Page 2
April 26, 1974

Sediment Control:

A grading plan and/or a sediment control plan will be required for review and approval prior to issuance of any grading or building permits.

Water:

A public water main exists in York Road adjacent to this property.

Sanitary Sewers:

Public sewerage is not available to serve this property at this time. This office is currently preparing plans for construction of sanitary sewers that would serve this property under Job Order 1-C-518, known as Montpelier sewers. However, ultimate construction of this system is contingent upon many factors, and no scheduling is possible at this time.

Recent restrictions imposed by the Maryland State Department of Health on increased sewage flows contributing to the Jones Falls sewerage system prohibits connections to the proposed sewers until the Long Quarter Pumping Station and diversion is completed.

If construction of the total sewerage system proves to be unfeasible, the Developer of this property could enter into a Public Works Agreement and a portion of the sewerage system could be constructed to serve this property. However, construction of any sewerage system to serve this site is further contingent upon construction of the Cockeysville sewerage system, under Job Order 1-C-461. At this time rights-of-way acquisition have not proceeded to the point of actual contact with the affected property owners.

To provide for construction of the above mentioned sewers to serve this property a 10-foot wide drainage and utility easement and a temporary construction area will be required across the rear of this site. Tentatively, the centerline of the permanent 10-foot easement would be approximately 13 feet easterly and parallel with the westernmost outline. The subject plan should be revised to indicate the proposed easement accordingly.

Very truly yours,

ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:RMD:mas

cc: S. Belletti
V-30 Key Sheet
66 N. 47 NW 6 Pos. Sheet
NW 17 B Topo

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

April 30, 1974

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

Re: Item 17 - Cycle Zoning 7 - April 1974 through October 1974
Property Owner: Siems Realty Company
W/S York Road, 1510 feet N of Warren Road
B.L.
District 8

Dear Mr. DiNenna:

The subject petition is requesting a change from M.L. to B.L. of 1.27 acres. This should increase the trip density from 120 to 700 trips per day. With the present zoning in the York Road Corridor, it is undesirable for any increase in trip density since the construction of additional capacity in this Corridor is impossible.

The sixteen parking spaces north and south of the proposed building are not adequate since the drive in front of them must function as two way.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRN/pk

Maryland Department of Transportation State Highway Administration

Harry B. Hughes
Director
Bernard M. Evans
Assistant Director

Nov. 20, 1973

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

ATTN: Mr. John J. Wilson

RE: Seventh Zoning Cycle
Property Owner: Siems Realty Co.
Location: 4/8 of York Road (Sta. 45)
one thousand five hundred and ten
(1510) feet N. of Warren Road
Existing Zoning: M.L.
Proposed Zoning: B.L.
No. of Acres: 1.27
District: 8th

Dear Mr. DiNenna:

The subject plan indicates two 20' wide entrances proposed from York Road. The minimum standard width for commercial entrance is 25'.

There is an 80' right of way proposed for York Road (40' from existing centerline) that must be indicated on the plan. A standard concrete curb must be constructed along the proposed right of way line.

There is a ditch extending across the entire frontage of the site, that must be closed with a suitable pipe.

The plan should be revised prior to the hearing.

The entrances will be subject to State Highway Administration approval and permit.

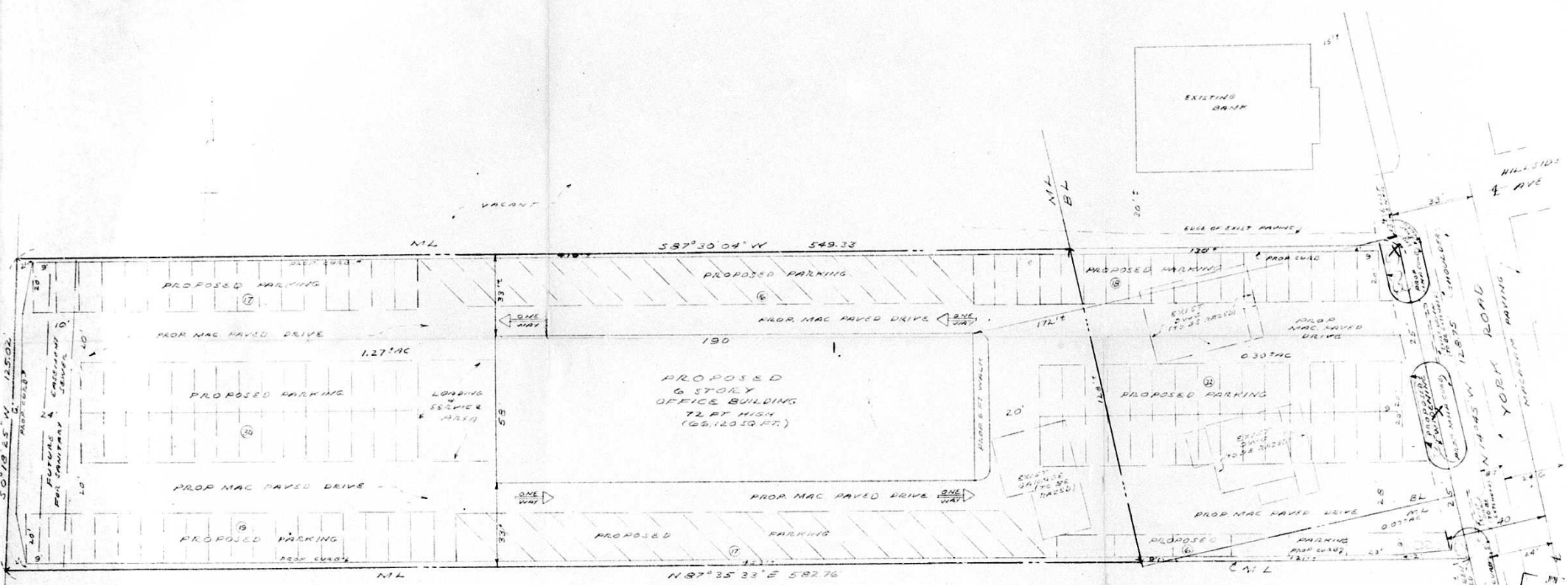
The 1972 average daily traffic count on this section of York Road is 17,983 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits
by J. S. Meyers

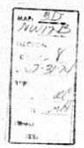
CLH:mg

NORTHERN CENTRAL R.R.
50°18'25"N 12502'

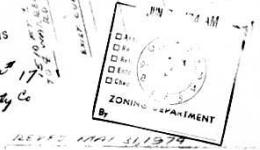


EXISTING LOT 11.4 BL
PROPOSED LOT 11.4 BL (11.4 AC) 11.4 BL
AREA OF PARALLEL 102' AC (132' x 103' 00' BL)
AREA OF 10' x 102' BUILDING 66,120 SQ FT
16 STORIES EACH FLOOR HAS 11,020 SQ FT
PARKING REQUIREMENTS
1ST FLOOR 11,020 SQ FT 37 SPACES REQ
2ND TO 6TH FLOOR 55,100 SQ FT 110 SPACES REQ
TOTAL SPACES 147
TOTAL SPACES 155
8TH DISTRICT

PLAN FOR REZONING
10632 10634 YORK ROAD
8TH DISTRICT
BALTIMORE CO, MD



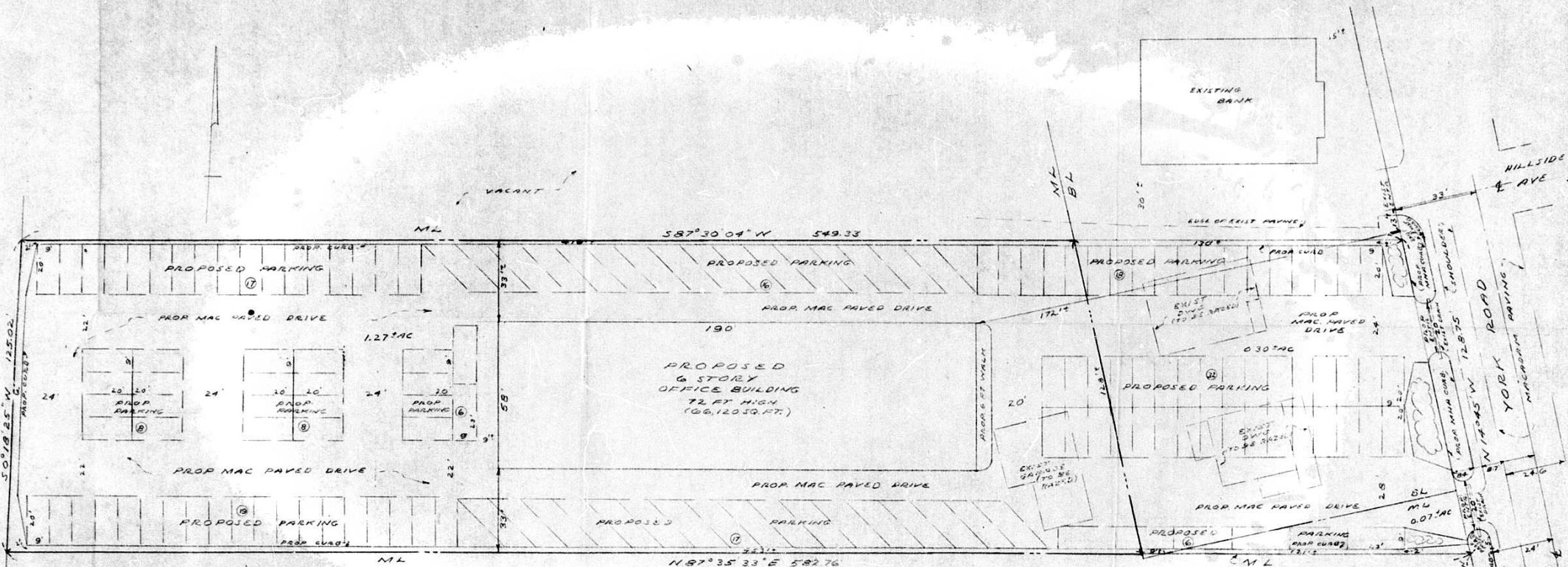
REVISED PLANS
Cyril T. Kelly
Lima Realty Co



RECEIVED
APR 31 1974
ZONING DEPARTMENT
BALTIMORE, MD



NORTHERN CENTRAL R.R. 11-11-11
 50°18'25" N 135°02' 11-11-11



EXISTING ZONING: ML & BL
 PROPOSED ZONING: BL (12.7 AC ML to BL)
 AREA OF PARCEL: 1.62 AC (132 ML & 0.30 BL)
 AREA OF PROPOSED BUILDING: 66,120 SQ. FT.
 16 STORIES, EACH FLOOR HAS 11,020 SQ. FT.
 PARKING REQUIREMENTS:
 1ST FLOOR: 11,020 / 100 = 110 SPACES REQ.
 2ND TO 6TH FLOOR: 55,100 / 500 = 110 SPACES REQ.
 TOTAL SPACES REQUIRED: 147
 TOTAL SPACES PROVIDED: 147
 8TH DISTRICT

PLAT FOR REZONING
 10632, 10634 YORK ROAD
 8TH DISTRICT
 BALTIMORE CO., MD



old plat
 SPITZMAN LARSON & ASSOCIATES, INC.
 1000 10th St. Suite 200
 Baltimore, Maryland 21204
 SCALE: 1" = 20' OCT. 13, 1973

