

76-87-1 51 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, First National Bank of Maryland, 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 238.2 (301.1) of the Zoning Regulations of Baltimore County, to permit a structure for remote banking unit less 12.86 feet from rear lot line instead of required 22.5 feet, for open structure and to permit a structure for remote banking unit less 12.86 feet from rear line instead of required 22.5 feet.

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

Because of hardship and practical difficulty, for reason that the construction of the main bank building, in compliance with the setback regulations, cause the canopy of the drive-in facility which is required for modern banking practice to be near the rear lot line and further that traffic flow will be facilitated thereby.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I 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.

FIRST NATIONAL BANK OF MARYLAND

By Stephen A. Hennegan
Contract purchaser
The First National Bank of Maryland
Address: First Maryland Building, 15th Fl.
25 South Charles Street
Baltimore, Maryland 21201

Protestant's Attorney

A. Owen Hennegan
Address: 406 Jefferson Building
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of September, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 20th day of October, 1975, at 11:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE
Northeast side of York Road 95 feet
South of Warren Road, 8th District

FIRST NATIONAL BANK OF MARYLAND,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 76-87-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 534.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Hennegan, III
John W. Hennegan, III
People's Counsel
Baltimore County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 8th day of October, 1975, a copy of the foregoing Order was mailed to A. Owen Hennegan, Esquire, 406 Jefferson Building, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 51
Your Petition has been received and accepted for filing this 29th day of September, 1975.

S. Eric DiMenna
S. Eric DiMenna,
Zoning Commissioner

Petitioner: First National Bank of Maryland
Petitioner's Attorney: A. Owen Hennegan Reviewed by: Franklin T. Hogans, Jr.
Chairman
S. Eric DiMenna, Zoning Commissioner
Baltimore, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

RE: Variance Petition
Item 51
First National Bank of Maryland -
Petitioners

Dear Mr. Hennegan:

The Zoning Plans 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, currently zoned B.R., is located on the northeast side of York Road, approximately 95 feet southeasterly of Warren Road, in the 8th Election District of Baltimore County.

The property presently consists of a wooded unimproved lot. Immediately adjacent to this site the properties are zoned B.R. and are occupied by Timonium Toyota dealership to the south, and remnants of the Cockeysville Bicycle Center to the north. The Warren Lodge Apartments, zoned D.R. 16, abut the subject property to the east, while wooded

W. Owen Hennegan, Esq.
Re: Item 51
September 22, 1975
Page 2

unimproved property, zoned M.L., exists to the west across York Road.

The petitioner is requesting yard Variances from Section 301.1 of the Zoning Regulations in order to construct an open canopy .83 feet and a remote banking unit 12.86 feet from the rear property line in lieu of the required 22.5 feet for an open structure.

It should be noted that a building permit for the proposed bank encompassing this same site development plan, exclusive of the canopy and remote banking unit, was approved by Baltimore County on August 25, 1975.

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: RTKL Associates Inc.
architects/engineers
The Village Square
Village of Cross Keys
Baltimore, Md. 21210

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
Wm. T. Malen

September 15, 1975

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

Re: Item 51 - ZAC - September 9, 1975

Property Owner: First National Bank of Maryland
Location: NE/S of York Rd. 95' SE of Warren Rd.
Existing Zoning: BR - CS - 2
Proposed Zoning: Var. from Sec. 238.2 (301.1) to permit rear yard of 0.83 from rear lot line from required 22.5' for open structure & to permit a structure for remote banking unit less 12.86' from rear line instead of required 22.5'.

No. of Acres: 0.461
District: 8th

Dear Mr. DiMenna:

The requested variance to the rear yard is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrative

September 9, 1975

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. Franklin Hogans

Dear Mr. DiMenna:

The proposed entrances, indicated on the subject plan are generally acceptable to the State Highway Administration.

It is not anticipated that the petitioned variances will have any adverse effects on the highways.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:vr

By: John E. Meyers

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit rear yards of 0.83 feet and 12.46 feet instead of the required 22.5 feet for open structures should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of October 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 16, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-87-A. Northeast side of York Road 95 feet South of Warren Road.
Petition for Variance for Rear Yards
Petitioner - First National Bank of Maryland

8th District

HEARING: Monday, October 20, 1975 (11:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
Director of Planning

WDF:NEG:rv



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 8, 1975

DONALD J. RUSP, M.D., M.P.H.
SENIOR STAFF AND SENIOR 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 #51, Zoning Advisory Committee Meeting, September 9, 1975, are as follows:

Property Owner: First National Bank of Maryland
Location: NE/S of York Rd. 95' SE of Warren Rd.
Existing Zoning: BR - CS - 2
Proposed Zoning: Variance from Sec. 238.2(301.1) to permit rear yard of 0.83' from rear lot line from required 22.5' for open structure & to permit a structure for remote banking unit less 12.86' from rear line instead of required 22.5'.

No. of Acres: 0.461
District: 8th

Metropolitan water and sewer available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

MVB:dlac

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
SENIOR COMMISSIONER



September 22, 1975

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 #51, Zoning Advisory Committee Meeting, September 9, 1975, are as follows:

Property Owner: First National Bank of Maryland
Location: NE/S of York Road 95' SE of Warren Road
Existing Zoning: B.R.-C.S.-2
Proposed Zoning: Variance from Sec. 238.2(301.1) to permit rear yard of 0.83' from rear lot line from required 22.5' for open structure and to permit a structure for remote banking unit less 12.86' from rear line instead of required 22.5'.

No. of Acres:
District: 13th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 495-3111 ZONING 495-3001

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 8, 1975

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204

FRANKLIN T. HOGANS, JR.
Chairman

BOWING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

A. Owen Hennegan, Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 51
First National Bank of Maryland -
Petitioners

Dear Mr. Hennegan:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you September 22, 1975 under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD
Enclosure

cc: RTKL Associates, Inc.
architects/engineers
The Village Square, Village of Cross Keys
Baltimore, Md. 21210

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

Room of Engineering
ELIZABETH H. DIVER, P. E. CHIEF

September 29, 1975

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

Re: Item #51 (1975-1976)
Property Owner: First National Bank of Maryland
N/ES of York Rd., 95' S/E of Warren Rd.
Existing Zoning: BR - CS - 2
Proposed Zoning: Variance from Sec. 238.2 (301.1) to permit rear yard of 0.83' from rear lot line from required 22.5' for open structure and to permit a structure for remote banking unit less 12.86' from rear line instead of required 22.5'.
No. of Acres: 0.461 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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #200 (1974-1975) remain valid and applicable to this Item #51 (1975-1976). Those comments are referred to for your consideration.

Very truly yours,

Elizabeth H. Diver
ELIZABETH H. DIVER, P. E.
Chief, Bureau of Engineering

END:RAM:FW:155

cc: J. Tremer
O. Reier (File ELD, #358-72 & 428-75)

V-SE Key Sheet
05 NW 5 Pos. Sheet
NW 17 B Topo
51 Tax Map

483-51
PHONE: HAMILTON 8-0322

KELLER & KELLER State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE, MARYLAND 21208

DESCRIPTION April 22nd, 1975.

BEGINNING for the same at a point on the Northeast side of York Road, 66' wide, distant approximately 95' Southeastly, measured along the said Northeast side of said York Road, from the corner formed by the intersection of the said Northeast side of said York Road and the Southerly side of Warren Road; said place of beginning being also at an iron bar driven in the ground; and running thence from said place of beginning, leaving the said Northeast side of said York Road, South 85°03'40" East, with all bearings referred to the True Meridian, 198.60' to intersect the Westerly outline of a Right-of-Way Area; thence running for lines of division the two following courses and distances, viz:- South 18°41'50" East, binding on said Westerly outline of said Right-of-Way Area, to be used in common with others entitled thereto, 90' and South 83°34'37" West 186.38' to intersect the said Northeast side of said York Road; thence binding on said Northeast side of said York Road and running North 18°36'40" West 130' more or less, to the place of beginning.

BEING unimproved.

CONTAINING 0.461 ACRE of land, more or less.

Elizabeth H. Diver

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 18, 1975

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

Z.A.C. Meeting of: September 9, 1975

Re: Item 51
Property Owner: First National Bank of Maryland
Location: NE/S of York Rd. 95' S.E. of Warren Rd.
Present Zoning: BR-CIS-2
Proposed Zoning: Variance from Section 238.2 (301.1) to permit rear yard of 0.83' from rear lot line from required 22.5' for open structure & to permit a structure for remote banking unit less 12.86' from rear line instead of required 22.5'.

District: 8th
No. Acres: 0.461

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

1. EMILY PARKS, President
2. NEIL E. HUBB, Vice President
3. MRS. ROBERT L. HENNEY

MARCUS H. BISHAM
JOSEPH N. HEDMAN
ALVIN L. DEER
JOSEPH A. WHEELER

T. SAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.C.
MRS. RICHARD E. PUGH

NOTICE: Petition for Variance for
LOCATION: Northeast side of York
Road 15 feet South of Warren Rd.
DATE: First Monday, October 20,
1975 at 11:00 A.M.
COUNTY OFFICE BUILDING, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Board of Education of Baltimore County, by authority of the Board of Education, and the Board of Education, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

The Board of Education of Baltimore County, by authority of the Board of Education, and the Board of Education, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

Section 238.2 (301.1) - Provisions for Variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

All that parcel of land in the Eighth District of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

Containing 0.461 acre of land, more or less.

Being the property of First National Bank of Maryland, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, October 20, 1975 at 11:00 A.M.

Public Hearing Room 100 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 1975

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 2nd day of October, 1975, the 1st publication day of October, 1975, the 1st publication day of October, 1975, appearing on the 2nd day of October, 1975.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

NOTICE: Petition for Variance for
LOCATION: Northeast side of York Road 15 feet South of Warren Rd.
DATE: First Monday, October 20, 1975 at 11:00 A.M.
COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Towson, Maryland.

The Board of Education of Baltimore County, by authority of the Board of Education, and the Board of Education, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

The Board of Education of Baltimore County, by authority of the Board of Education, and the Board of Education, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

Section 238.2 (301.1) - Provisions for Variance from the zoning regulations of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

All that parcel of land in the Eighth District of Baltimore County, Maryland, for the purpose of determining whether or not the variance is in the public interest.

Containing 0.461 acre of land, more or less.

Being the property of First National Bank of Maryland, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, October 20, 1975 at 11:00 A.M.

Public Hearing Room 100 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
S. ERIC DINENNA
Zoning Commissioner of Baltimore County

THE TOWSON TIMES

TOWSON, MD. 21204

Oct. 3, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- First National Bank of Maryland was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 20th day of October 1975 that is to say, the same was inserted in the issues of October 3, 1975.

STROMBERG PUBLICATIONS, Inc.

By: L. P. SMITH

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: <i>N.B.C.</i>										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *8th* Date of Posting: *10/2/75*

Posted for: *Henry Moody, Oct. 30, 1975, 9:11:22 P.M.*

Petitioner: *First National Bank of Maryland*

Location of property: *NE/S of York Road 95' S.E. of Warren Rd.*

Location of Signs: *1 sign posted 95' S.E. of Warren Rd. located on York Rd.*

Remarks: *None*

Posted by: *W. Nick Petrovich* Date of return: *10/2/75*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *26* day of *Aug* 1975. Filing Fee \$ *20.00* Received *Check*

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *First National Bank* Submitted by *Mr. N. Petrovich*

Petitioner's Attorney *Mr. N. Petrovich* Reviewed by *WBL*

* 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. 25935

DATE: Oct. 20, 1975 ACCOUNT: 01-662

AMOUNT: \$72.75

RECEIVED FROM: *Moore, Moore, Hennegan, Carney & Ryan, 406 Jefferson Building, Towson, Md. - 21204.*

FOR: *Advertising and posting of property for First National Bank of Md. 976-57-A*

72.75

VALIDATION OR SIGNATURE OF CASHIER

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

No. 23348

DATE: Aug. 25, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: *A. Owen Hennegan, 406 Jefferson Building Towson, Md. 21204.*

FOR: *Petition for Variance for First Nat. Bank of Md. - 976-57-A*

25.00

VALIDATION OR SIGNATURE OF CASHIER

WARREN ROAD MD. RTE. 143

COCKEYSVILLE BUYLE CENTER
(REMOVED BY FIRE)
ZONED BULK-2

WARREN LODGE APARTMENTS

YORK ROAD MD. RTE. 45

PAVED BANK BUILDING

