

76-130-XA PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PECK
I, or we, ALAN PECK AND FRANCA PECK, legal owners 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 N.A. zone to an N.A. 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 a special exception for offices and an office building in a D.R. 16 zone

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.

Richard H. Falco
Edward N. Walter, Jr.
Donald C. Ruggles, Jr.
James D. Nolan
James D. Nolan
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Ave.
Towson, Maryland 21204
823-7800

Alan Peck
Franca Peck
Address: 314 Ridgely Road, East
Lutherville, Maryland 21093

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day

of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December, 1975, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

February 9, 1976

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
SE/corner of York and Northampton Roads - 8th Election District
Alan Peck, et ux - Petitioners
NO. 76-130-XA (Item No. 92)

Dear Mr. Nolan:

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/scw

Attachments

cc: Mrs. Janet Stover
11 Northampton Road
Lutherville-Timonium, Maryland 21093

John W. Hessian, III, Esquire
People's Counsel

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

PECK
I, or we, ALAN PECK AND FRANCA PECK, legal owners 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 1802.2B. and Section V.B. 2. of The

Comprehensive Manual of Development Policy and other applicable sections

to permit a side yard of fifteen (15) feet for an existing building in lieu of the required twenty-five (25) feet

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

1. That without the requested variance the Petitioners and Contract Purchaser will experience practical difficulty and unreasonable hardship.

2. That the requested variance is in accordance with the spirit and intent of the Regulations since the existing building is constructed within fifteen (15) feet of the property line and was constructed in accordance with subdivision regulations in effect at the time of construction.

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.

Richard H. Falco
Edward N. Walter, Jr.
Donald C. Ruggles, Jr.
James D. Nolan
James D. Nolan
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Ave.
Towson, Maryland 21204
823-7800

Lutherville, Maryland 21093

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day

of October, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of December, 1975, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 CORTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3000

October 25, 1975

RESIDENCE: 771-4092

Description to Accompany Petition for
Special Exception for Office - Peck Property

Beginning for the same at a point on the east Right of Way Line of York Road as now widened and the south Right of Way Line of Northampton Road. Running thence and binding on the southernmost Right of Way Line of Northampton Road the two following courses and distances (1) N-26-51-29-E 39.45 ft. and (2) N-65-34-57-E 108.4, thence leaving the south Right of Way Line of Northampton Road and binding on the east-most and southernmost outline of C. Allen Peck, Jr. & wife the two following courses and distances (1) S-20-23-21-E 120.38 ft. and S-65-34-57-W 136.34 ft. to intersect the east Right of Way Line of York Road as now widened, running thence and binding on the east Right of Way Line of York Road N-20-12-10-W 95.63 ft. to the place of Beginning.

Containing 0.368 Acres of Land more or less. Being the property of C. Allen Peck, Jr. & wife.



E. F. RAPHEL
Reg. Prof. Land Surveyor

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE/corner of York and Northampton Roads - 8th Election District
Alan Peck, et ux - Petitioners
NO. 76-130-XA (Item No. 92)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Alan and Franca Peck, for a Special Exception for an office building and offices in a D.R. 16 Zone, and, additionally, a Variance to permit a side yard setback of 15 feet for an existing building in lieu of the required 25 feet. The subject property is located on the southeast corner of York and Northampton Roads, in the Eighth Election District of Baltimore County, and contains 0.368 of an acre of land, more or less.

Let it be noted that, although People's Counsel entered his appearance, he did not attend the hearing.

Testimony on behalf of Mr. Peck indicated that he purchased and moved to the subject property in 1948 and had lived there for approximately 26 years. Further testimony indicated that the anticipated use of the subject property is that of law and advertising agency offices. It was also indicated that the Petitioner proposes to construct a 30 foot by 47 foot addition to the existing house.

A shopping center is located on York Road, immediately to the south of the subject property.

Mr. Hugh Gelston, a qualified expert in the field of zoning, indicated that he felt that the anticipated use would not be detrimental to the health, safety, or general welfare of the community and, furthermore, that traffic, emanating from the subject property, would not overburden the immediate roads. Mr. Gelston further indicated, from a planning standpoint, that the subject property is the only residentially zoned property in that block of York Road, and, if the

ORDER RECEIVED FOR FILING

DATE February 9, 1976

BY [Signature]

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

Branch of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

December 17, 1975

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

Re: Item #92 (1975-1976)
Property Owner: Alan & Franca Peck
S/E cor. of York and Northampton Roads
Existing Zoning: DR 16 and DR 3.5
Proposed Zoning: Special Exception for offices and an office building and a Variance from Sec. 1802.2B and Sec. VB 2 of the Comprehensive Manual of Development policy to permit a side yard of 15' in lieu of the required 25'.
No. of Acres: 0.368 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 #12, Cycle I (April - October 1971) are referred to for your consideration.

The construction and/or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. as may be required will be the full responsibility of the Petitioner.

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

This property is tributary to the Jones Falls sanitary sewer system, subject to State Health Department imposed restrictions.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #92 (1975-1976).

Very truly yours,

Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:PWR:ss

S-SE Key Sheet
50 NW 1 Pos. Sheet
NW 13 A Topo and 60 Tax Map

property were converted to offices, it would be considered a good buffer for those residences residing to the east of the subject property.

Mrs. Janet Stover, a representative of the residents of the area, indicated that she was not opposed to the subject Petition and that the proposed use would not, in her opinion, have an adverse affect upon the area.

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, and a Special Exception for an office building and offices should be granted. Furthermore, as strict compliance with the Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioners and as it does not adversely affect the health, safety, or general welfare of the community, the requested Variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of February, 1976, that the Special Exception for an office building and offices should be and the same is GRANTED, and the Variance to permit a side yard setback of 15 feet for an existing building in lieu of the required 25 feet should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The subject property must be developed in substantial compliance with the site plan, as submitted with this Petition.
2. Any future addition to said building shall not exceed the square footage indicated on the plat, dated October 13, 1975.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

-2-

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
and
PETITION FOR VARIANCE
Southeast corner of York and Northampton
Roads, 8th District : OF BALTIMORE COUNTY
ALAN PECK, Petitioner : Case No. 76-130-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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. Kountz, Jr.
Deputy People's Counsel

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

I hereby certify that on this 11th day of December, 1975, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.



Item 92
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for
filing this 10th day of November 1975
S. Eric DiNenna,
Zoning Commissioner
Petitioner Alan & Franca Peck
Petitioner's Attorney James D. Nolan
Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee
E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman

James D. Nolan, Esq.
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 92
Alan & Franca Peck - Petitioners

Dear Mr. Nolan:

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 is located on the southeast corner of York and Northampton Roads, and is currently improved with an existing single family dwelling. This property abuts along its southern boundary the Grand York Shopping Center, and abuts on its eastern boundary single family detached dwellings fronting on Northampton Road.

Although the majority of this property is zoned D.R. 16, approximately 30 feet of the rear of this property is zoned D.R. 3.5. The petitioner is requesting a Special Exception to permit the use of this property as offices.

James D. Nolan, Esq.
Re: Item 92
December 8, 1975
Page 2

In requesting this Special Exception, the petitioner also proposes to construct an addition to the existing house 47'x30', and is also requesting a Variance to permit a setback of 15 feet on the southernmost side of the existing house in lieu of the required 25 feet.

In light of the fact that no request is herein made for a Special Hearing to permit parking in the D.R. 3.5 portion of the property, it is noted therefore that said portion may not in any case be used for automobile accessory parking.

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.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Baltimore County Fire Department

PAUL H. REINCKE
Chief



Towson, Maryland 21204

933-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Alan & Franca Peck

Location: SE/C of York & Northampton Roads

Item No. 92 Zoning Agenda November 11, 1975

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. NOTE: Hydrant on corner of York Road also one on first block Northampton. Hydrants not shown on plans.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. EXCEEDS the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 6. 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.

- () 6. Site plans are approved as drawn.

- (XXX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: HTJ Kelly Noted and
Planning Group Approved: James D. Nolan
Special Inspection Division Acting Deputy Chief
Fire Prevention Bureau

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

December 3, 1975

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

Re: Item 92 - ZAC - November 11, 1975

Property Owner: Alan & Franca Peck
Location: SE/C of York & Northampton Rds.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: S.E. for offices & an office bldg. & variance from Sec. 1802.28 & Sec. VB 2 of the Comprehensive Manual of Development policy to permit a side yard of 15' in lieu of required 25'

No. of Acres: 0.368
District: 8th

Dear Mr. DiNenna:

As presently zoned, this site will generate approximately 45 trips per day. The proposed Special Exception would generate approximately 70 trips per day.

The York Road Corridor is experiencing capacity problems at this time and any increase in traffic is undesirable.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

November 7, 1975

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

ATTN: Mr. Franklin Hogans

Dear Mr. DiNenna:

No direct access is proposed from York Road; therefore, there will be no requirements from the State Highway Administration.

No adverse effects to the State Highway are anticipated by the development.

Re: Z.A.C. meeting: 11-11-75

ITEM: #92
Prop. Owner: Alan & Franca Peck
Location: SE/corner of York Rd.
(Rt. 45) & Northampton Road
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: S.E. for offices & variance to permit a side yard of 15' in lieu of the required 25'

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers

baltimore county
department of health
TOWSON, MARYLAND 21204

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

November 18, 1975

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

Dear Mr. DiNenna:

Comments on Item #92, Zoning Advisory Committee Meeting, November 11, 1975, are as follows:

Property Owner: Alan & Franca Peck
Location: SE/C of York & Northampton Rds.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Exception for offices and an office bldg. & a variance from Sec. 1802.28 & Sec. VB 2 of the Comprehensive Manual of Development policy to permit a side yard of 15' in lieu of the required 25'.

No. of Acres: 0.368
District: 8th

Metropolitan water and sewer are existing.

A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1975; therefore, approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dla

November 14, 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 #92, Zoning Advisory Committee Meeting, November 11, 1975, are as follows:

Property Owner: Alan and Franca Peck
Location: SE/C of York and Northampton Roads
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Exception for offices and an office building and a Variance from
Sec. 1802.28 and Sec. VB 2 of the Comprehensive Manual of Development
policy to permit a side yard of 15' in lieu of the required 25'.
No. of Acres: 0.368
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.

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

Very truly yours,

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-130-XA

District: 8th Date of Posting: 11-20-75
Posted for: Shirley Wendy Ann Peck, 1975 & 1976 P.H.
Petitioner: Alan Peck
Location of property: SE/C of York Rd & Northampton Rd
Location of Signs: 2 signs posted on York Rd on corner
Remarks: _____
Posted by: Michael H. Nee Date of return: 12-4-75
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 ZC, BA, CC, CA										
Reviewed by: <u>JPH</u>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case:	Map # _____									

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 Nov. 26, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception & Variance- C. Allen Peck
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 15th day of Dec. 1975 that is to say, the same
was inserted in the issues of Nov. 26, 1975.

STROMBERG PUBLICATIONS, Inc.

By: *Pat Smink*

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
NO DISTRICT
ZONING: Petition for Special Exception for Office and Office Building.
Petition for Variance for a Side Yard.
LOCATION: Southwest corner of York and Northampton Roads.
DATE & TIME: Monday, December 15, 1975 at 1:00 P.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Special Exception for Office and Office Building.
Petition for Variance from the Zoning Regulations of Baltimore County, to permit a side yard of 15 feet for an existing building located at the southwest corner of York and Northampton Roads.
The Zoning Regulations to be excepted are as follows:
Section 1802.28 (V.B.2) - Side Yard - 25 feet.
All that parcel of land in the Eighth District of Baltimore County beginning for the same at a point on the east Right of Way Line of York Road as now widened and the east Right of Way Line of Northampton Road, bearing thence and running on the following courses and distances: (1) S. 89° 55' 20" E. 20.45 ft. and (2) N. 48° 50' 00" E. 100.00 ft. more or less, thence leaving the south Right of Way Line of Northampton Road and heading on the easement and easement outline of C. Allen Peck, Jr., to the two following courses and distances: (1) S. 89° 55' 20" E. 100.00 ft. and (2) N. 48° 50' 00" E. 100.00 ft. to intersect the east Right of Way Line of York Road as now widened, running thence and heading on the east Right of Way Line of York Road N. 89° 55' 20" E. 20.45 ft. to the place of beginning.
Containing 0.368 Acres of Land more or less, being the property of C. Allen Peck, Jr. & wife.
Being the property of Alan Peck and Franca Peck, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, December 15, 1975 at 1:00 P.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Nov 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 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 ~~one time~~ one time before the 15th day of December, 1975, the last publication appearing on the 27th day of November, 1975.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25097
DATE: Nov. 24, 1975 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Messrs. Nolan, Plumbhoff & Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR: Petition for Special Exception and Variance for Alan Peck, et al. #76-130-XA
414864 24 500000
VALIDATION OR SIGNATURE OF CASHIER

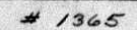
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

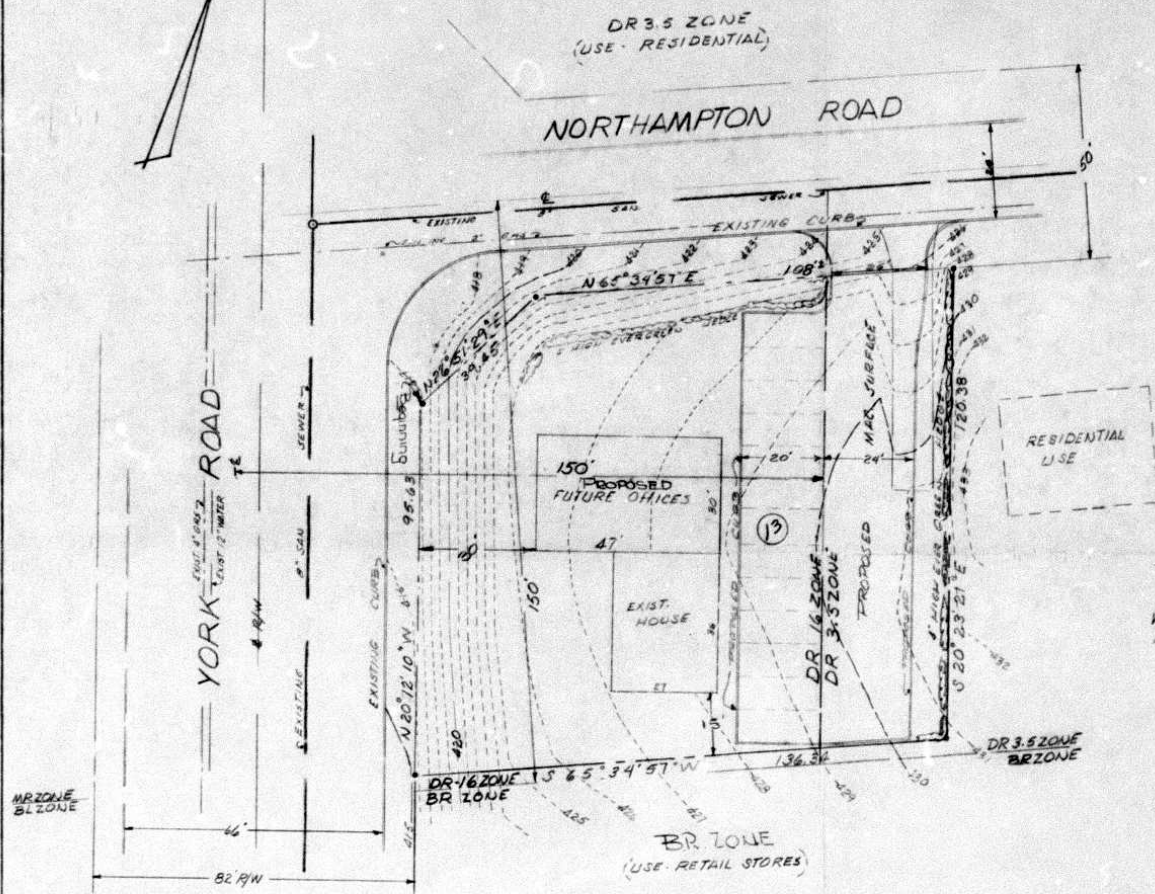
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 31st day of Oct 1975
Filing Fee \$ 50 Received check
Nolan Cash
Other
Petitioner Peck Submitted by Nolan
Petitioner's Attorney Nolan Reviewed by DiNenna
* 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. 28217
DATE: Dec. 18, 1975 ACCOUNT: 01-662
AMOUNT: \$69.25
RECEIVED FROM: Messrs. Nolan, Plumbhoff & Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Alan Peck #76-130-XA
4867486 17 692500
VALIDATION OR SIGNATURE OF CASHIER







GENERAL NOTES
 AREA OF PROP 0.368 AC.
 EXIST. ZONE DR 16 & DR 3.5
 PROP. ZONE DR 16 & DR 3.5 w/ EX. OFFICE
 EXIST. USE RESIDENCE
 PROP. USE OFFICES

PARKING DATA

EXIST. 1 st FLOOR	972 ⁰
PROPOSED 1 st FLOOR	1410 ⁰
TOTAL 1 st FLOOR 2382 ⁰ @ 1 space/300 ⁰ = 8	
EXIST. 2 nd FLOOR	972 ⁰
PROPOSED 2 nd FLOOR	1410 ⁰
2382 ⁰ @ 1 space/500 ⁰ = 5	
TOTAL SPACES REQUIRED 13	
TOTAL SPACES PROVIDED 13	

SPECIAL EXCEPTION REQUESTED FOR OFFICE USE IN DR. 16 ZONE
 VARIANCE REQUESTED TO ALLOW 15' SIDEYARD INSTEAD OF THE REQUIRED 25'



Peck *CA*
 #1

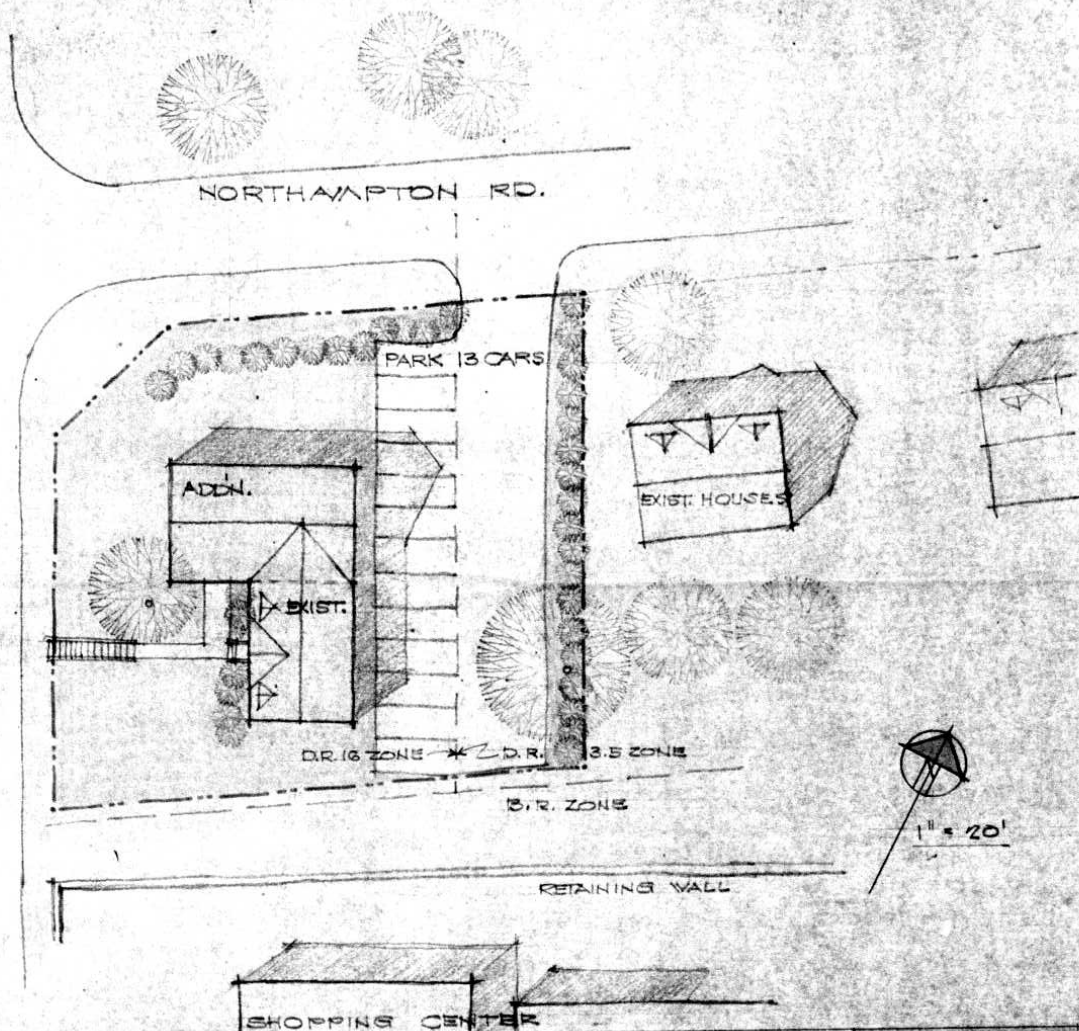
PLAT TO ACCOMPANY
 ZONING PETITION
 PROPERTY OF
 C. ALLEN PECK JR. & WF
 BALTO. CO. MD.
 OCT. 13, 1975

C. J. RAFFEL & ASSOCIATES
 Registered Professional Land Surveyors
 1011 Gwynn Falls Avenue
 Towson, Maryland 21204



COMMERCIAL + INDUSTRIAL

D D
YORK

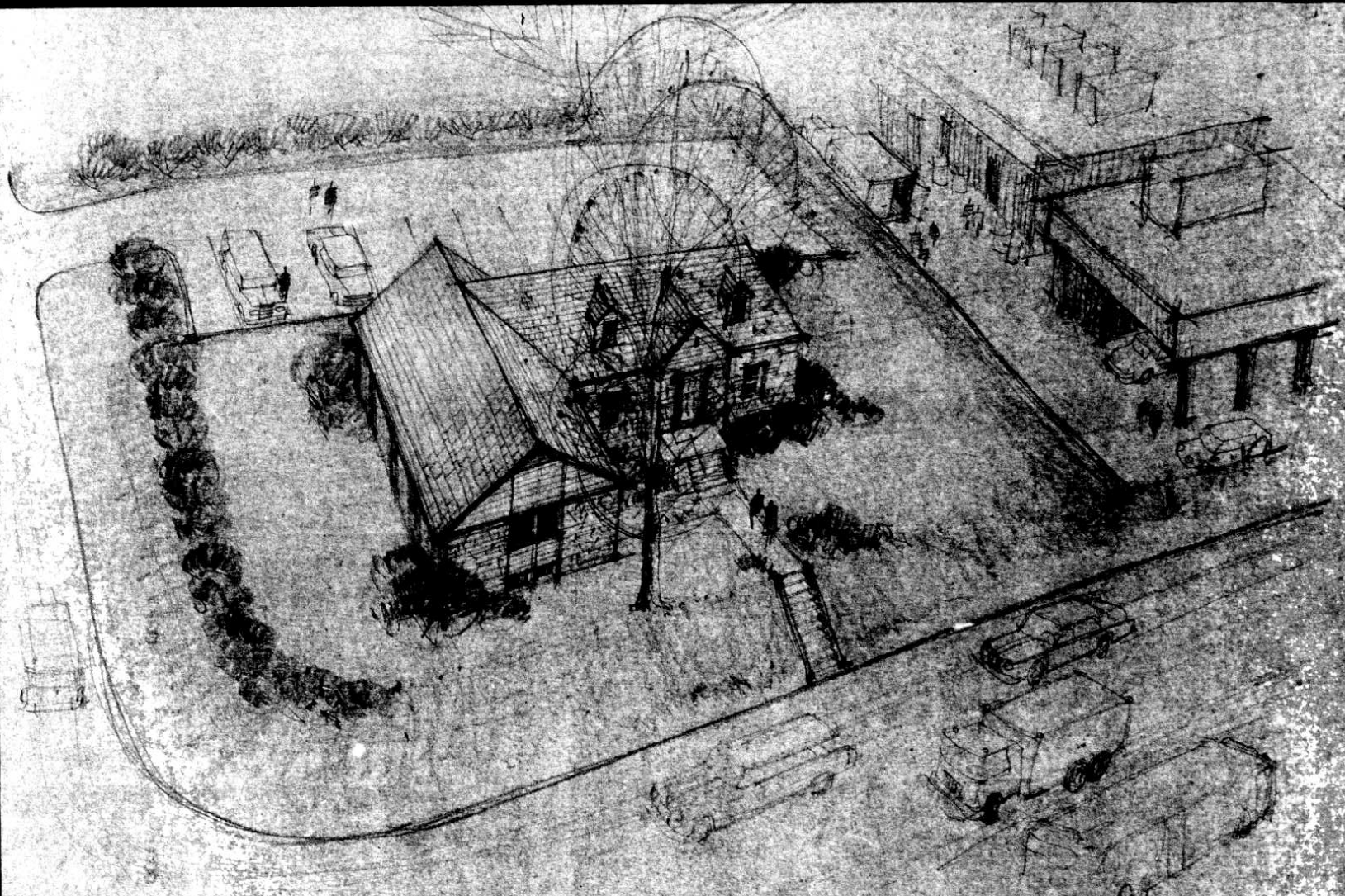
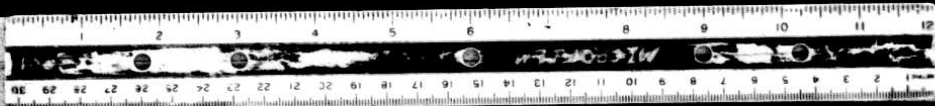


PECK PROPERTY: REZONING

FRYER & ASSOCIATES
ARCHITECTS
200 JAYLAND AVENUE
BALTIMORE, MD. 21216

1 OF 2
DEC. 1975

Pet. Exp. 2



PECK PROPERTY: REZONING

FRYER & ASSOCIATES
ARCHITECTS
200 JAYLAND AVENUE
BALTIMORE, MD. 21216

2 OF 2
DEC. 1975

Pet. Exp. 3