

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles R. Serio and Virginia M. Serio, 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 a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the deletion of that provision in the order of the Zoning Commissioner dated 7-4-52 granting a special exception for offices on subject property which prohibits the erection of a second story on the existing structure.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser Charles R. Serio Legal Owner Virginia M. Serio
Address 1923 York Road, Timonium, Md. 21093
Petitioner's Attorney Edward C. Covahay, Jr. Protestant's Attorney
Address 614 Bosley Avenue, Towson, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 18th day of March, 1976, 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 23rd day of February, 1976, at 10:15 o'clock A.M.

Luigi Marzilli
Zoning Commissioner of Baltimore County

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles R. Serio and Virginia M. Serio, 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 a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a permit under Section 409.4 of the Zoning Regulations of Baltimore County for the use of the subject property for parking areas. All subject to the requirements of Section 409.4 of the Zoning Regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser Charles R. Serio Legal Owner Virginia M. Serio
Address 1923 York Road, Timonium, Md. 21093
Petitioner's Attorney Edward C. Covahay, Jr. Protestant's Attorney
Address 614 Bosley Avenue, Towson, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 20th day of March, 1976, 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 23rd day of February, 1976, at 10:15 o'clock A.M.

Luigi Marzilli
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARINGS
E/S of York Road, 189.28' S of Evans Avenue - 8th Election District
Charles R. Serio, et ux - Petitioners
NO. 76-164-SPH (Item No. 65)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed requesting a Special Hearing for off-street parking in a residential zone and a Special Hearing to delete that provision in Order NO. 74-252-X, dated May 17, 1974, which prohibits the erection of a second story on a building at the above address.

Testimony indicated that Mr. F. W. Smith, 1 Evans Avenue, whose property adjoins the subject property, has no objection to the contemplated Special Hearings, but has requested, by letter dated July 8, 1975, that a high row of shrubbery, now serving as a screen between the Petitioners' property and his own, be removed. Counsel for the Petitioners, in a letter dated March 11, 1976, have agreed to the removal of the screening. In the opinion of the Deputy Zoning Commissioner, the shrubbery screening along the easternmost portion of the property may be removed by mutual agreement between Mr. Smith and the Petitioners, the same being noted in a revision of the site plan.

In protest, Dr. Luigi Marzilli, 2 1/2 Gorsuch Road, indicated his concern that the paving of the parking lot, at present, is not "uniform," and that, in his opinion, additional air pollution by vehicles using the proposed parking area would be detrimental to the neighborhood.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship on the Petitioners.

and, therefore, the Special Hearing for a second story on the existing structure should be granted.

Furthermore, as the Petitioners' plans meet the prerequisites of Section 409.4 of the Baltimore County Zoning Regulations and are in accordance with the plat, dated July 31, 1975, and approved March 16, 1976, by John L. Wimbley, Planning Specialist II, Project and Development Planning Division, Office of Planning and Zoning for Baltimore County, a use permit for off-street parking in a residential zone should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16TH day of March, 1976, that the Special Hearing for the deletion of that provision in the Order of the Zoning Commissioner, dated May 17, 1974, Case NO. 74-252-X, granting a Special Exception for offices on the subject property, which prohibits the erection of a second story on the existing structure should be and the same is hereby GRANTED, from and after the date of this Order.

It is further ORDERED that the Special Hearing to permit off-street parking in a residential zone should be and the same is hereby GRANTED from and after the date of this Order. The aforementioned Special Hearings shall be subject to the following restrictions:

1. In the event of a change in ownership or tenancy, of either 1 Evans Avenue or the subject property, the requirements of Section 409.4.1 of the Baltimore County Zoning Regulations shall be invoked and appropriate screening installed.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning.

Luigi Marzilli
Deputy Zoning Commissioner of Baltimore County

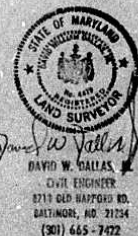
- 2 -

USE PERMIT FOR PARKING
IN A RESIDENTIAL ZONE
1923 YORK ROAD

BEGINNING for the same the two following courses and distances from the point formed by the intersection of the easternmost side of York Road (66 feet wide) with the southernmost side of Evans Avenue (40 feet wide) as shown on the Plat of Yorkshire as filed among the Land Records of Baltimore County in Plat Book No. 7 folio 21 south 17 degrees 25 minutes east 189.28 feet binding on the easternmost side of said York Road and north 72 degrees 35 minutes east 117.00 feet to the division line between DR 5.5 and DR 16 Zoning said point being distant 150 feet measured at right angles in an easterly direction from the center line of said York Road (66 feet wide), thence binding on said division line south 17 degrees 25 minutes east 62.50 feet to intersect the division line between Lots No. 9 and 10 Section II as shown on said Plat, thence binding on a part of said division line north 72 degrees 35 minutes east 33.00 feet to the easternmost side of Lot No. 9, thence binding on the easternmost side of said Lot No. 9 and No. 8 and part of No. 7 north 17 degrees 25 minutes west 62.50 feet, thence leaving said line and running south 72 degrees 35 minutes west 33.00 feet to the place of beginning.

CONTAINING 0.047 acres of land more or less.

July 31, 1975



Franklin T. Hoggans, Jr.
Chairman, Zoning Plans Advisory Committee

Edward C. Covahay, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 65
Charles R. & Virginia M. Serio - Petitioners

Dear Mr. Covahay:

This office is in receipt of additional petition forms submitted in the above referenced hearing case. The petition will be not for a hearing; however, the site plan must still be revised to indicate the comments of the Project and Development Planning section.

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. HOGGANS, JR.,
Chairman, Zoning Plans Advisory Committee

FTH:JD

cc: David W. Dallas, Jr., Civil Engineer
8713 Old Harford Road
Baltimore, Md. 21244

January 30, 1976

To Whom It May Concern:

The southwestern portion of my property adjoins the Eastern most portion of the property at 1923 York Rd. Running along this common property line is a row of rather high shrubbery which blocks any light and air flow to my property as well as a normal open view from my property. Being most unhappy with this situation, I approached the owner of 1923 York Rd (Mr. Serio) and he informed me that Balto. Co. requested the shrubbery remain to block my seeing his parking lot. I hereby wish to inform all parties concerned that I do not want the shrubbery there and I have absolutely no objection to Mr. Serio using his Eastern most property up to my property line for off street parking.

Yours Truly

Mr. F. W. Smith Jr.

Owner of property at 1 Evans Ave.
Timonium, Md. 21093

PETITIONER'S
EXHIBIT #3

March 18, 1976

Edward C. Covahay, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearings
E/S of York Road, 189.28' S of Evans Avenue - 8th Election District
Charles R. Serio, et ux - Petitioners
NO. 76-164-SPH (Item No. 65)

Dear Mr. Covahay:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George H. Martinak
GEORGE H. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Dr. Luigi Marzilli
2 1/2 Gorsuch Road
Timonium, Maryland 21093

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

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
to approve the deletion of that provision
in the Order of the Zoning Commissioner,
dated May 17, 1974, Case No. 74-252-X,
granting the Special Exception for Offices
on subject property, which prohibits the
erection of a second story on the existing :
structure OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING
to permit Off-Street Parking in a Residential
Zone
East side of York Road 189.28 feet South of
Evans Avenue, 8th District : Case No. 76-164-SPH
CHARLES R. & VIRGINIA M. SERIO,
Petitioners

ORDER TO ENTER APPEARANCE

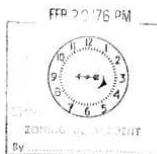
Mr. Commissioner:

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

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

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Edward C.
Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for
Petitioners.



John W. Hession, III

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

March 11, 1976

EDWARD C. COVAHEY, JR.
P. VERNON BOOZER
WILLIAM F. C. MARLOW, JR.

AEEA CODE 301
928-0444

George J. Martinek,
Deputy Zoning Commissioner of Baltimore County
County Office Building
Towson, Md. 21204

RE: Charles R. Serio and Virginia M. Serio
Case No. 76-164-SPH E side York Rd. 189.28 ft. S of Evans

Dear Mr. Martinek:

Please treat this letter as a waiver on behalf of Charles
R. Serio and Virginia M. Serio, owners of the above-captioned
property to a waiver of the requirements for screen planning
or fencing with respect to their easternmost property line as
same abuts the property of Frederick Smith and wife.

In addition, a revised plot plan showing elimination of the
screen planning will be supplied by the engineer in this matter,
David W. Dallas.

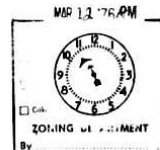
I trust that this is in compliance with the determination
arrived at.

Thank you for your consideration in this matter.

Very truly yours,

Edward C. Covahey, Jr.
Edward C. Covahey, Jr.

ECC/pa



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 9, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-164-SPH, Petition for Special Hearing for Off-Street
Parking in a residential zone. Petition for Special Hearing to
approve the deletion of that provision in the Order of the Zoning
Commissioner, dated May 17, 1974, Case #74-252-X granting a
Special Exception for Offices on subject property, which prohibits
the erection of a second story on the existing structure.
Petitioners - Charles R. and Virginia M. Serio.

Eighth District

Hearing: Monday February 23, 1976 at 10:15 A.M.

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

The proposed use would be appropriate here.

WDF:NEG:mjs

FEB 10 1976 PM

William D. Fromm
William D. Fromm
Director of Planning

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 29, 1975

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

MEMBERS
ZONING ADMINISTRATION
BUREAU OF
HEALTH DEPARTMENT
BUREAU OF
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BUREAU OF ECONOMIC
OFFICE OF THE
BUILDINGS ENGINEER

Edward C. Covahey, Jr., Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 65
Charles R. & Virginia M. Serio -
Petitioners

Dear Mr. Covahey:

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 east
side of York Road, 189.28' south of Evans Avenue,
and is currently improved with a one-story office
building, presently zoned D.R. 16. A Special
Exception was granted for this property in Case
No. 74-252-X, but in light of the fact that the
rear portion of this property is not zoned D.R.
16, the petitioner could gain no use thereon. The
petitioner is now requesting a Special Hearing to
permit off street parking in a residential zone
for said rear portion zoned D.R. 3.5.

The petitioner's submitted plan indicates a
future second story addition to the existing
building, for which additional parking area is
required. This proposed second story addition is,
however, apparently prohibited between previous

Edward C. Covahey, Jr., Esq.
Item 65
Page 2

October 29, 1975

Order for Special Exception, and as such, either a
Special Hearing to request the deletion of this
restriction should be made in conjunction with this
parking request, or the plan should be revised to
indicate no second story addition.

This petition is being withheld from a hearing
date until such time as revised plans are received
that reflect the comments above, and any comments from
other departments as requested.

Very truly yours,

Franklin T. Hoggans
FRANKLIN T. HOGGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: David W. Dallas, Jr. Civil Engineer
8713 Old Harford Road
Baltimore, Md. 21234

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

October 27, 1975

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

Re: Item #65 (1975-1976)
Property Owner: Charles R. & Virginia M. Serio
E/S of York Rd., 189.28' S. of Evans Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to approve a permit under
Sec. 409.4 for the use of the subject property for parking
areas.
No. of Acres: 0.047 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:

Baltimore County utilities and highway improvements are not involved. However,
comments were supplied in connection with the Zoning Advisory Committee review of this
site for Item #152 (1973-1974).

This office has no further comment in regard to the plan submitted for Zoning
Advisory Committee review in connection with this Item #65 (1975-1976).

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:TWB:SS

5-WE Key Sheet
51 NW 2 Pce. Sheet
NW 13 A Topo
60 Tax Map

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: Charles R. & Virginia M. Serio

Location: E/S of York Road 189.28' S of Evans Avenue

Item No. 65 Zoning Agenda - October 30, 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.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Riecke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 9, 1975

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 #65, Zoning Advisory Committee Meeting, September 30, 1975, are as follows:

Property Owner: Charles R. & Virginia M. Serio
Location: E/S of York Rd. 189.28' S of Evans Ave.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Hearing to approve a permit under Sec. 409.4 for the use of the subject property for parking areas.

No. of Acres: 0.047
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, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB:dls

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Sec. of State
Bernard M. Evans
Administrator

October 6, 1975

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

Re: Z.A.C. meeting, 9-30-75 Item #65
Prop. Owners: Charles R. & Virginia M. Serio
Location: E/S of York Rd. (RT45)
189.28' S of Evans Ave.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Hearing to approve a permit under Sec. 409.4 for the use of the subject property for parking areas.
No. of Acres: 0.047
District: 8th

Dear Mr. DiNenna:

The proposed entrance, in common with the adjacent property, is acceptable to the State Highway Administration.

CLT:jc

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

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

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

October 8, 1975

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

Re: Item 65 - ZAC - Sept. 30, 1975

Property Owner: Charles R. & Virginia M. Serio
Location: E/S York Road 189.28' S. of Evans Ave.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special hearing to approve a permit under Sec. 409.4 for use of the subject property for parking areas

No. of Acres: 0.047
District: 8th

Dear Mr. DiNenna:

The proposed expansion of the parking facilities is not expected to cause any major traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 10, 1975

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

Z.A.C. Meeting of: September 30, 1975

Re: Item 65
Property Owner: Charles R. & Virginia M. Serio
Location: E/S of York Rd. 189.28' S. of Evans Avenue
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to approve a permit under Section 409.4 for the use of the subject property for parking areas.

District: 8th
No. Acres: 0.047

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/ml

H. ENGLIE PARKER, PRESIDENT
EUGENE C. NESS, VICE-PRESIDENT
MRS. ROBERT L. BERRY

MAURUS M. BOZARIS
JOSEPH N. MCDONNAN
ALVIN LOBECK
JOSHUA R. WHEELER, SUPERVISOR

T. HARVEY WILKINSON
RICHARD A. TRACY, JR.
MRS. RICHARD A. ALLEN

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

October 27, 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 #65, Zoning Advisory Committee Meeting, September 30, 1975, are as follows:

Property Owner: Charles R. and Virginia M. Serio
Location: E.S. of York Road 189.28' S of Evans Avenue
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Hearing to approve a permit under Sec. 409.4 for the use of the subject property for parking areas
No. of Acres: 0.047
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 driveway as shown on the site plan, in common with 1921 York Road, has not been constructed as required under the previous zoning case (74-252X), therefore this office requests that there be no increase in the number of parking spaces until the required driveway is constructed.

All exterior lighting must be shown on the site plan and if free standing limited to eight feet in height.

The hours of operation should be shown on the site plan.

Very truly yours,

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

MAY 14 1976



THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Hearings- Serie

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 23rd day of Feb. 1976, that it to say, the same was inserted in the issues of Feb. 5, 1976.

STROMBERG PUBLICATIONS, INC.
BY Patti Smink

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 5, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one week before the 23rd day of February 1976, the 19th publication appearing on the 5th day of February 1976.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$

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>NBC</u>	Revised Plans: Change in outline or description Yes Map #									
Previous case:	No									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28279
DATE Jan. 30, 1976 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Edward C. Conway, Jr., 614 Bowley Ave., Towson, Md. 21204
FOR Petition for Special Hearing for Charles R. Se
Series #16-161-SPH
8591416 2 25.00
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#76-164-SPH

District 8th Date of Posting 2-5-76
Posted for Needing 2nd 23rd 1976 @ 10:15 AM
Petitioner Charles R. Se
Location of property Eps. of York Rd. 189.25' S. of Essex Ave
Location of Signs 1 Sign 2nd C. 1223 York Rd
Remarks Mul. H. Nuss
Posted by Mul. H. Nuss Date of return 2-11-76
Signature

Edward C. Conway, Jr., Esq.
614 Bowley Avenue
Towson, Md. 21204

Item 65

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 28th day of February 1976

S. Eric DiHenna
S. Eric DiHenna,
Zoning Commissioner

Petitioner Charles R. & Virginia M. Se

Petitioner's Attorney Edward C. Conway, Jr. Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Advisory
Committee

cc: David W. Dallas, Jr., Civil Engineer
5713 Old Harford Road
Baltimore, Md. 21234

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

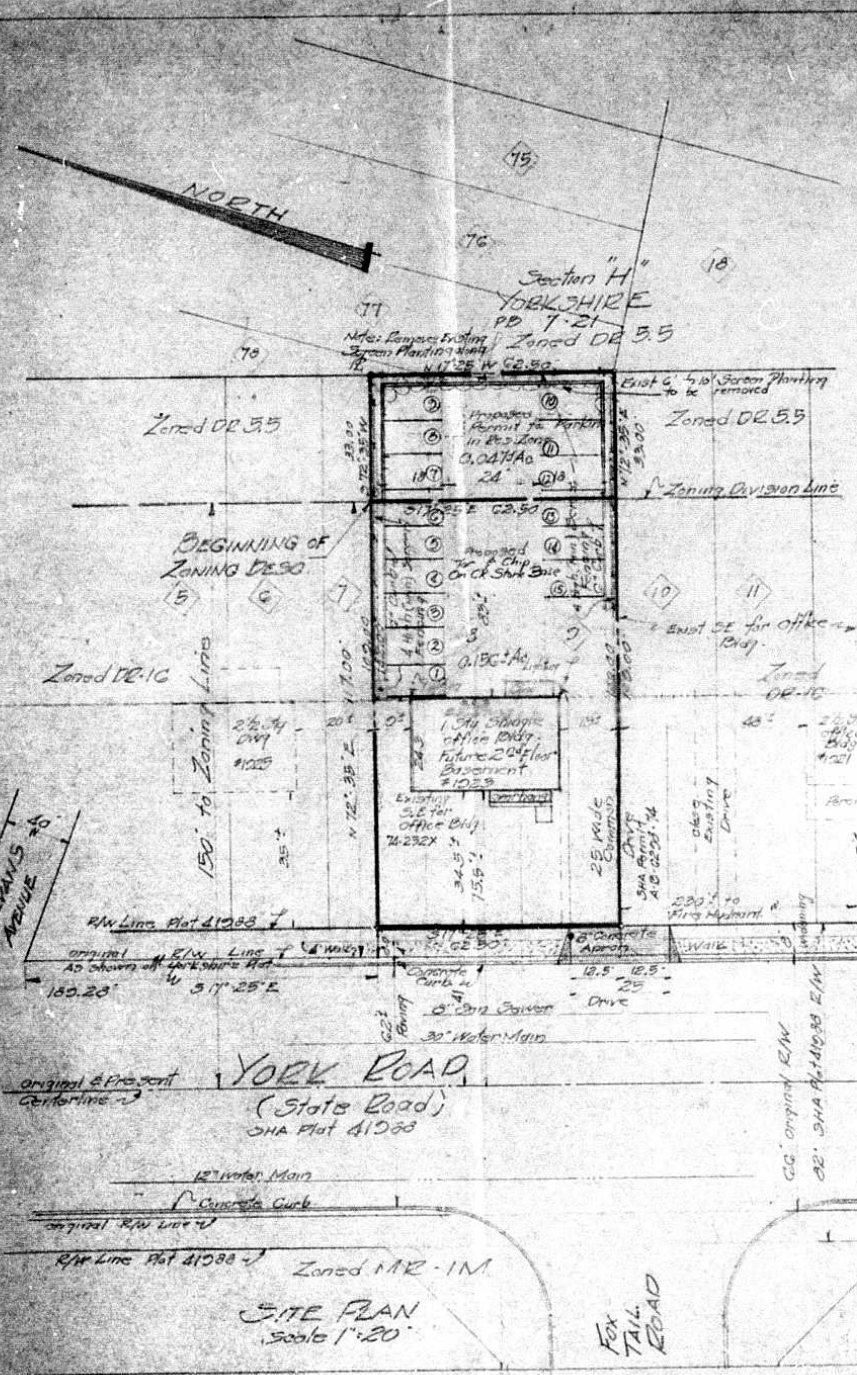
Your Petition has been received * this 18 day of Sept 1975. Filing Fee \$ Received Check
Cash
Other

S. Eric DiHenna
S. Eric DiHenna,
Zoning Commissioner

Petitioner SEBID Submitted by E. Conway
Petitioner's Attorney E. Conway Reviewed by NBC

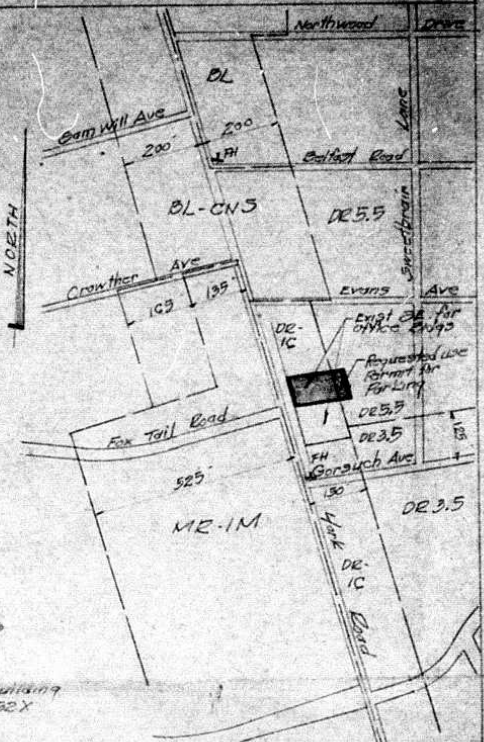
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31652
DATE Mar. 2, 1976 ACCOUNT 01-662
AMOUNT \$75.00
RECEIVED Charles R. Se 2463 Springlake Dr., Timonium, Md. 21093
FOR Advertising and posting of property
#16-161-SPH
8591416 2 75.00



SECTION 405.4 Business or Industrial Parking in Residence Zone
 a. The lot so used must adjoin or be across an alley or street from the business or industry involved.
 b. Only passenger vehicles, excluding buses, may use the parking area.
 c. No loading, service, or any use other than parking shall be permitted.
 d. Lighting shall be regulated as to location, direction, height, illumination, glare, and intensity as required.
 e. Screening by a wall, fence, planting and/or otherwise shall be required as deemed advisable by the Office of Planning.
 f. A paved surface properly drained, shall be required.
 g. A satisfactory plan showing parking arrangement and vehicular access must be provided.
 h. Method and area of operation, provisions for maintenance, and permitted hours of use shall be specified and regulated as required.
 i. In the event of a change in ownership or tenancy, of either 1 Evans Avenue or the subject property, the requirements of Section 405.2(c) of the Baltimore Co. Zoning Regulations shall be invoked and appropriate screening installed.

ZONING DATA
 1. Gross Acreage of Tract 0.203 Acres
 0.190142 Zoned DE 10
 0.041142 Zoned DE 3.5
 2. Existing Zoning of Tract DE 10 with Special Exception for office Building
 117 DE 10 Zone (Front Portion) 74,232X
 DE 3.5 Rear Portion
 3. Proposed Zoning and Use Front - Office Bldg in DE 10 Zone 74,232X Rear - 4000 Permit for Parking in a Residential Zone
 4. Existing & Proposed Office Bldg Existing First Floor 533 SF Existing Basement 700 SF Proposed Second Floor 533 SF
 5. Required Parking 1st Floor 533/300 = 3.22 Basement 700/500 = 1.40 2nd Floor 533/500 = 1.23 6.67 spaces 15 spaces
 6. Proposed Parking
 7. All utilities available
 8. Paving - Tar & Chip Surface on CR Stone Base



LOCATION AND ZONING MAP
 Scale 1"=200'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 7-18-78
 76-164-SPH

USE PERMIT FOR PARKING IN RESIDENTIAL ZONE
SITE PLAN
1923 YORK ROAD

9th Election District, Baltimore Co. Md
 Scale 1"=20'
 OWNER: CHAS. E. Sarno Realty, Inc., 1023 York Road, Timonium, MD 21093, Phone 252-5533
 ATTORNEY: C. W. B. & B. 30301, 214 Bayley Ave, Towson MD 21204, Phone 328-2441
 Reference Map: July 31, 1975, 1"=200 - NW A-13, 1"=500 - S NE
 Revised Jan 6, 1978 for building permit

