

76-26-11 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mario Buscemi, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reason:

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, Offices

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

I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser

Mario Buscemi

Legal Owner

Address 3006 White Avenue

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of August, 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 14th day of August, 1976, at 2:00 o'clock

P. M.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mario Buscemi, 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 Variance from Section 409.2.1 (5) TO PERMIT 7 PARKING SPACES IN LIEU OF THE REQUIRED 8 SPACES

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

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.

Contract purchaser

Mario Buscemi

Legal Owner

Address 3006 White Avenue

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of August, 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 14th day of August, 1976, at 2:00 o'clock

P. M.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
SE corner of York and Gorseuch Roads - 8th Election District
Mario Buscemi - Petitioner
NO. 76-256-XA (Item No. 183)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Mario Buscemi, for a Special Exception for offices, and additionally, a Variance to permit 7 off-street parking spaces in lieu of the required 8 spaces. The subject property, sited D.R. 16, is located on the northeast corner of York and Gorseuch Roads, along the York Road corridor, in the Eighth Election District of Baltimore County, and contains 0.15 of an acre of land, more or less.

Comments from William D. Fromm, former Director of Planning, indicate that his office is not opposed to the subject request.

Without reviewing the evidence 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 offices should be granted. Furthermore, as strict compliance with the Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner 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 August, 1976, that the Special Exception for offices should be and the same is GRANTED, and the Variance to permit 7 off-street parking spaces in lieu of the required 8 spaces should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
SE corner of York and Gorseuch Roads - 8th District
Mario Buscemi, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Cass No. 76-256-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 there, five, 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 on this 10th day of June, 1976, a copy of the foregoing Order was mailed to Mr. Mario Buscemi, 3006 White Avenue, Baltimore, Maryland 21214, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D'Nenna, Zoning Commissioner Date: June 2, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 76-256-XA, Petition for Special Exception for Offices
Petition for Variance for Off-Street Parking
Southeast corner of York Road and Gorseuch Road
Petitioner - Mario Buscemi

8th District
HEARING: Monday, June 14, 1976 (2:00 P.M.)

This office is not opposed to the subject request.

William D. Fromm
William D. Fromm, Director of Planning
Office of Planning and Zoning

WDF:JGH/rw

MAGAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS

6013 BELAIR RD. BALTIMORE, MD 21236 (301) 668-1901
10101 LEEWAY RD. BALTIMORE, MD 21231 (301) 228-3350
10001 LEEWAY RD. BALTIMORE, MD 21231 (301) 228-3350
10001 LEEWAY RD. BALTIMORE, MD 21231 (301) 228-3350

March 9, 1976

DESCRIPTION OF PORTION OF #1911 YORK ROAD, TO ACCOMPANY
ZONING PETITION FOR A SPECIAL EXCEPTION FOR OFFICES IN A
D.R. - 16 ZONE.

BEGINNING FOR THE SAME at the corner formed by the intersection of the Northeast side of York Road, 82 feet wide with the South side of Gorseuch Road, 40 feet wide, thence leaving said place of beginning and running and binding on the South side of Gorseuch Road, the following courses and distances, viz: (1) North 24 degrees 04 minutes 50 seconds East 32.31 feet and (2) North 79 degrees 00 minutes 24 seconds East 97 feet, more or less, thence leaving, Gorseuch Road and running (3) South 20 degrees 01 minute 59 seconds East 55 feet, more or less, to a point distant 5.00 feet, measured southerly from and at right angles to the division line between lots No. 3 and 4 as laid out in Section "H" of "Yorkshire," recorded among the land records of Baltimore County in plat book A.P.C. 7, folio 21, thence running, southerly to and distant 5.00 feet, measured southerly from and at right angles to said division line between lots No. 3 & 4 as laid out on said plat, (4) South 69 degrees 59 minutes 01 second East 109 feet, more or less to the northeast side of York Road, thence running and binding on the northeast side thereof, (5) North 20 degrees 23 minutes 21 seconds West 45.91 feet to the Place of Beginning.

Containing 0.15 acres of land, more or less.
This description was written for zoning purposes only and is not intended to be used for conveyance.



Eric D. Nenna

ANY CORRECTION TO THIS
DESCRIPTION MUST BE
MADE BY THE SURVEYOR
ON THE ORIGINAL
FILED IN HIS OFFICE

August 9, 1976

Mr. Mario Buscemi
3006 White Avenue
Baltimore, Maryland 21214

RE: Petitions for Special Exception and Variance
SE corner of York and Gorseuch Roads - 8th Election District
Mario Buscemi - Petitioner
NO. 76-256-XA (Item No. 183)

Dear Mr. Buscemi:

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

Very truly yours,

S. Eric D'Nenna
S. ERIC D'NENNA
Zoning Commissioner

SED/ecw

Attachment

cc: Mr. Richard M. Foss, Jr.
125 East Aylesbury Road
Timonium, Maryland 21093

Mr. Paul Page
3 Gorseuch Road
Timonium, Maryland 21093

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

OCT 05 1976

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1976

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Towson, Maryland 21204Franklin T. Hognans, Jr.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEPARTMENTMr. Mario Buscemi
3006 White Avenue
Baltimore, Maryland 21214RE: Special Exception Petition
Item 183
Mario Buscemi - Petitioner

Dear Mr. Buscemi:

The Zoning Plans Advisory Committee has reviewed the plans submitted by 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 northeast corner of York Road and Gorsuch Avenue, and is currently improved with a single family detached dwelling. The petitioner is requesting a Special Exception for offices in the existing D.R. 16 zone. It should be noted that the D.R. 16 zoning does not encompass the entire length of the property. The petitioner proposes apparently to convert the two-story brick dwelling into offices, and to provide off street parking on the site, both in front of and to the rear of the existing structure.

Field inspection revealed that the proposed parking areas lie at a considerable elevation above that of Gorsuch Avenue, and as a result a profile must be submitted showing the manner in which access to the parking areas will be accomplished. Further, parallel parking spaces must be a minimum of 23 feet in length. Screening for parking spaces 7 and 8 must be continued along the southernmost property

Mr. Mario Buscemi
Re: Item 183
April 13, 1976
Page 2

line, and the type of all screening proposed must be indicated on the plan.

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

Very truly yours,


FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21224

Maryland Department of Transportation
State Highway Administration
Harry R. Hughes
Secretary
Edward M. Evans
Assistant Secretary

March 23, 1976

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

Attn: Mr. Franklin Hognans

Re: Z.A.C. Meeting
3/16/76 183.
Owner: Mario Buscemi
Loc. NYC York Rd.
(Rte 45) & Gorsuch
Ave. Ex. Zoning:
D.R. 16 Prop. Zoning
Spec. Exc. for Off.
Access: 0.15
Disc. 8th

Dear Mr. DiNenna,

There is no access into the subject site from the State Highway. A review of the plan does not indicate that the proposed offices will have any adverse effects on York Road.

Very truly yours,

Charles Lee, Chief
Sur. of Eng. Access Permits

By: John E. Meyers

CL-JED/es

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

PETITION AND SITE PLAN

EVALUATION COMMENTS


Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

April 13, 1976

Re: Item 183 (1975-1976)
Property Owner: Mario Buscemi
W/S cor. York Rd. and Gorsuch Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices
Access: 0.15 District 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Tow Road (Md. 45) is a State Road; therefore, all improvements, intersections, encroachments and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Gorsuch Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The construction of sidewalks, curb and gutter, entrance, apron, etc. 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.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item 183 (1975-1976)
Property Owner: Mario Buscemi
Page 2
April 13, 1976Storm Drains:

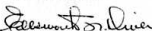
Provision for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving the present dwelling. This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department imposed sanitation restrictions.

Very truly yours,


EDMUND H. MYERS, P.E.
Chief, Bureau of Engineering

cc: J. J. Somers

S-NE Key Sheet
50 & 51 NW 2 Pos. Sheets
NW 13 & TPO
60 Tax Map

END: EAM: PWR: ES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 24, 1976

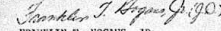
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
Franklin T. Hognans, Jr.
ChairmanMr. Mario Buscemi
3006 White Avenue
Baltimore, Maryland 21214RE: Special Exception Petition
Item 183
Mario Buscemi - Petitioner

Dear Mr. Buscemi:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency (s) of the Zoning Plans Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date 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: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21224

Item 183

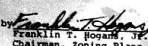
County Office of Planning & Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this _____ day of _____ 1976.


S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Mario Buscemi

Petitioner's Attorney: _____

Reviewed by: 
Franklin T. Hognans, Jr.
Chairman, Zoning Plans
Advisory Committee

OCT 05 1976

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 29, 1976

Mr. Mario Buscemi
2000 White House
Baltimore, Maryland 21214

RE: Special Exception Petition
Item 183
Mario Buscemi - Petitioner

Dear Mr. Buscemi:

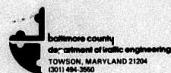
The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you April 13, 1976 under the above referenced subject.

Very truly yours,

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

FTH:JD
Enclosure

cc Buscemi, Lapan & Baldester, Inc.
2013 Belair Road
Baltimore, Md. 21234



STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 183 - SAC - March 16, 1976
Property Owner: Mario Buscemi
Location: NE/C York Road & Gorsuch Ave.
Existing Zoning: D.F. 16
Proposed Zoning: Special exception for offices
Acres: 0.15
District: 8th

Dear Mr. DiNenna:

Although this site is not expected to be a major traffic generator, the York Road Corridor is experiencing capacity problems at this time, and any increase in traffic generation is undesirable.

The proposed parking lot has some grading problems and grading plan should be submitted before setting the hearing.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 16, 1976

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

Z.A.C. Meeting of: March 16, 1976

Re: Item 183
Property Owner: Mario Buscemi
Location: NE/C York Rd. & Gorsuch Avenue
Present Zoning: D.F. 16
Proposed Zoning: Special Exception for offices

District: 8th
No. Acres: 0.15

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Rich Petrovich,
Field Representative.

WNP/ml

JOSEPH M. RUDOWSKI, PRESIDENT
T. EDWARD HILLMAN, JR., VICEPRESIDENT
HILL, ROBERT L. GENTRY

MARCUS M. ROTARIS
THOMAS H. EDY
HILL, LORRAINE P. CHURCH

JOSEPH R. WHEELER, HONORARY MEMBER

ROBERT B. WATSON
ALVIN LANGE
RICHARD W. VICKER, D.V.M.



April 3, 1976

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 #183, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: Mario Buscemi
Location: NE/C York Road and Gorsuch Avenue
Existing Zoning: D.F. 16
Proposed Zoning: Special Exception for offices
Acres: 0.15
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.

A profile of the parking area and driveway in relation to Gorsuch Avenue should be submitted.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning



Paul H. Reinecke
Chief

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

Attention: Mr. Jack Nillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mario Buscemi

Location: NE/C York Road & Gorsuch Avenue

Item No. 103

Zoning Agenda March 16, 1976

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 _____
- () 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.

NOTE: 6. Site plans are approved as drawn.

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

Reviewed: _____ Noted and Approved: _____
Planning Group Active Deputy Chief
Special Inspection Division Fire Prevention Bureau

CERTIFICATE OF PUBLICATION

TOWSON, MD. Mar 27, 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., on _____ day of _____, 1976, the _____ publication appearing on the _____ day of _____, 1976.

T.M. JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____



TOWSON, MD. 21204

Mar 27, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception & Variance-- was inserted in the following: Buscemi

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____, 1976, that is to say, the same was inserted in the issues of _____

STROMBERG PUBLICATIONS, INC.

BY: E. Peterson Sample

OCT 05 1976

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-256-1A

District: 8th Date of Posting: 5-22-76
Posted for: Blairy Smith June 14th 1976 2:00 PM
Petitioner: Mario Busch
Location of property: 1/2 block of York Rd. & Lombard Rd.
Location of Sign: 2 signs on York Rd. & Lombard Rd.
Remarks: _____
Funded by: Mario Busch Date of return: 6-3-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

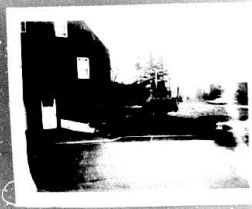
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 10 day of June 1976. Item # _____

Eric DiNenna
Zoning Commissioner

Petitioner: Busch Submitted by: Busch
Petitioner's Attorney: _____ Reviewed by: 166

* 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. 31665

DATE: March 10, 1976 ACCOUNT: 01-662

AMOUNT: \$50.00

PAID TO: Mario Busch (Cash)

FOR: Special Exception

117714 11 50000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33476

DATE: June 29, 1976 ACCOUNT: 01-662

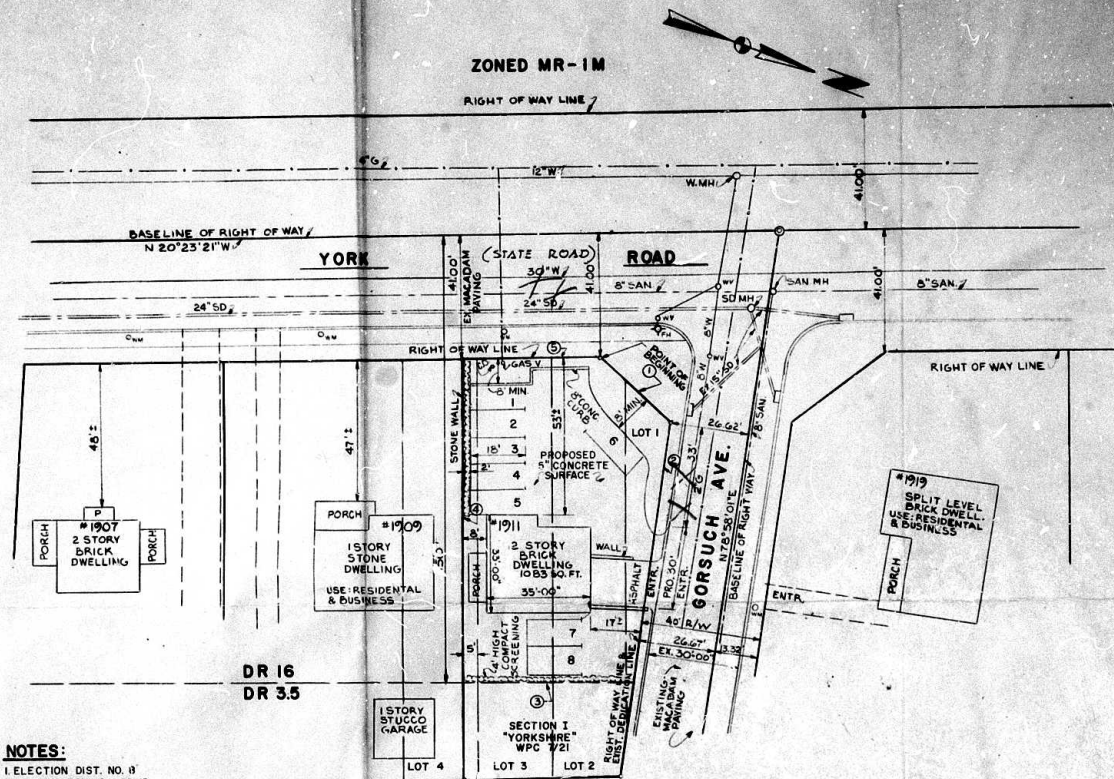
AMOUNT: 75.50

RECEIVED: John Busch Maryland Robert, November and
FROM: Burke, 300 N. Charles St., Balto., Md. 21201

FOR: Advertising and posting of property for Mario
Busch - #76-256-1A

10805824 20 755000

VALIDATION OR SIGNATURE OF CASHIER



NOTES:

1. ELECTION DIST. NO. B
2. EXISTING ZONING - DR-16
3. PROPOSED ZONING - DR-16 W/ SPECIAL EXCEPTION FOR OFFICES
4. EXISTING USE - RESIDENTIAL
5. PROPOSED USE - OFFICES
6. AREA OF PROP. - 0.15 AC.
7. ARE OF PROPOSED OFFICES
 - a. BASEMENT - 1083 sq. ft.
 - b. 1st FLOOR - 1083 sq. ft.
 - c. 2nd FLOOR - 1083 sq. ft.
 - TOTAL - 3249 sq. ft.
8. PARKING SPACES REQUIRED
 - a. BASEMENT - 1083/300 = 3.6
 - b. 1st FLOOR - 1083/500 = 2.2
 - c. 2nd FLOOR - 1083/500 = 2.2
 - TOTAL - 8
9. PARKING SPACES PROVIDED - 8 SPACES

10/12/76
8
S. H. H.
S. H. H.
S. H. H.

Old Plat

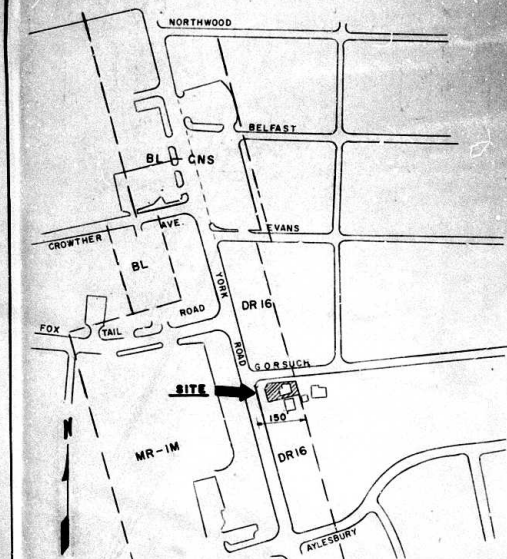
1 STORY BRICK DWELL.

Old Plat

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION (FOR OFFICES IN DR-16)

SCALE: 1"=20'
NO 1911 YORK ROAD

NO.	BEARINGS	DISTANCES
1	N 24° 45' 55" E	32.31'
2	N 70° 00' 24" E	67'
3	S 20° 01' 59" E	56'
4	S 69° 58' 01" E	109'
5	N 20° 23' 21" W	45.91'
TOTAL LAND AREA = 0.15 ACRES		



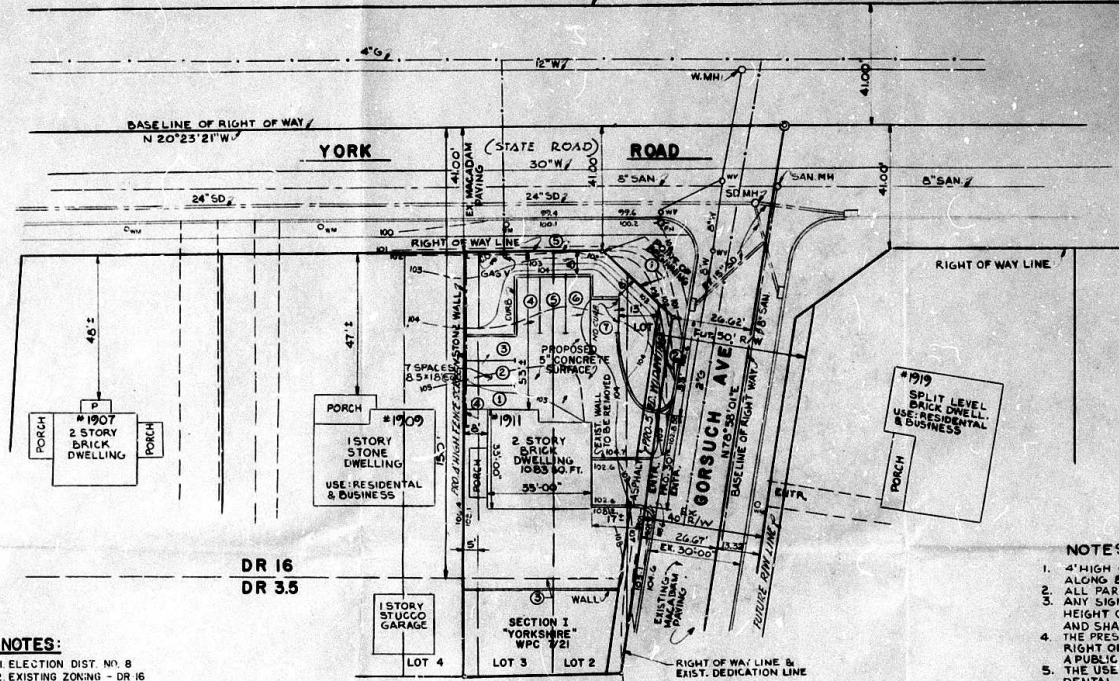
LOCATION PLAN SCALE: 1"=200'

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(410) 468-1501

John Maiste
DATE: March 9, 1976 SCALE: 1"=20'

ZONED MR-1M

RIGHT OF WAY LINE



NOTES:

1. ELECTION DIST. NO. 8
2. EXISTING ZONING - DR 16
3. PROPOSED ZONING - DR 16 W/ SPECIAL EXCEPTION FOR OFFICES
4. EXISTING USE - RESIDENTIAL
5. PROPOSED USE - OFFICES
6. AREA OF PROP. - 0.15 AC.
7. AREA OF PROPOSED OFFICES
 - a. BASEMENT - 1083 sq. ft.
 - b. 1st FLOOR - 1083 sq. ft.
 - c. 2nd FLOOR - 1083 sq. ft.
 - TOTAL - 3249 sq. ft.
8. PARKING SPACES REQUIRED
 - a. BASEMENT - 1083/300 = 3.6
 - b. 1st FLOOR - 1083/500 = 2.2
 - c. 2nd FLOOR - 1083/500 = 2.2
 - TOTAL - 8
9. PARKING SPACES PROVIDED - 70 SPACES

NOTE:
 --- INDICATES EXISTING CONTOURS
 --- INDICATES PROPOSED CONTOURS

EDWARD O. WILHELM		
NO.	BEARINGS	DISTANCES
1	N 24° 14' 55" E	32.51'
2	N 79° 00' 24" E	27.1'
3	S 20° 01' 55" E	56.2'
4	S 69° 56' 01" E	109.1'
5	N 20° 25' 21" W	45.91'
TOTAL LAND AREA = 0.15 ACRES		

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION (FOR OFFICES IN DR-16)

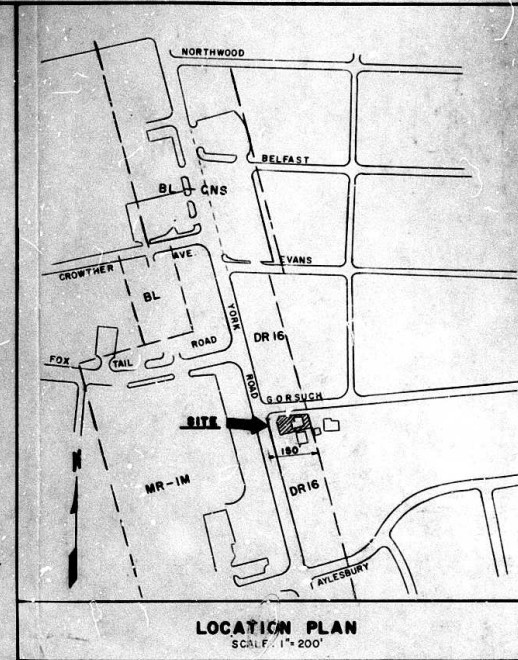
SCALE: 1" = 20'
 N° 1911 YORK ROAD

NOTES:

1. 4" HIGH COMPACT SCREENING TO BE INSTALLED ALONG BEARINGS NO. 1 & 5
2. ALL PARKING LOT CURBS TO BE 8" CONC.
3. ANY SIGN THAT IS INSTALLED MUST BE MAXIMUM HEIGHT OF 6'. A MAXIMUM SQUARE FOOTAGE OF 15' SQ. FT., AND SHALL BE NON-ILLUMINATED.
4. THE PRESENT STRUCTURE MUST BE UTILIZED WITH NO RIGHT OF EXPANSION OF THE SQ. FOOTAGE WITHOUT A PUBLIC HEARING.
5. THE USE SHALL BE FOR GEN. OFFICES; MEDICAL OR DENTAL OFFICES TO BE PROHIBITED.
6. UTILIZATION OF THE SPECIAL EXCEPTION SHALL BE WITHIN TWO YEARS FROM THE DATE OF THIS ORDER.

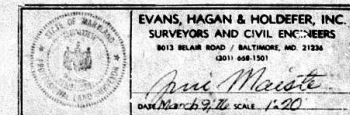
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 9-22-76

76-256-74



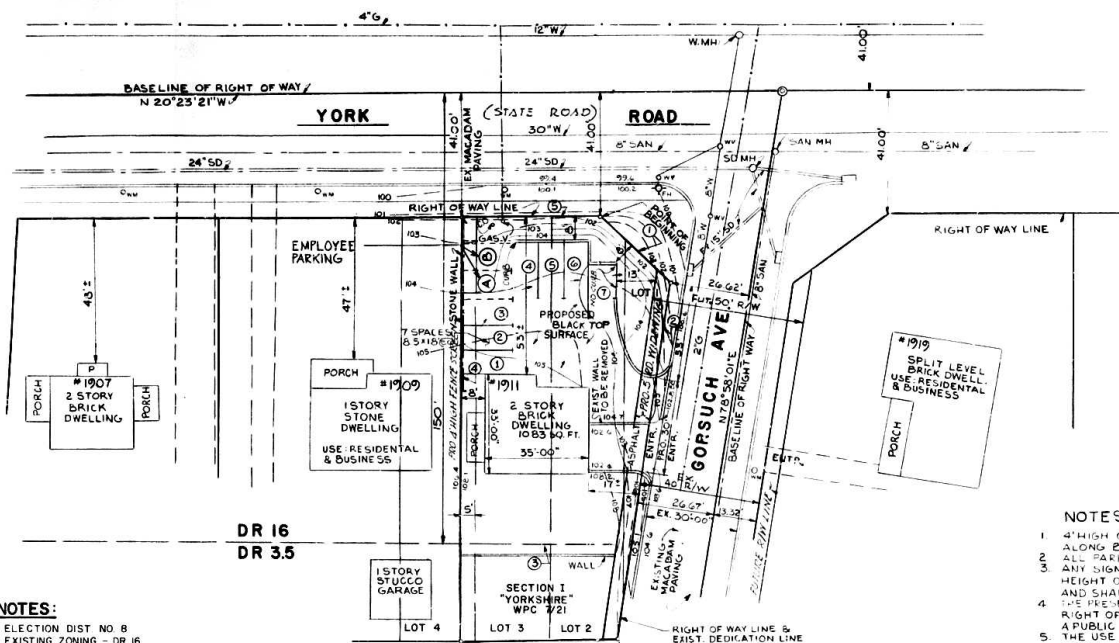
LOCATION PLAN
 SCALE: 1" = 200'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 9-22-76



ZONED MR-1M

RIGHT OF WAY LINE



NOTES:

1. ELECTION DIST NO 8
2. EXISTING ZONING - DR 16
3. PROPOSED ZONING - DR 16 W/ SPECIAL EXCEPTION FOR OFFICES
4. EXISTING USE - RESIDENTIAL
5. PROPOSED USE - OFFICES
6. AREA OF PROP - 0.15 AC ±
7. AREA OF PROPOSED OFFICES
 - a. BASEMENT - 1083 sq ft
 - b. 1st FLOOR - 1083 sq ft
 - c. 2nd FLOOR - 1083 sq ft
 - TOTAL - 3249 sq ft
8. PARKING SPACES REQUIRED
 - a. BASEMENT - 1083 / 300 = 3.6
 - b. 1st FLOOR - 1083 / 500 = 2.2
 - c. 2nd FLOOR - 1083 / 500 = 2.2
 - TOTAL - 8
9. PARKING SPACES PROVIDED - 7.0 SPACES

NOTE

- INDICATES EXISTING CONTOURS
 - - - - - INDICATES PROPOSED CONTOURS

EDWARD O. WILHELM		
NO.	BEARINGS	DISTANCES
1	N 24° 14' 55" E	52.31'
2	N 79° 10' 24" E	57.1'
3	S 20° 01' 59" E	56.1'
4	S 69° 58' 01" W	109.1'
5	N 20° 23' 21" W	45.91'
TOTAL LAND AREA = 0.15 ACRES		

**PLAT TO ACCOMPANY PETITION
 FOR
 SPECIAL EXCEPTION
 (FOR OFFICES IN DR-16)**

SCALE 1" = 20'
 1911 YORK ROAD

NOTES:

1. 4' HIGH COMPACT SCREENING TO BE INSTALLED ALONG BEARINGS NO. 1 & 5
2. ALL PARKING LOT CURBS TO BE A BLACK TOP
3. ANY SIGN THAT IS INSTALLED MUST BE MAXIMUM HEIGHT OF 6' A MAXIMUM SQUARE FOOTAGE OF 15' SQ. FT. AND SHALL BE NON-ILLUMINATED
4. THE PRESENT STRUCTURE MUST BE UTILIZED WITH NO RIGHT OF EXPANSION OF THE 50' FOOTAGE WITHOUT A PUBLIC HEARING
5. THE USE SHALL BE FOR GEN. OFFICES, MEDICAL OR DENTAL OFFICES TO BE PROHIBITED
6. UTILIZATION OF THE SPECIAL EXCEPTION SHALL BE WITHIN TWO YEARS FROM THE DATE OF THIS ORDER.

PLANS APPROVED

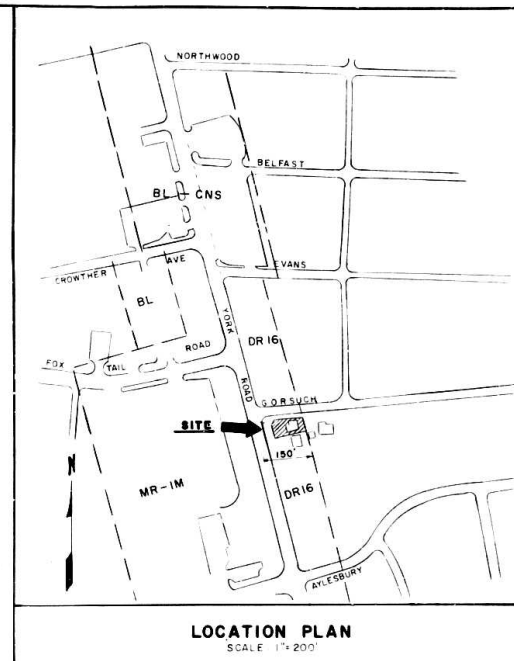
OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 11-78

76256

EVANS, HAGAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS 8513 BELAIR ROAD, BALTIMORE, MD. 21234 (301) 668-1501 <i>[Signature]</i> DATE: 11/28/78 SCALE: 1" = 20'	
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LOCATION PLAN
 SCALE 1" = 200'

