PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

(Item #183)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CHARLES J. FRANK .....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 255.1 and 238.2 to allow a side yard

of zero (0) feet and a rear yard of six (6) feet in lieu of the required

thirty (30) feet as to each,

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

1. Strict compliance with the Regulations will cause the petitioner practical difficulty and unreasonable hardship, and it would be wasteful of irreplaceable industrially zoned land which will be upgraded by the proposed building and its proposed placement.

2. That the requested variances are in compliance with the spirit and the intent of the Regulations in that the proposed building placement has been planned with the consent of the property owner to the west; and the proposed building will be a definite credit to the area and will upgrade the area, and it will serve a screening function as to older, industrial uses to the north.

See attached description

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

Legal Owner: Charles J. Frank

James D. Nolan

Address: 5118 Harford Road

Baltimore, Maryland 21214

Newton A. Williams

Protestant's Attorney

Nolan, Plumhoff & Williams, Petitioner's Attorney
204 W. Pennsylvania Avenue
Address Towson, Maryland 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this....5th.....day of April.....197 7., 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...25th.....day of..April.....197 7..at 10:00 o'clock A...M.

Zoning Commissioner of Baltimore County.

(over)

FEB 15 '77 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner — Date: April 20, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-214-A
Petition for Variance for Side and Rear Yards
North side of Cockeysville Road 545 feet East of Williamson Lane
Petitioner: Charles J. Frank

8th District

HEARING: Monday, April 25, 1977 (10:00 A.M.)

This office has difficulty in seeing the "hardship" involved in the application of the Baltimore County Zoning Regulations to the erection of a new structure on a relatively flat, vacant parcel of land, hence, we are opposed to the granting of this request.

As to the comprehensive plan element, please note the comments of the State Highway Administration as to the proposed State highway improvement and its possible effect on the site.

Norman E. Gerber
Acting Director of Planning

NEG:JGH:dme

RE: PETITION FOR VARIANCE
N/S of Cockeysville Rd. 545' E of Williamson Lane, 8th District
CHARLES J. FRANK, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-214-A

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

I HEREBY CERTIFY that on this 19th day of April, 1977, a copy of the aforegoing Order was mailed to James D. Nolan, Esquire and Newton A. Williams, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

John W. Hessian, III

April 26, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
N/S of Cockeysville Road, 545' E of Williamson Lane - 8th Election District
Charles J. Frank - Petitioner
No. 77-214-A (Item No. 183)

Dear Mr. Williams:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/srl

Attachments

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 W. Pennsylvania Ave.
Towson, Maryland 21204

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

Item #183

Your Petition has been received and accepted for filing this 15th day of February 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Charles J. Frank

Petitioner's Attorney: James D. Nolan, Esq. / Newton A. Williams, Esq.

Reviewed by: Nicholas B. Commodari
Planning & Zoning Associate III

CC: James E. Spencer & Associates
P.O. Box 9804
Towson, Maryland 21204

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

77-214-A

To the Zoning Commissioner of Baltimore County:

I, or we, [illegible] 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 Sections [illegible] to the zoning regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

[illegible] of one (1) foot and a rear yard of six (6) feet in lieu of the required [illegible] feet and a rear yard of twenty (20) feet as per the attached plat.

[illegible] compliance with the regulations will create the practical difficulty or hardship alleged hereinbefore given in the description and plat attached hereto and made a part hereof, and for such further reasons to be presented at the hearing.

[illegible] property is to be posted and advertised as prescribed by Zoning Regulations.

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

The attached Description is [illegible]

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

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

Charles J. Frank
Legal Owner

Address: [illegible]
Baltimore, Maryland 21204

Contract Purchaser

Attorney for Petitioner:
Newton A. Williams
Newton A. Williams, Attorney at Law
204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

Petitioner's Attorney

Ordered by the Zoning Commissioner of Baltimore County, this [illegible] day of April, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 25th day of April, 1977, at [illegible] o'clock [illegible] M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE [illegible]

APR 15 '77 PM

10:00
4/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner
Date: April 20, 1977

From: Norman E. Gerber, Acting Director of Planning

Subject: Petition 77-214-A
Petition for Variance rear Side and Rear Yards
North side of Cockeysville Road 545 Feet East of Williamson Lane
Petitioner: Charles J. Frank

8th District

HEARING: Monday, April 25, 1977 (10:00 A.M.)

This office has difficulty in seeing the "hardship" involved in the application of the Baltimore County Zoning Regulations to the erection of a new structure on a relatively flat, vacant parcel of land; hence, we are opposed to the granting of this request.

As to the comprehensive plan element, please note the comments of the State Highway Administration as to the proposed State Highway improvement and its possible effect on the site.

Norman E. Gerber
Acting Director of Planning

NEG:JGH:dme

APR 22 '77 PM

IN: PETITION FOR VARIANCE
N/S of Cockeysville Rd. 545' E of Williamson Lane, 8th District

CHARLES J. FRANK, Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-214-A

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 19th day of April, 1977, a copy of the aforegoing Order was mailed to James D. Nolan, Esquire and Newton A. Williams, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorneys for Petitioner.

John W. Hessian, III
John W. Hessian, III

APR 20 '77 PM

April 26, 1977

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of Cockeysville Road, 545' E of Williamson Lane - 8th Election District
Charles J. Frank - Petitioner
NO. 77-214-A (Item No. 183)

Dear Mr. Williams:

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/ori

Attachments

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

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
P. O. BOX 9804 - BALTIMORE, MD. 21204

BY: M.O.L.
DATE: 1-28-77

Zoning Description - Charles J. Frank

SHEET 1 OF 1
FILE

Beginning on the north side of Cockeysville Road as widened to 50 feet by Highway Plat No. 15 folio 9 at the distance easterly of 545 feet 7 inches more or less from the center of Williamson Lane, and running thence on the north side of Cockeysville Road,

(1) North 77° 15' East 208 feet 7 inches
(2) North 12° 15' West 208 feet 7 inches more or less to the land of W. H. Williamson and bounding thereon
(3) South 77° 15' West 208 feet 7 inches, thence
(4) South 12° 15' East 208 feet 7 inches more or less to the place of beginning.

Containing 1.0 acres of land more or less.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Room 0100

Your Petition has been received and accepted for filing this 8th day of February 1978.

S. Eric DiNenna
Zoning Commissioner

Petitioner: Charles J. Frank

Petitioner's Attorney: James D. Nolan, Esq. Reviewed by: Nicholas B. Commodari, Planning & Zoning Associate III

James S. Spamer & Associates
P.O. Box 9804
Towson, Maryland 21204

James D. Nolan, Esq.
Newton A. Williams, Esq.
Page 2
Item No. 183
April 14, 1977

proposed alternate highway through this site, as well as those of the Project and Development Planning Office, concerning the size and type of vehicles using the proposed warehouse.

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,

NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: James S. Spamer & Associates
P.O. Box 9804
Towson, Maryland 21204

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, the Variances to permit a side yard setback of zero feet and a rear yard setback of six feet in lieu of the required 30 feet should be granted,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of April, 197 7, that the herein Petition for the aforementioned Variances 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, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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

.....

.....

.....

.....

.....

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this .....day of ..... 197 ... that the above Variance be and the same is hereby DENIED

.....
Zoning Commissioner of Baltimore County

MAIL TO RECEIVED FOR FILING
DATE April 26, 1977
BY Nick Commodari

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes, Secretary
Bernard M. Evans, Administrator

February 17, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 15, 1977
ITEM: 183.
Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E Williamson La.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0
District: 8th
Cockeysville Bypass - Route 45

Dear Mr. DiNenna:

The subject site is seriously effected by a tentative proposed alternate for a State highway improvement. The effects are indicated in red on the attached plan. The project is listed in the 1977-1981 Highway Improvement Program, however, right of way funds will not be available until after 1981.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

Attachment

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 14, 1977

James T. Nolan, Esquire
Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item No. 183
Charles J. Frank

Gentlemen:

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 M.L. and consisting of mostly vacant land with a small portion utilized as accessory parking for the adjacent church, is located on the north side of Cockeysville Road 545' east of Williamson Lane in the 8th Election District. Adjacent properties, which are directly affected by this request, consists of an industrial complex to the north and the aforementioned church and a dwelling immediately to the west.

This Variance is necessitated by your client's proposal to construct a combination two story office and warehouse building closer to the north and west property lines than the required 30' setback.

Particular attention should be afforded the comments of the State Highway Administration, concerning the tentative

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baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 29, 1977

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

Re: Item #183 (1976-1977)
Property Owner: Charles J. Frank
N/S Cockeysville Rd., 545.58' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0 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.

Highways:

Cockeysville Road, an existing public road, is proposed to be improved in the future as a divided four lane [illegible] right-of-way. Highway right-of-way widening, including any necessary revertible easements, 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 indicated "Bypass Road" [illegible] as Wilson Lane, a private road.

The entrance location, as indicated [illegible] the Department of Traffic Engineering, and shall be subject to [illegible] 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 required for all grading and stripping of topsoil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans.

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
301-494-3211

March 2, 1977

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, February 15, 1977, are as follows:

Property Owner: Charles J. Frank
Location: N/S Cockeysville Road 535.58' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0
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.

One of the alternates of the [illegible] Road Cockeysville Bypass may affect the subject property.

The size and type of vehicles to load and unload at the [illegible] should be reviewed to insure proper onsite maneuvering.

Very truly yours,

John J. Wimbley
Planner III
Project and Development Planning

---

baltimore county
department of traffic engineering
[illegible]

[illegible]

---

baltimore county
department of health

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 Zoning 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, the Variance to permit a side yard setback of zero feet and a rear yard setback of six feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 197 2, that the herein Petition for the aforementioned 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, the Department of Public Works, and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE April 21, 1977

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 ....., 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

February 17, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Feb. 15, 1977
ITEM: 183.
Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E Williamson La.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0
District: 8th
Cockeysville Bypass - Route 45

Dear Mr. DiNenna:

The subject site is seriously effected by a tentative proposed alternate for a State highway improvement. The effects are indicated in red on the attached plan. The project is listed in the 1977-1981 Highway Improvement Program, however, right of way funds will not be available until after 1981.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

Attachment

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman, Zoning Commissioner

Zoning Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 14, 1977

James D. Nolan, Esquire
Norman A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item No. 183
Charles J. Frank

Gentlemen:

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 M.L. and consisting of mostly vacant land with a small portion utilized as accessory parking for the adjacent church, is located on the north side of Cockeysville Road 545' east of Williamson Lane in the 8th Election District. Adjacent properties, which are directly affected by this request, consists of an industrial complex to the north and the aforementioned church and a dwelling immediately to the west.

This Variance is necessitated by your client's proposal to construct a combination two story office and warehouse building closer to the north and west property lines than the required 30' setback.

Particular attention should be afforded the comments of the State Highway Administration, concerning the tentative

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baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 29, 1977

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

Re: Item #183 (1976-1977)
Property Owner: Charles J. Frank
N/S Cockeysville Rd., 545.58' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0 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.

Highways:

Cockeysville Road, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary revertible 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 indicated "30-foot access road" along the east side of this site is known as Veneer Lane, a private road.

The entrance location is 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.

Storm Drains:

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

Item #183 (1976-1977)
Property Owner: Charles J. Frank
Page 2
March 29, 1977

Storm Drains:

The Prices Branch, a tributary to Beaver Dam Run, is not known to Veneer Lane, along the east side of this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 30 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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:

A public water main exists in Cockeysville Road (Contract #70-102 and #70-103, File 1).

Sanitary Sewer:

Public sewer sanitary sewerage exists in Cockeysville Road (Contract #70-103, File 1). There is also a sewer public easement along the east side of this property together with a 24-inch sanitary sewerage force main (drawings #70-24 and #70-25, File 1) of the Baltimore County Sanitary Sewerage. The Petitioner is advised that no encroachment by construction of any structure, including fencing, will be permitted within County sewer easements. During the course of construction, a close sale fence must be affixed by the contractor to the existing sanitary sewerage. Any damage sustained would be the full responsibility of the Petitioner.

This property is tributary to the Towson Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Elsworth N. Divver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

C. Trainor
J. Ballentine
D. Grise

W-SE Key Sheet
16 No. 4 & Pos. Sheets
NW 17 B Topo
Tax Map

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 2, 1977

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, February 15, 1977, are as follows:

Property Owner: Charles J. Frank
Location: N/S Cockeysville Road 535.58' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each
Acres: 1.0
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.

One of the alternates of the York Road Cockeysville by-pass may affect the subject property.

The size and type of vehicles to load and unload at the warehouse should be indicated to insure proper on-site maneuvering.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

---

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

March 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 183 - ZAC - February 15, 1977
Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E Williamson La.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/jlf

---

baltimore county
department of health
TOWSON, MARYLAND 21204

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

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item #183, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E. Williamson La.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.
Acres: 1.0
District: 8th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

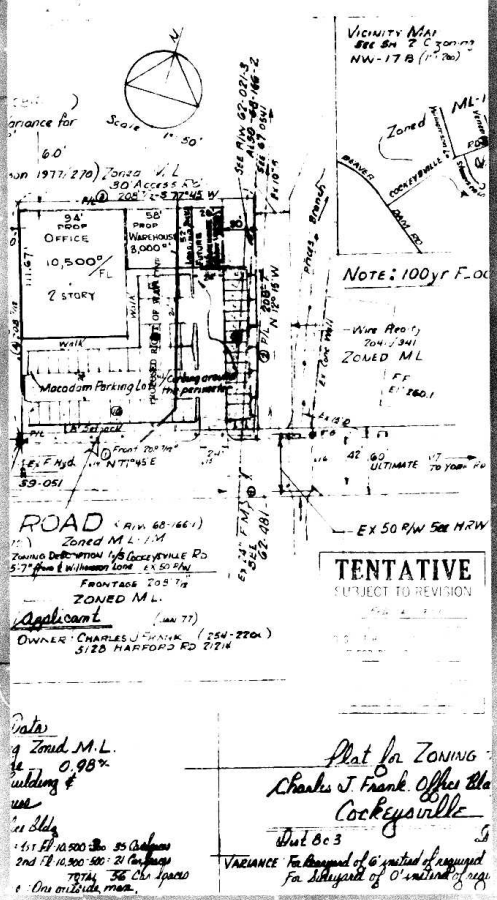
Thomas H. Devlin, Director
BUR. OF ENVIRONMENTAL SERVICES

THD:RTK:mah

[illegible]

[illegible]

[illegible]



baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
494-3610

JOHN E. SCHMIDT
DIRECTOR

February 24, 1977

Mr. Arnold Jablonski, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablonski:

Comments on Item # 183, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Charles J. Frank
Location: N/W Cockeysville Road - 5 [illegible] N. [illegible]
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of [illegible] and a rear yard of [illegible] in lieu of the required [illegible] each.

Acres: [illegible]
District: 8th

The items marked below are applicable:

X A. Structure shall conform to the Baltimore County Building Code 1976 and the State of Maryland Code for the Handicapped and Aged; application for [illegible] clearance will require firewalls.

X B. A building permit shall be required before construction can begin.

( ) C. Three sets of construction drawings will be required to file an application for a building permit.

X D. Three sets of construction drawings with a registered seal of an architect or engineer's signature seal will be required on the application for a building permit.

X E. Wood frame walls are not permitted within [illegible] of a property line. Contact Building Code Department if distances in between [illegible] of property line.

( ) F. No comment.

( ) G. Designated a flood hazard area. Subject to the requirements of Baltimore County Building Code, Section [illegible]

( ) H. Other:

Very truly yours,

Mark E. Dunham

Mark E. Dunham
Plans Review Chief
MEDunham

BOARD OF EDUCATION
OF BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District

Date of Posting

Location of property:

Location of signs:

Remarks:

Posted by

Signature

Date

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

No

April 25, 1977

01-662

$45.75

Mr. Jos. D. Nolan, Esq. 204 W. Pennsylvania Ave., Towson, Md. 21204

Advertising and posting of property for Charles Frank ——— 77-211-A

April 1, 1977

01-662

$25.00

Messrs. Nolan, Plumhoff and Williams, 204 W. Penna. Ave., Towson, Md. 21204
Petition for Variance for Charles J. Frank
#77-211-A

PETITION FOR A VARIANCE
8th DISTRICT

ZONING: Petition for Variance for Side and Rear Yards
LOCATION: North side of Cockeysville Road, 209.7' feet East of Wilkinson Lane
DATE & TIME: Monday, April 25, 1977 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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 Variance from the Zoning Regulations of Baltimore County to permit a side yard of [illegible] feet and a rear yard of [illegible] feet in lieu of the required [illegible] each.

The Zoning Regulations to be excepted are:
Section 200 - Side and Rear Yards - Area

Regulations of Baltimore County and all amendments thereto, and rules and regulations adopted pursuant thereto, which have been filed in the office of the Zoning Commissioner of Baltimore County, and which rules and regulations are available for inspection and purchase at the office of the Zoning Commissioner, Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., [illegible] 19[illegible]

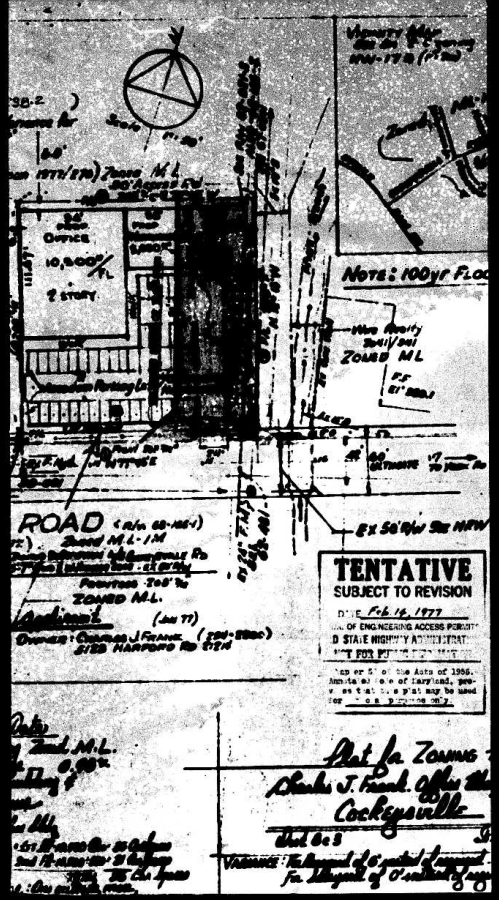
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Baltimore County, Md., once in each [illegible] successive weeks, the first [illegible] appearing on the [illegible] day of [illegible] 19[illegible]

THE JEFFERSONIAN,

[illegible]
Manager

Cost of Publication $[illegible]

TIMES
TIMES



February 16, 1977

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

Dear Mr. DiNenna:

Comments on Item # 183 Zoning Advisory Committee Meeting, February 15, 1977 are as follows:

Property Owner: Charles J. Frank
Location: N/S Cockeysville Road - 545.58' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.

Acres: 1.0
District: 8th

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. 0'-0" clearance will require firewalls.
- (X) B. A building permit shall be required before construction can begin.
- ( ) C. Three sets of construction drawings will be required to file an application for a building permit.
- (X) D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- (X) E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ( ) F. No comment.
- ( ) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: February 9, 1977

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

Z.A.C. Meeting of: February 15, 1977

RE: Item No: 183
Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E. Williamson La.
Present Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.

District: 8th
No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRAYLOR, D.D.M.
ROBERT Y. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of _____ 197 7 Filing Fee $ _____ Received ___Check ___Cash ___Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner _____ Submitted by _____

Petitioner's Attorney _____ Reviewed by _____

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting April 1, 1977

Posted for: Variance - Side yard 0 & rear yard 6 in lieu of 30 each

Petitioner: Charles J. Frank

Location of property: N/S Cockeysville Rd. 545.58' E. of Williamson La.

Location of Signs: Facing Cockeysville Rd. approx. 15' from Cockeysville Rd.

Remarks:

Posted by: Signature Date of return: April 1, 1977

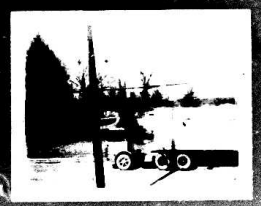
No. 51669

45.75

No. 46514

April 1, 1977

25.00



CERTIFICATE OF PUBLICATION

TOWSON, MD., April 7, 19 77

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 in each one time successive weeks before the 25th day of April 19 77, the first publication appearing on the 7th day of April 19 77.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, $

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD 21204 April 14 19 77

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance-N. side of Cockeysville Rd. was inserted in the following: inside end rear yards

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

weekly newspapers published in Baltimore County, Maryland once a week for 1 successive weeks before the 25th day of April 19 77 that is to say the same was inserted in the issues of April 7, 1977

TROMBERG PUBLICATIONS, INC.

BY

JUL 1977

February 16, 1977

Item No. 183

Property Owner: Charles J. Frank

Location: N/S Cockeysville Road - 545.58' E. Williamson Lane

Existing Zoning: M.L.

Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.

District: 8th

No. Acres: 1.0

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. 6"-8" dimensions will become 8"nominal.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Proposed carport variance conflicts with the Baltimore County Building Code, See Section _____.

Very truly yours,

Charles E. Burnham, Chief
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 9, 1977

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

Z.A.C. Meeting of: February 15, 1977

RE: Item No: 183
Property Owner: Charles J. Frank
Location: N/S Cockeysville Rd. 545.58' E. Williamson La.
Present Zoning: M.L.
Proposed Zoning: Variance to permit a side yard of 0' and a rear yard of 6' in lieu of the required 30' for each.

District: 8th
No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH D. McGUIGAN, PRESIDENT
T. BAYARD WILLIAMS, JR. VICE-PRESIDENT
MARCUS D. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIMICUS
ADAMS D. HAYDEN

ALVIN LORECK
MRS. HILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Feb 1977 Filing Fee $ 75. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner _____ Submitted by _____

Petitioner's Attorney _____ Reviewed by _____

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

77-214

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting April 9, 19

Posted for Petition for Variance

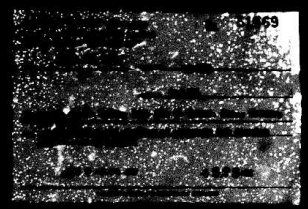
Petitioner Charles J. Frank

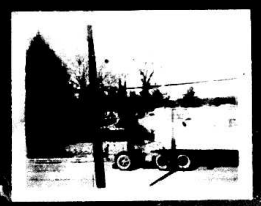
Location of property N/S of Cockeysville Rd. 545.58' E. of Williamson La.

Location of Signs N/S of Cockeysville Rd. approx. 100' W. of Williamson Lane

Remarks:

Posted by _____ Signature Date of return April 15, 1977





CERTIFICATE OF PUBLICATION

TOWSON, MD. April 7, 19 77

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 in each of one time successive weeks before the 25th day of April 19 77, the first publication appearing on the 7th day of April 19 77.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, $_____

OFFICE OF
THE TIMES NEWSPAPERS

TOWSON, MD 21204 April 14 19 77

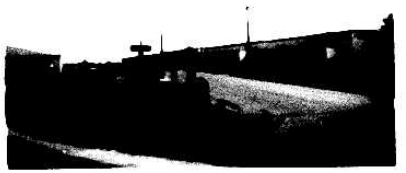
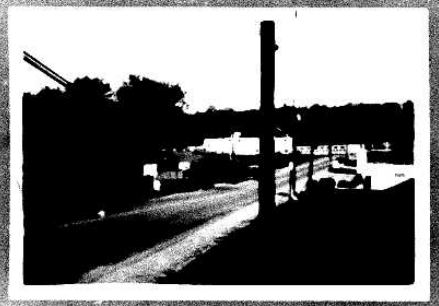
THIS IS TO CERTIFY, that the annexed advertisement of Petition fro Variance-N. side of Cockeysville Rd. was inserted in the following (side and rear yards)

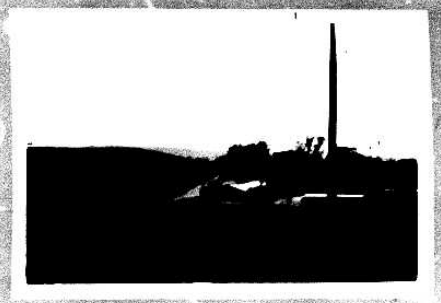
- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☒ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

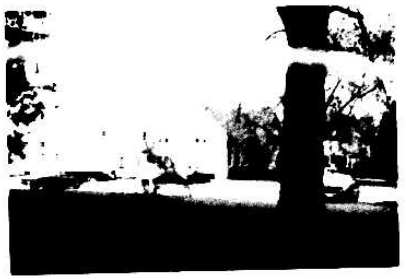
weekly newspapers published in Baltimore, County, Maryland once a week for 1 successive weeks before the 25th day of April 19 77, that is to say the same was inserted in the issues of April 7, 1977

STROMBERG PUBLICATIONS, INC

BY _____





Phase III - 10,500° sq ft - 2 STORY OFFICE BLDG
111.67' x 94'
Ex Parsonage (Home) + Garage to be Demolished

VARIANCE: REQUEST FOR 0.0' Sideyard instead of required 30'
1. (238 2)
2. (238 2) REQUEST FOR 6' Rearyard instead of required 30'
VARIANCE 3. (238 2) REQUEST FOR 40' distance between buildings instead of required 60'

Phase II Building Addition: Incidental Display Area. 1920°
VARIANCE: REQUEST FOR 15' REARYARD instead of required 30'

(Acc: O. H. Williamson 1917 (210) Zoned M L)
30' Access
6' REARYARD

S 77°45' W - 303' 7"
219' %
242' %
WILLIAMSON LANE
Zoned M L
J. N. Campbell
9628
Ex Bldg
Ev Nymus Seibold
4th Tree
Mountain Compost Screening
Ex Paved Parking Lot
No Lighting
Ex Bldg
Total Floor Area
7,100° Phase I
1920 Phase II
9,020° Ultimate
Proposed
Ex Gar
2 story Office Building
Ex House
0.0' Sideyard
25' Office Building
10,500° / Fl.
Garage
3,000°
111.67'
S 15° W - 208' 7"
Proposed Paved Parking Lot with Curbing around perimeter (No Lighting)
Paved Parking
Prop C & G
Ex F.H.
Ex G.H.C.
Ex S.W.
Ex F Hydrant
Ex E S SEE G7 0540 (0541)
SEE 59-0501, 051
LOCKEYSVILLE ROAD
(Steinerson Road 18th Cent)
Zoned M L
(GAMBLE)
STEINERSON LANE

VICINITY MAP
SEE SH 2 Zoning
NW 17 B (1" = 200')
ZONING MAP 3D
MAL-1M
Zoned M L

NOTE: 100 yr Flood L...

ZONING DATA
FRONTAGE - 303 7/12°
ZONED M L AC = 1.45 AC'L
Ex BUILDINGS (JAN 77)
OWNER CLECKNER BROS. INC ([redacted])
- Phase I EX 7,100° - OCCUPANCY PERMIT OBTAINED
- Phase II Prop 1,920° - Var for 15' rearyard (30' req'd)
- Phase III Prop 10,500° - Var for 0' Sideyard & 6' rearyard (30' req'd)

FRONTAGE 208' 7/12°
ZONED M L

OWNER CHARLES J. ... SEE HARTOL ...
SEE ZONING ITEM # 182 (1972-77)

PARKING REQUIRED - SPACES PROVIDED

Notes:
Cockeysville Rd. to be widened. 60' wide / 42' Paved
Commercial Sidewalks req'd.
Water mains & meters EXISTING ...
Fire Hydrant EXISTING ...
Sanitary Sewer ... Elevation ... Grading Permit
Grading Area to be disturbed = 3,500°
No Storm Water Mgmt
No MAPS

SCALE ...

Phase III - 10,500 sq ft - 2 story OFFICE BLDG
111.67' = 24'
Ex. Parsonage (Vacant) + Garage to be Demolished

VARIANCE: REQUEST FOR 0.0' Sideyard instead of required 30'
1. (298.2)
2. (298.2) REQUEST FOR 6' Rearyard instead of required 30'
VARIANCE (298.2) REQUEST FOR 30' distance between buildings instead of required 60'
(Per O.H. Williamson 1977/278) Zoned M.L.
6' Rearyard 30' Access Rd

Phase II Building Addition: Incidental Display Area 1920 sq ft
VARIANCE: REQUEST FOR 15' REARYARD instead of Reqd 30'

Zoned ML
J.N. Campbell
5828

Ex. Parking Lot

Ex. Building 7,100 sq ft
Phase I Office Bldg

0.0 Sideyard
2 ST OFFICE BUILDING
10,500 sq ft/FL.

Warehouse
3,000 sq ft

34' WALK

Paved Parking Lot
Curbing Around Perimeter

Wire Realty
7041/341
ZONED ML
F.F. El 280.1

Prop C/L

Ex. F.H. Hydrant

EX. R/W

Ex. Entrances

(GAMBLE)

STEVERSON LANE

LOCKEYSVILLE ROAD (R/W 68-166-1)
(Sternerson Realty 1806/417) Zoned ML-IM

Frontage - 208 7/12'
ZONED M.L.

(JAN 77)
OWNER: CHARLES J. FRANK (254-7200)
5128 HARFORD RD 21214
SEE ZONING ITEM # 183 (1976-77)

VICINITY MAP
Zoned B.C. zoning
NW-17 B (1" = 200')
ZONING MAP - 3D
SCALE 1" = 1000'

ML-IM
Zoned
Wire
Shirwood Ct
Hillside Ave
Cockeysville Rd
Beaver Dam Rd
Road

NOTE: 100 yr FLOOD ELEV = 262

ZONING DATA
FRONTAGE - 208 7/12'
ZONED M.L. AC = 1.48 ACS
EX. BUILDINGS (JAN 77)

OWNER: CLECKNER BROS, INC
Phase I Ex 7,100 sq ft - OCCUPANCY PERMIT OBTAINED
Phase II Prop 1,920 sq ft - Var for 15' rearyard (25' req'd)
Phase III Prop 10,500 sq ft - Var for 0' Sideyard & 6' rearyard (30' req'd)

PARKING	REQUIRED	SPACES	PROVIDED	
Office Use 7100 ÷ 300 = 24	Phase I OCCUPANCY		EXISTING 38	
Incidental Display Area = 1800 1,920 ÷ 300 = 6	Phase II		See above	
	30	Phase II 1st		38
Office Use 1st Floor 10,500 ÷ 300 = 35; 2nd Floor 10,500 ÷ 500 = 21	Phase III		New Parking Lot	48
	56			
REQ'D = 86	Ultimate		PROVIDED = 88	

Notes:
Cockeysville Rd to be widened 60' R/W / 42' Paved.
Commercial Sidewalks req'd.
Water main & meter EXISTING. Extension via Plumbing Permit
Fire Hydrant EXISTING as shown
Sanitary Sewer & H.C. EXISTING Extension via Plumbing Permit
Grading. Area to be disturbed = 31,500 sq ft
No Storm Water Mgt.
Co MAPS Use 68 NW 9/7

Plat for ZONING Purposes
1. Building Extension for Incidental Display Area
2. Office Building ON LAND OWNED BY
Thomas & Betty Cleckner 130 Cockeysville Rd Timonium Md
Tax # 1.P. 6-85 NEO
Cost Ec 3

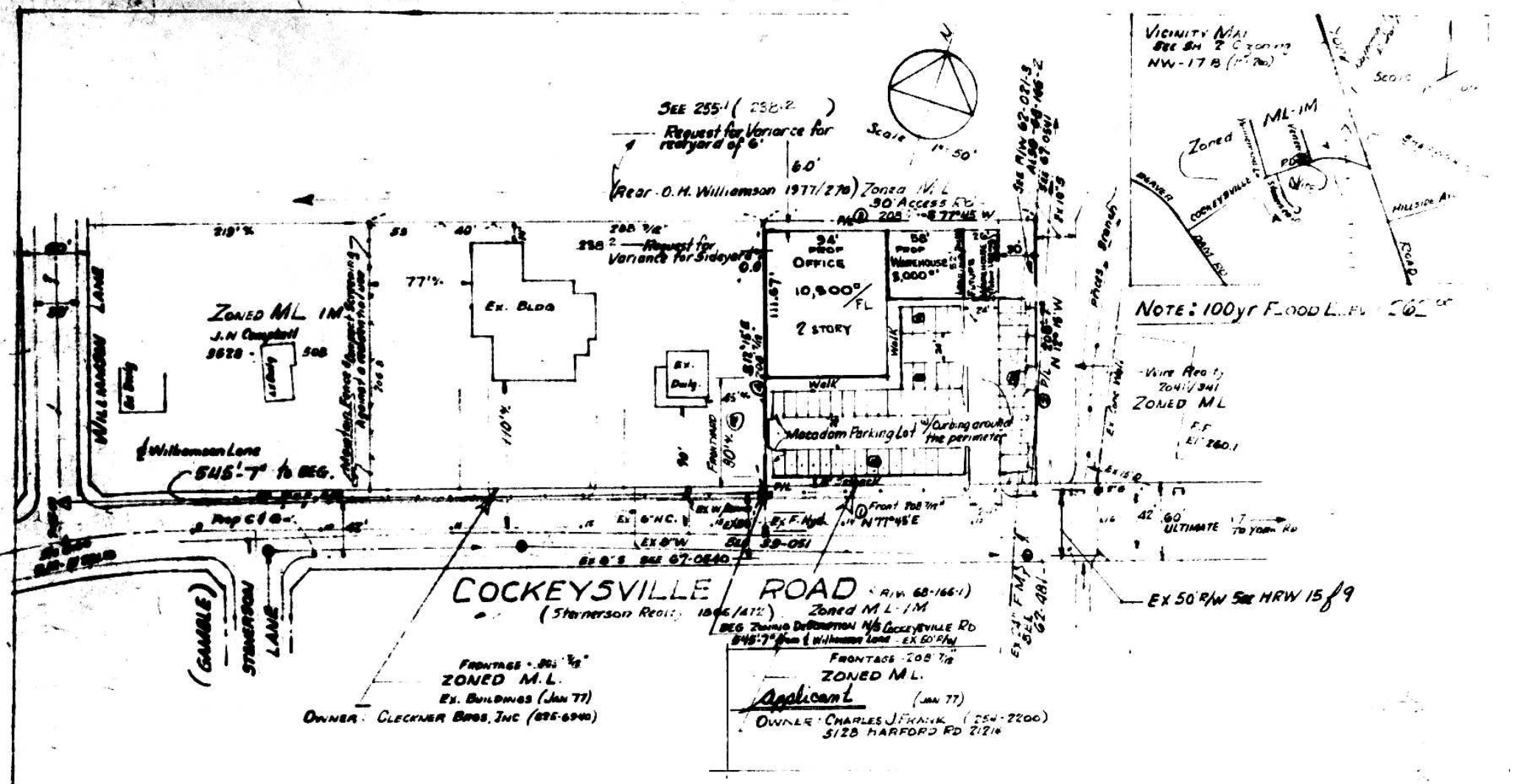
Petitioner's Exhibit #2

Petitioner's Exhibit #1

Petitioner's Exhibit #3

P.O. BOX 3944

SCALE: 1" = 50' | APRIL 1977



Public Works Data

Water Available - Application for Water Service

Sewer Available - Application for Sewer Service

Fire Hydrant - Existing as Shown

Storm Water Mngt. Site = 0.98 ac. None required

Zoning Data

Existing Zoned M.L.

Acreage 0.98 ac.

Use: Office Building & Warehouse

Parking Office Bldg

Required: 1st Fl 10,500 Sq. 35 Car Spaces

2nd Fl 10,500 500 21 Car Spaces

TOTAL 56 Car Spaces

Warehouse: One outside man. No inside for shift employees

Provided: 56 Car Spaces

Plat for Zoning Purposes

Charles J. Frank Office Bldg & Warehouse

Cockeysville Road

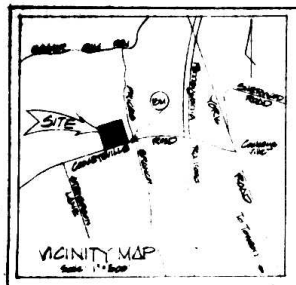
Dist 8c3 Baltimore County Maryland

VARIANCE: For Rearyard of 6' instead of required 30'

For Sideyard of 0' instead of required 30'

P.O. BOX 9E-4

Scale: 1" = 50' 28 JAN 1977

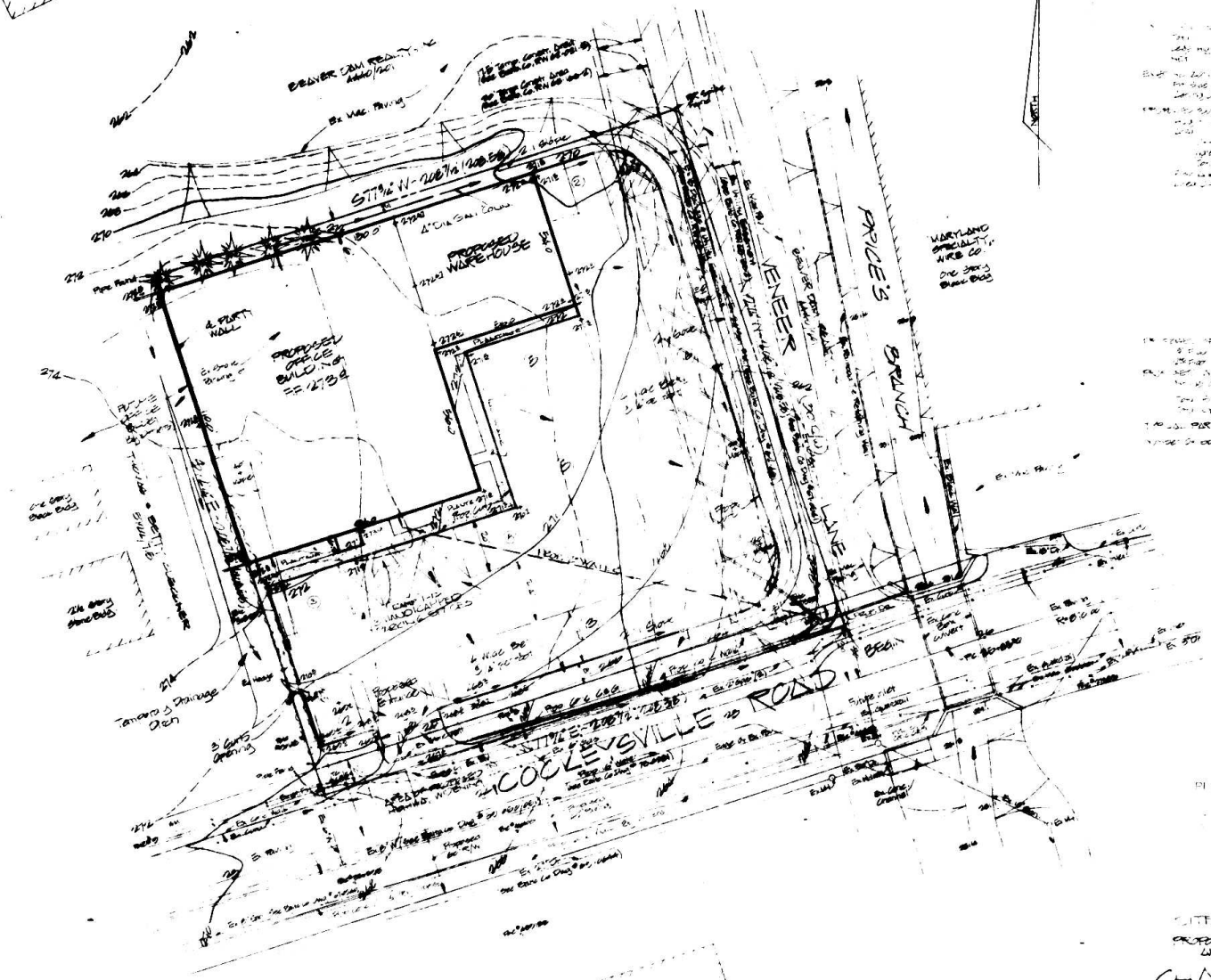


BENCHMARK

GENERAL NOTES

TITLE REFERENCE

PLATE



Note:
The 100 Year H.W. Elev. for Price's Branch is 252.22 + 1.0' Freeboard = 280.22. For information regarding this, refer to FLOOD HAZARD ANALYSIS for WESTERN RUN & TRIBUTARIES as prepared by U.S. Dept. of Agriculture, Soil Conservation Service dated July, 1975.

PLANS APPROVED
77-214 A

SITE & GRADING PLAN
PROPOSED OFFICE BUILDING AND WAREHOUSE FOR
CHARLES V. FRANK
COCKEYSVILLE ROAD
ELECTION DISTRICT NO. 8 BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'

OWNER/DEVELOPER
CHARLES V. FRANK
8108 HARFORD ROAD
BALTIMORE, MARYLAND
21214

PREPARED BY
N.T. SADLER INC.

BENCHMARK

X-6447-A — Elev. 261.0

X-cut on West End of Parapet on South Side of Concrete Box Culvert on Cockeysville Road 1/2 Mile South.

GENERAL NOTES

TITLE REFERENCE: Beneath United Methodist Church to Charles J. Frank - WLR 5809/587

PLATS: For Proposed Road Drawing of South Side of Cockeysville Road, See Book 30 Pg 70-0103. For Right of Way, See R/W Plat Book 60.

UNIT OF WORK: Proposed 10' Wide + Proposed Paving, Resurfacing, Curb & Gutter & Sidewalk of South Side of Cockeysville Road to be Constructed By Owner + Dedicated to Baltimore COUNTY Upon Completion.

TABULATION

Area of Site
Total — 0.0[illegible] Ac.
Less Highway Widening — 0.0[illegible] Ac.
Net — 0.0[illegible] Ac.

Existing Zoning — ML
For Side and Rear yard setback variances, see Baltimore Co. Zoning Comm. Case No. [illegible] Petition, Item #[illegible].

Proposed Building:
Height (to highest point) — 37'
Use
Office — 2340 S.F. x 2 Floors — 4680 S.F.
Warehouse — Floor — 23[illegible] S.F.
Total — 28[illegible] S.F.
Floor Area Ratio — 0.[illegible]
Area of Site Covered by Building — [illegible]

PARKING DATA

Proposed Office Use
1st Floor — 2340 S.F. @ Space Per 300 S.F. — 8 Sp. Required
2nd Floor — 2340 S.F. @ Space Per 300 S.F. — 8 Sp. Required
Proposed Warehouse
No Visible or Client Employees
Total Spaces Required — 16
Total Spaces Provided — 16
Typical Parking Space — 9' x 20'
Number of Spaces Shown Thus — (17)

PLANS APPROVED
Office of Planning & Zoning
By [signature]
Date 3-26-79
77-214 A

Notes:
The 100 Year H.W. Elev. for Price's Branch is 253.8 + 1.0' Freeboard = 280.8'. For information regarding this, refer to FLOOD HAZARD ANALYSIS for WESTERN RUN & TRIBUTARIES as prepared by U.S. Dept. of Agriculture, Soil Conservation Service dated July, 1973.

SITE & GRADING PLAN
PROPOSED OFFICE BUILDING AND WAREHOUSE FOR
CHARLES J. FRANK
COCKEYSVILLE ROAD
ELECTION DISTRICT NO. 6 — BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'

OWNER/DEVELOPER
CHARLES J. FRANK
8428 HARFORD ROAD
BALTIMORE, MARYLAND
21214

PREPARED BY
[illegible]