

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

ORDER RECEIVED FOR FILING

DATE June 30, 1977
John P. Laryett

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 Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side yard setback of zero feet instead of the required 30 feet, a 15 foot rear yard setback for one building and a 6 foot rear yard setback for another building instead of the required 30 feet, and a 40 foot setback between buildings instead of the required 60 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of June, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, State Highway Administration, and the Office of Planning and Zoning.
George J. Mettish
Deputy 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 _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

June 20, 1977

R. Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Variance Petition
Item No. 234
Petitioner - Thomas E. Cleckner
Sally J. Cleckner

Dear Mr. Alderman:

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 plan 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.

This M.L. - I.W. zoned site, currently improved with a vacant church and parsonage, is located on the north side of Cockeysville Road approximately 242 feet east of Williamson Lane in the R8b Election District. Contiguous properties to the north and west are improved with industrial uses and dwellings, respectively, while vacant land exists to the east. This latter property was the subject of a previous zoning hearing, Case #77-214*, in which Variances for the proposed building, as indicated on the submitted site plan, were granted.

R. Bruce Alderman, Esquire
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Item No. 234
June 20, 1977

These Variances are necessitated by your client's proposal to construct a two story office building within zero feet of the side property line and 6 feet to the rear property line in lieu of the required 30 feet. A Variance is also included for the rear setback of the existing building which is proposed to be converted to office and display area for the proposed use.

Revised plans that reflect the comments of the State Highway Administration concerning the proposed highway improvements that affects the easterly and abutting property, as well as provisions for accommodating storm water or drainage, must be submitted prior to the scheduled hearing date.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

HBC:if

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Form # 134
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 19th day of May 1977.
Petitioner: Thomas E. & Betty J. Cleckner
Petitioner's Attorney: Nicholas B. Commodari
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
cc: James S. Spamer & Associates
P. O. Box 9804
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 19, 1977

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

Re: Item #234 (1976-1977)
Property Owner: Thomas E. & Betty J. Cleckner
N/S Cockeysville Rd. 242' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.
Acres: 1.45 District: 8b

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 indicated, with a 42-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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.

Storm Drains:

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

Item #234 (1976-1977)
Property Owner: Thomas E. & Betty J. Cleckner
Page 2
May 19, 1977

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) adjacent properties, especially by the concentration of surface waters. Cor. to improper grading or improper installation of the Petitioner's responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water main and sanitary sewer exist in Cockeysville Road and serve the present structures (formerly a church and parsonage). This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DMT/EAM/PWR:ss

cc: J. Trenner

J. Somers

V-88 Key Sheet
67 & 68 NW 7 Pgs. Sheets
NW 17 B Topo
42 Tax Map

Maryland Department of Transportation
State Highway Administration

Mary R. Hughes
Secretary
Baltimore County
Towson, Maryland 21204

May 19, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 3, 1977

Item: 234
Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Rd. 242' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.
Acres: 1.45
District: 8b
Cockeysville By-Pass- Route 45

Dear Mr. DiNenna:

What appears to be a portion of the development (noted on the plan as being owned by Charles J. Frank) was the subject of a previous petition, Item 183, February, 1977. At that time, we wrote comments that the site was affected by a proposed State highway improvement. The situation has not changed since February. The plan should be revised to indicate the effects.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-434-3211

May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #234, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Road 242' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.
Acres: 1.45
District: 8b

This office has reviewed the subject petition and offer the following comments. These comments are not intended to indicate the appropriateness of the zoning in question. But, to ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John E. Wimbly
John E. Wimbly
Planner III
Project and Development Planning

May 9, 1977

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

Dear Mr. DiNenna:

Comments on ZAC, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Rd. 242' E Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.
Acres: 1.45
District: 8th

Metropolitan water and sewer exist.

Very truly yours,

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

tmh/bjw/rbs

May 18, 1977

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

Re: Item No. 234 - ZAC - May 3, 1977
Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Road 242 feet E Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0 feet in lieu of the required 30 feet and a rear setback of 15 feet and 6 feet in lieu of the required 30 feet and a 40 feet setback between buildings in lieu of the required 60 feet.
Acres: 1.45
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to side and rear yards and the distance between buildings.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

HSF/ljc

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

Attention: Nicholas R. Comodori
Zoning Advisory Committee

Re: Property Owner: Thomas E. & Betty J. Cleckner

Location: N/S Cockeysville Rd. 242' E Williamson Lane

Item No. 234 Zoning Agenda May 3, 1977

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 _____
violates 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.
- (x) 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 "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.

Planning Group
Special Inspection Division

Noted and
Approved: _____
Fire Prevention Bureau

May 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 234, Zoning Advisory Committee Meeting, May 3, 1977 are as follows:

Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Rd. 242' E. Williamson Lane
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.
Acres: 1.45
District: 8th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes. Building Code setbacks will be governed by type of construction.
- ☒ B. A building permit shall be required before construction can begin. A zoning and other applicable permits will be required.
- ☐ 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. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 9, 1977

Z.A.C. Meeting of: May 3, 1977

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

RE: Item No. 234
Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Rd. 242' E. Williamson Lane
Present Zoning: M.L.
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 30' and a rear setback of 15' and 6' in lieu of the required 30' and a 40' setback between buildings in lieu of the required 60'.

District: 8th
No. Acres: 1.45

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. MAYARD WILLIAMS, JR., VICE-PRESIDENT
NANCUS M. ROTARIUS

THOMAS H. FOSTER
MRS. LORRAINE F. CHURCH
RUGER B. HAYDEN
ROBERT Y. GIBBEL, SUPERINTENDENT

ALVIN LORACK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

James Hanson