## PETITION FOR ZONING VALANCE PROM AREA AND HEIGHT REGULATIONS 17-557-A

only setting for a Virtum Cross Section. 250.1. (238.2)

Of the required 30 (set and to permit a 3.0 foot wide year section; instead for consensual to permit a 31 Sect own great setting for cone building and a 6 foot room year setting the sancting first and a 6. foot room year setting for sancting first and a 6. foot setting for sancting first and a 6. for setting for the property of the propert

2. That the requested variance is in spirit and harmony with the Soning Regulations, and will in no way adversely affect the public, health, safety and general welfare of the area involved, but with in fact, be of hemselt to the area.

Both Clecknes

Drue Cledon Timonium, Maryland 21093

6/27/77

ALTIMORE COUNTY, MARYLAND

orth side of Cockeyorille Read 242 feet East of Williamon Lone officer – Thomas E. Cleckner and Botty J., Cleckner

RECEIVED FOR FILM

HEARING: Monday, June 27, 1977 (10:15 A.M.)

NEG. IGH.

RE: PETITION FOR VARIANCE N/S of Cockeyoville Rd. 242° E of Williamson Lane, 8th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I HEREBY CERTIFY that on this 21st day of June, 1977, a copy of the aforegoin Order was mailed to R. Bruce Aldermon, Esquire, White, Mindel, Clarke & Hill, 305 W. us, Towson, Maryland 21204, Attorney for Patitioner

John W. Hession, III



CERTIFICATE OF PUBLICATION

June 19.77., the sweet publication appearing on the ..... 95h ...day of ......

19.77...

Cost of Advertisement, \$...

No. 51773

No. 51815

June 27, 1977

285 9 OF JUN 28



JAMES S. SPAMER & ASSOCIATES PROFES JUHAL ENEMICES & LAND SURVEYOR P. D. SOX 9804 — BALYMORE, MD. 21204

Zoning Description - Cleek,ner Bros., Inc. . . . 1

4/11/77

Reginding on the north side of Cockeysville Wood as widered to 50 Feet by Highway Fiat No. 15 Foils 9 at the distance canterly of 52 Feet nore or less from the renter of Williamson Lare, and running the se on the morth side of Cockeysville Boad,

(3) Worth 770 55 East 303 feet 7 inches (3) Worth 170 155 West 200 feet 7 inches wore or less to the (3) South 770 155 West 200 feet 7 inches thereon (3) South 770 155 West 200 feet 7 inches, thereo (5) South 170 155 West 200 feet 7 inches, thereo 6) South 170 155 West 200 feet for or less to the place of Deptiming

Containing 1.45 tree of land more or less.

June 30, 1977

I have this date passed my Order in the above captioned matter in reacce with the attached. Very truly yours.

GEORGE J. MARTINAK

RE: Petition for Variances N/S of Cockeysville Road, 242° E of Williamson Lane - 8th Election District Thomas E. Gleckar, at va. Patitionre NO. 77-257-A (Rem No. 234)

TGWSON, MD. 21204

June 9

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Thomas E. Cleckner was inserted in the following:

☐ Catonsville Times □ Dundalk Times
□ Essex Times

OR Towson Times

☐ Suburban Times East

☐ Arbutus Times
☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the loth day of June 1927, that is to say, the same was inserted in the issues of

> STROMBERG PUBLICATIONS, INC. By South Burger

77-257-0

CERTIFICATE OF POSTING DEPARTMENT OF CALTIMORE COUNTY Toursen, Marylan.

Date of Forting TUNE 10 1977 Posted for Petition Fer Variance

Petitioner THOMAS E. CLESKOSA Coration of property MS OF COCKEYSTALS P.J. 247' E OF WILLMASSON LANC

Location of Signar NS OF C. CAREYSTILLE P. TOOTON-E OF WILLIAMSON LANE.

Posted by Florus & Note of Date of seturn Texts 17, 1827

BALTIMORE COUNTY OFFICE OF PLANNING AND CONING

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

Your Petition has been received \* this 19

All 1977. Filing Fee \$ 25 . Received \_\_\_\_\_\_

Submitted by B

Petitioner CLECKNER Petitioner's Attorney B. A. DELINAN Reviewed by 152

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

| 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 quantities of  |
| he above Variance should be had; and it further appearing that by reason of the granting of  |
| the Variances requested not adversely effecting 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 Tr IS ORDERED by the/Zoning Commissioner of Baltimore County this 30%   |
| day, of June, 19/ 7., that the herein Petition for the aforementioned Variance   |
| jent to the approval of a site plan by the Department of Public Works, State Highward Administration, and the Office of Planning and Zoning 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, thisday  |
| of, 197, that the above Variance be and the same is hereby DENIED.   |
|  |

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

icholas ... B. Comnoda z

NUREAU OF DEPARTMENT OF STATE BOADS CONNE

BUREAU OF HEALTH DECARTMENT PROJECT PLANNING BOARD OF EDUCATION 70000 -----INDUSTRIAL

June 20 1977

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

RE: Variance Petition Item No. 230 Petitioner - Thomas E. Cleckner Setty J. Cleckner

Dear Mr. Alderman:

The Zoning Flans 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

These comments are not intended to indicate the appropriateness of the soning action requested, but to problems with regard to the development, which was 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 soning.

This M.L. - I.M. round site, currently improved with a vacant church and parsonage, is located on the north side of obcelevalile Brod approximately 247 feat east of Williamson lane in the 8th Election Histrict. The state of Williamson lane in the 8th Election Histrict east of Williamson lane in the 8th Election Histrict east with industrial tuses and dwellings, respectively, while vacant land exists to the east. This latter property was the subject of a previous soning hearing, Case 377-214-, in which Variances for the proposed building, as indicated on the submitted site plan, were granted.

K. Bruce Alderman, Esquira Page 2 Item No. 234 June 20, 1977

These Variances are necessitated by your client's proposal to construct a two story effice building within zero feet of the side property line and the construction of the construction of

Re-ined plans that re-lect the comments of the State Higney Administration concerning the proposed behavior in proposed behavior in proposed behavior in proposed the state in the easterly and abutting proporty, as well as the easterly and abutting proporty, as well as well as the easterly and abutting property, as well as the easterly and abutting property as the submitted prior to the scheduled hearing date.

This position is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing don and receive for the hearing don and some filing cort than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Micholas B. Sommoden Chairman Zoning Plans Advisory Committee

WBC:rf

cc: James S. Spamer & Associates P.O. Box 9904 Towson, Maryland 21204

May 19, 1977

Mr. S. Eric DiMenne Zoning Commissioner County Office Building Towson, Maryland 2120

Be: Item 8234 (1976-1977)
Property Owner: The St. S. Setty J. Clarkour
Property Owner: The St. S. Setty J. Clarkour
Risting Soning: Mail.
Proposed Soning: Variance to permit a side setback of
15° and 6° in lise of the regulated 30° and 6° setback
between buildings in lise of the required 60°,
Acres. 1.45° builtrich 50%

Cockeyeville 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 inght-of-way widening, including any macessary revertible 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.

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

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

Item #234 (1976-1577) Property Owner: Thomas E. & Betty J. Cleckner Page 2 May 19, 1977

Storm Drains: (Cont'd)

The Petitioner must provide necessary d-to prevent creating any nuisances or dar-concentration of surface vesters. Corr to improper grading or improper insta:

Water and Sanitary Sewer

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

Very truly yours.

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

DWT: EAM: FWR: SE

J. Somers

V-SE Key Sheet 67 £ 68 NW 7 Pos. Sheets NW 17 B Topo 42 Tax Map

Maryland Department of Transportation State Michigay Administration

Harry R. Hughes Bernerd M. Evans

Hay 5, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Neeting, May 3, 1277
Item: 234
Froperty Owner: Humans E. & Batty
J. Cleckmer
Location: N/S Cockeyaville Rd. 242'
Existing Z.Williamson Lame
Proposed Zoning: Variance co permit
a side setback of a
required 30' and a
rers schaek of 15'
required 30' and a
rery reschaek of 15'
required 30' and a
do' setback between
buildings in lice
Acres: 1.45

Acres: 1.45 District: 8th Cockeysville By-Pass- Route 45

Dear Mr. DiNenna:

hat appears to be a portion of the developmen (noted on the plan as being owned by Charles J. Frank), was the subject of a previous control of the plant of the plant of the plant works comments that the site was affected by a proposed State high-way improvement. The situation has not changed since February. The plan should be revised to indicate the effects.

Very truly yours,

CL:JEM:di

Charles Lee, Chief Bureau of Engineering Access Permits

By: John E. Meyers



May 20 1977

Mr. Eric S. Dirlenna, Zoning Co Zoning advisory Committee Office of Pictoring and Zoning Baltimore County Office Building Towson, Maryland 21204

Mr. Eric S. Di Nenna, Zonina Commissioner

Dear Mr. Di Nenny

Comments on Item \$234, Zuring Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Tromas 1 and Betty J. Cleckner Location: N/S Cockeysville Food 242' E. Williamson Lane Existing Zoning: M.L. Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 20' 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

This office has reviewed the subject petition and offer, the following comments. These comments are not intended to incitate the appropriateness of the zoning in question, but are to assure that all parties are mode aware of plans or problem; with regard to development plans that many, have a

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

Very truly yours.

John Wimbley Planner III

Project and Development Planning



May 9, 1977

Mr. S. Bric Dillerma, Zoning Commissioner Office of Flaming and Zoning County Office Building Towson, Maryland 21204

Comments on 234, Zoning Advisory Committee Heeting, May 3, 1977, are as follows:

Thomas E. A Betty J. Claekner 8/8 Cockeywille Rd. 242' E Williamon La. Mai. Varimore to parmit a ride settack of 0' in ) lieu of the required 30' and a rear setwack of 15' and 6' in lieu of the required 30' and a 60' setback between buildings in lieu of the required 60',

Very truly yours

thomas 1 xenen nomas H. Devlin, Director REAU OF ENVIRONMENTAL SERVICES

THD/RJW/fths



STEPHEN E. COLLINS

May 18, 1977

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

Item No. 234 - ZAC - May 3, 1977 Property Owner: Thouse E. & Botty J. Cleckner Location: N/5 Cockeysville Road 242 feet E Williamson Lane

Location: M/S Cockasys/lie Road 292 reac this remove Lame
Existing Zoning: Mariance to name it a side system of feet in
lieu of the location of feet in lieu of the required
30 feet and 6 feet in lieu of the required
30 feet and a %0 feet sathback 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.

Twilast Ila Michael S. Flanigan Traffic Engineer Associate

MSF/IJc

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

Attention: Nicholas B. Commoderi Zoning Adivecty Committee

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

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

Zoning Agenda May 3, 1977

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 proper by are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as gublished by the Department of Public Vorke.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

MCEEDS the maximum allowed by the Fire Department.

- ( ) i. 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 applic lie requirements of the Netional Pire Pro-tection Association Standard No. 101 "Life Satzy Code", 1970 Pdition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Lireau has no comments, at this time.

Alex CTA Noted and Sees

Planding Group

Planding Group

Special Inspection Division

department of permits and licenses

JOHN D. SEYFFERT

May 3, 1977

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

· Const

9

Bear Mr. Di Kenna

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

Property Owner: Homas E. & Betty J. Cleckner Location: Mr. Scokenyeville Rd. 262° E. Williamson La. Existing Coming: W.J. Scokenyeville Rd. 262° E. Williamson La. Frojosed Zoning: Mr.J. Scokenyeville Rd. 262° E. Williamson La. Existing Communication of the Property of t

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
  1970 Edition and the 1971 Supplement and other applicable codes. Building
  Code setbacks will be governed by type of construction.

  A building permit shall be required before construction can begin.
  A raning and other applicable permits will be required.

  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.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_\_\_.

Very truly yours,

Plans Review Chief CEB:rrj

Mark E. Sunkam CEB Charles E. Burnham

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: N.y 9, 1977

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

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

RE: Item No: 234

Property Owner: Thomas E. & Betty J. Cleckner
Location: N/S Cockeysville Rd. 242° E. 4:Illiamson Lanu
Present Zoning: 11.L.

Proposed Zoning: 14.L.

Of the required 30° and a rear setback of 15° and
6° in lieu of the required 30° and a do' setback
between buildings in lieu of the required (C.)

District: 8th No. Acres: 1.45

Dear Mr. DiNenna:

No bearing on student population.

Very trul, yours,

W. Nick Petrovich, Field Representative

JOSEPH N. MCGOWAN, PRESIDENT . BAYARD WILLIAMS, JR., VICE-PRESIDENT

WNP/bp

THOMAS H. POYER MRS. LORRAINE F. CHIRCUS ROGER B. HAYDEN BOSERT Y DURE SHEET AT

MRS. WILTON H. SMITH. JE.

