

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen & Veronica Miko, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from RM-10 to RM-10 and for the following reasons:

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 Office on Belair Road

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

B. J. Kirkwood & Co., Inc.
7802 Belair Road
Cockeysville, Maryland 21030
Baltimore, Maryland 21036
Petitioner's Attorney
President's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of December, 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 throughout 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 12th day of December, 1977, at 10:00 A.M.

Eric Di Nanno
Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stephen & Veronica Miko, 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 1802.28 (V.A.2) to permit existing side setbacks of 13' and 17' in lieu of 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (attach description and plat attached hereto):

Structure is existing, 45 years old.

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

B. J. Kirkwood & Co., Inc.
7802 Belair Road
Cockeysville, MD, 21030
Baltimore, Maryland 21036
Petitioner's Attorney
President's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of December, 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 throughout 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 12th day of December, 1977, at 10:00 A.M.

Eric Di Nanno
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
NW/4 of Belair Road, 70' N of West Elm Avenue - 14th Election District
Stephen & Veronica Miko - Petitioners
NO. 78-127-XA (Item No. 72)
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices in a D.R. 16 Zone to be located at the northwest side of Belair Road, 70 feet northwest of Elm Avenue, in the Fourteenth Election District of Baltimore County, and for a Variance to legalize existing side yard setbacks of 13 feet and 17 feet instead of the required 25 feet.

Testimony on behalf of the Petitioners indicated that the contract purchaser plans to utilize the two story frame dwelling for a mechanical contractor's office, that four people would occupy the offices, that no contractors' equipment would be stored on the premises, and that no changes (other than painting) will be undertaken to alter the outward appearance of the building. Nearby properties include a florist and other offices authorized by Special Exception. Written comment by the Director of Planning indicated approval of office use for the subject property.

Without reviewing the evidence further in detail but based upon all of the testimony at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception for an office building and offices should be granted. Moreover, the Variances of 13 feet and 17 feet for side yards instead of the required 25 feet should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of December, 1977, that the Special

Exception and Variance, described herein, should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The outward appearance of the building shall remain as at present.
2. No contractors' equipment and materials may be stored on the property other than garaged trucks.
3. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Eric Di Nanno
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE December 15, 1977
BY Eric Di Nanno

ORDER RECEIVED FOR FILING
DATE December 15, 1977
BY Eric Di Nanno

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 401-3261

S. ERIC DI NANNO
ZONING COMMISSIONER

Mr. Stephen Miko
7802 Belair Road
Baltimore, MD. 21036

RE: Interim Development Control Act (IDCA) Application #78-127-XA

Dear

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on December 12, 1977 and you may now file your petitions, plans, and drawings for said hearing in accordance with the Zoning Commissioner's rules for filing.

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,
Eric Di Nanno
S. ERIC DI NANNO
Zoning Commissioner

SED/JED/acw

Enclosures

cc: B. J. Kirkwood & Co., Inc.
Williamson Lane
Cockeysville, MD. 21030

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 401-3261

S. ERIC DI NANNO
ZONING COMMISSIONER

Robert G. Carr, Esquire
904 Equitable Building
Towson, Maryland 21204

December 15, 1977

RE: Petition for Special Exception and Variance
NW/4 of Belair Road, 70' N of West Elm Avenue - 14th Election District
Stephen & Veronica Miko - Petitioners
NO. 78-127-XA (Item No. 72)

Dear Mr. Carr:

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

Very truly yours,

George J. Marmy
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Bert J. Kirkwood
President
B. J. Kirkwood & Company, Inc.
Williamson Lane
Cockeysville, Maryland 21030

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

FRAMM & ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS
3210 Southgreen Road
Baltimore, Maryland 21207
Telephone: (301) 922-4457

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IN THE USE OF THE PROPERTY KNOWN AS NO. 7802 BELAIR ROAD, LOCATED IN THE 14TH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at a point on the northwest side of Belair Road, 60 feet wide, at the distance of 70 feet, more or less, measured northeasterly along said northwest side of Belair Road, from its intersection with the northeast side of West Elm Avenue, 30 feet wide; THENCE running and ending on the said northwest side of Belair Road NORTH 43°07'48" EAST 65.00 feet; THENCE leaving the said northwest side of Belair Road and running NORTH 2°30'40" WEST 175.67 feet; THENCE SOUTH 42°07'45" WEST 46.00 feet; and THENCE SOUTH 47°28'05" EAST 175.00 feet to the place of beginning. CONTAINING 9,747.50 Square Feet of land or 0.224 Acre, more or less.

The Hearings used in the above description refer to the Two Meridian adopted by the Baltimore County Metropolitan District.

The above description is for petition purposes only, and is not intended for use in any conveyance of title thereto.

Being and comprising a portion of the land described in the conveyance to Stephen J. Miko and wife, from Edward G. Dorak and wife, by deed dated, February 4, 1947, and recorded among the Land Records of Baltimore County, Maryland in Liber J. W. B. No. 1245 Folio 101, etc.

Samuel R. Framm
Surveyor
Md. Reg. L.S. 5817



sheet 1 of 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Di Nanno, Zoning Commissioner Date: November 28, 1977
FROM: Leslie H. Graft, Director of Planning
SUBJECT: Petition 78-127-XA,
Petition for Special Exception for Office Building
Petition for Variance for Side Yard
Northwest side of Belair Road 70 feet, more or less, North of West Elm Avenue
Petitioner - Veronica Miko and Stephen Miko

14th District

HEARING: Monday, December 12, 1977 (1:00 P.M.)

An office use would be appropriate here.

Leslie H. Graft
Director of Planning

LHG:JGH:aw

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ON: Mr. Stephen A. Veronica MIKO - LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DIMENSIONS ON 200 FT SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL

EXEMPTION IN A RE-3 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR OFFICES - CONSTRUCTION

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 8,338 S.F. DEED REF. JOB 1545/101 MAY 9, 1967
GRADED 0 % OF OVERALL SITE WILL REQUIRE GRADING
BUILDING SIZE 80' x 36' AREA 2,880 S.F. (Total Area 1,080)
NUMBER OF FLOORS 3 TOTAL HEIGHT 29'
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.35

BUILDING USE OFFICE
GROUND FLOOR Business - Professional
OTHER FLOORS Business - Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 3 OTHER FLOORS 3 TOTAL 6

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 3,240 S.F.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 540)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL _____

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

W. J. KIRKWOOD & CO., INC.
APPLICANT, LESSEE OR CONTRACT PURCHASER
ADDRESS 2411 Madison Avenue
Seabrookville, Maryland 21206

Stephen A. Veronica MIKO
LEGAL OWNER
ADDRESS 7202 Belair Road
Baltimore, Maryland 21206

THE PLANNING BOARD HAS DETERMINED ON 8-25-77 THAT THE PROPOSED DEVELOPMENT DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 21-101(b) OF THE ZONING ORDINANCE, 1966.

8-21-77
DATE 8-21-77
SIGNED John W. Haskins, Jr.
PLANNING BOARD

JUN 24 77 AM
100' OF PLANNING & ZONING
11/6

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 1, 1977

Mr. Stephen Miko
Mrs. Veronica Miko
7202 Belair Road
Baltimore, Maryland 21206

RE: Special Exception and
Variance Petition
Item Number 72
Petitioner - Stephen Miko
Veronica Miko

Dear Mr. & Mrs. Miko:

The Zoning Plans Advisory Committee has reviewed the plan 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 suitability of the requested zoning.

This D.R. 16 zoned property is located on the northeast side of Belair Road approximately 70 feet northeast of West Elm Avenue and is improved with a two-story frame dwelling and garage in the rear. Adjacent properties to the northeast are similarly zoned and are improved with a dwelling and office building, Case number 77-469, while the property to the southwest is improved with a two-story frame building, zoned B.L. and formerly utilized as a florist.

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
NW 1/2 of Belair Rd. 40' W of
West Elm Ave., 14th District

VERONICA MIKO, et al, Petitioners : Case No. 78-127-KA

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.

I HEREBY CERTIFY that on this 30th day of November, 1977, a copy of the aforesaid Order was mailed to Veronica Miko and Stephen J. Miko, 7202 Belair Road, Baltimore, Maryland 21206, Petitioners.



Mr. Stephen Miko
Mrs. Veronica Miko
Page 2
Item Number 72
December 1, 1977

This Special Exception Hearing is required in order to convert the existing building to offices and the Variance is included in order to "legalize" the existing side setbacks for this structure.

Revised plans that you submitted do not accurately reflect the comments of the State Highway Administration. If the request is granted and at the time of application for building permits, you are reminded that the site plan must accurately reflect the comments of this department.

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
Chairman

Zoning Plans Advisory Committee

NBC:rf

cc: Fram & Associates
Engineers-Planners-Surveyors
3215 Southgreen Road
Baltimore, Maryland 21207

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Stephen Miko
Mrs. Veronica Miko
Page 2
Item Number 72
December 1, 1977

THURSTON M. MORGAN JR.
DIRECTOR

November 30, 1977

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

Re: Item #72 (1977-1978)
Property Owner: Stephen & Veronica Miko
N.W. 1/2 of Belair Rd. 40' W of West Elm Ave.
District: 14th District
Proposed Zoning: Special Exception for an office building (IDCA No. 77-25K)
Address: 7202 Belair Road, Baltimore, MD 21206

Dear Mr. DiMenna:

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:

Belair Road (U.S. 1) is a State Road; therefore, all improvements, intersections, entrances 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.

Sediment Control:

Development of this property through striping, 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 Drainage:

Provisions 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.

Mr. Stephen Miko
Mrs. Veronica Miko
7202 Belair Road
Baltimore, MD 21206

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 18th day of October, 1977.

Eric DiMenna
ERIC DI MENNA
Zoning Commissioner

Petitioner Mr. & Mrs. Stephen Miko
Petitioner's Attorney
cc: FRAM & ASSOCIATES
3215 Southgreen Road
Baltimore, Md. 21207

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Item #72 (1977-1978)
Property Owner: Stephen & Veronica Miko
Page 2
November 27, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

General:

Comments were supplied for this property for Project IDCA No. 77-25K.

Very truly yours,
Robert M. Miko
Robert M. Miko, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

ONE Key Sheet
23 No. 17 & 18 Por. Sheets
NE & E Type
All Ten Top



October 21, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 18, 1977
Item: 72
Property Owner: Stephen & Veronica Miko
Location: NW/S Belair Rd. (Rte. 1)
70° NE West Elm Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for
an office building (IDCA 77-25 X)
Acres: 0.224
District: 14th

Dear Mr. DiNenna:

The entrance must be a depressed curb type with 36" depression transitions. There must be 5' of standard curb between the property line and the beginning of the depression transition of the entrance. The minimum 25' entrance width must be exclusive of the depression transitions. A new concrete entrance apron must be constructed. The entrance must be constructed under permit from the State Highway Administration.

The plan must indicate existing roadside curb. The plan must be revised prior to the hearing.

CLJEN:dj

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21205



Paul H. Reincke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Stephen & Veronica Miko

Location: NW/S Belair Rd. 70° NE West Elm Ave.

Item No. 72

Comments:

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300' and 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 load-and condition shown at _____

REMOVED 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.

Revised: *H. J. [Signature]* Noted and Approved: *George M. [Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



November 1, 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 #72, Zoning Advisory Committee Meeting, October 18, 1977, are as follows:

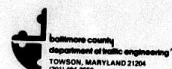
Property Owner: Stephen and Veronica Miko
Location: NW/S Belair Road 70° NE West Elm Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building (IDCA 77-25 X)
Acres: 0.224
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning to question, but are 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 L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



STEPHENE COLLINS
DIRECTOR

October 21, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 72 - ZAC - October 18, 1977
Property Owner: Stephen & Veronica Miko
Location: NW/S Belair Rd. 70° NE West Elm Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building
(IDCA 77-25 X)
Acres: 0.224
District: 14th

Dear Mr. DiNenna:

The driveway must meet County standards.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/cw

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 14, 1977

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

Z.A.C. Meeting of: October 18, 1977

RE: Item No. 72
Property Owner: Stephen & Veronica Miko
Location: NW/S Belair Rd. 70° NE West Elm Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building (IDCA 77-25 X)

District: 14th
No. Acres: 0.224

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrowich
W. Nick Petrowich,
Field Representative

WNP/bp

JOSEPH M. MCGILL, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARSHALL M. JETER, SECRETARY

THOMAS H. ROVER
NIEL L. HARRIS, P. CHURCH
ROBERT D. HAYDEN
ROBERT T. DUBIEL, SUPERINTENDENT



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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #72, Zoning Advisory Committee Meeting, October 18, 1977 are as follows:

Property Owner: Stephen and Veronica Miko
Location: NW/S Belair Road 70° NE West Elm Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building (IDCA 77-25X)
Acres: 0.224
District: 14th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

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

KS:jlg



JOHN D. SEYFERT
DIRECTOR

December 8, 1977

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

Dear Mr. DiNenna:

REVISOR
Comments on Item # 72 Zoning Advisory Committee Meeting, November 15, 1977 are as follows:

Property Owner: Stephen & Veronica Miko
Location: NW/S Belair Road 70° NE West Elm Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building (IDCA 77-25 X)

Acres: 0.224
District: 14th

The items checked below are applicable:

- (x) 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Maryland State Code for the Handicapped and Apd
- (x) 2. A building permit shall be required before construction can begin.
- () 3. Three sets of construction drawings will be required to file an application for a building permit.
- (x) 3. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.
- () 4. 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.
- (x) 5. Alterations may be required for structure to conform to Codes for new use.
- () 6. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CIB/rjr

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 24, 1977.

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 or about SE. COR. 11th. ... 12th. day of December, 1977, the 25th publication appearing on the 24th day of November, 1977.

THE JEFFERSONIAN
G. L. Smith
 Manager

Cost of Advertisement, \$.....



OFFICE OF
 TOWSON, MD. 21204 November 23 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Stephen Miko, NW/4 of Delair Road was inserted in the following:

- ☐ 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 one successive weeks before the 25th day of November 1977, that is to say, the same was inserted in the issues of November 24, 1977

STROMBERG PUBLICATIONS, INC.

BY *E. B. Barger*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>Jan</i>										
Previous case: <i>NONE</i>										
Revised Plans: Change in outline or description										
Map # <i>NE 6E</i>										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

78-12718

District: *1410* Date of Posting: *11-23-77*

Posted for: *Heavy Metal, Inc. 12-1-77 1:00 P.M.*

Petitioner: *Harvey White*

Location of property: *NW 1/4 of Balair Rd. 20 N. of West 1st*

Location of Sign: *2 Signs Posted on Front of Property Balair Rd. 10-7202 Balair Rd.*

Remarks: *None*

Posted by: *Paul H. Jones* Date of return: *12-1-77*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>Jan</i>										
Previous case: <i>NONE</i>										
Revised Plans: Change in outline or description										
Map # <i>NE 6E</i>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *19th* day of *Sept* 1977. Filing Fee \$ *50.00*. Received ☐ Cash ☐ Other

B. R. Jones
 S. Eric Dindana,
 Zoning Commissioner

Petitioner *Stephen Miko* submitted by *B. R. Jones*

Petitioner's Attorney *JP* Reviewed by *JP*

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

BALTIMORE COUNTY, MARYLAND No. 57184

OFFICE OF FINANCIAL SERVICES DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE *Sept. 29, 1977* ACCOUNT *01-662*

AMOUNT *\$50.00*

RECEIVED FROM *Cash-Baltimore & Co., Inc., Williamson Lane*
Cockeysville, Md. 21030

FOR *Petition for Special Exception for Stephen Miko*

50.00

BALTIMORE COUNTY, MARYLAND No. 57357

OFFICE OF FINANCIAL SERVICES DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE *Nov. 7, 1977* ACCOUNT *01-662*

AMOUNT *\$66.75*

RECEIVED FROM *B. J. Kirkwood & Co., Inc., Williamson Lane*
Cockeysville, Md. 21030

FOR *Advertising and posting of property for Stephen Miko*
770-157-22

66.75



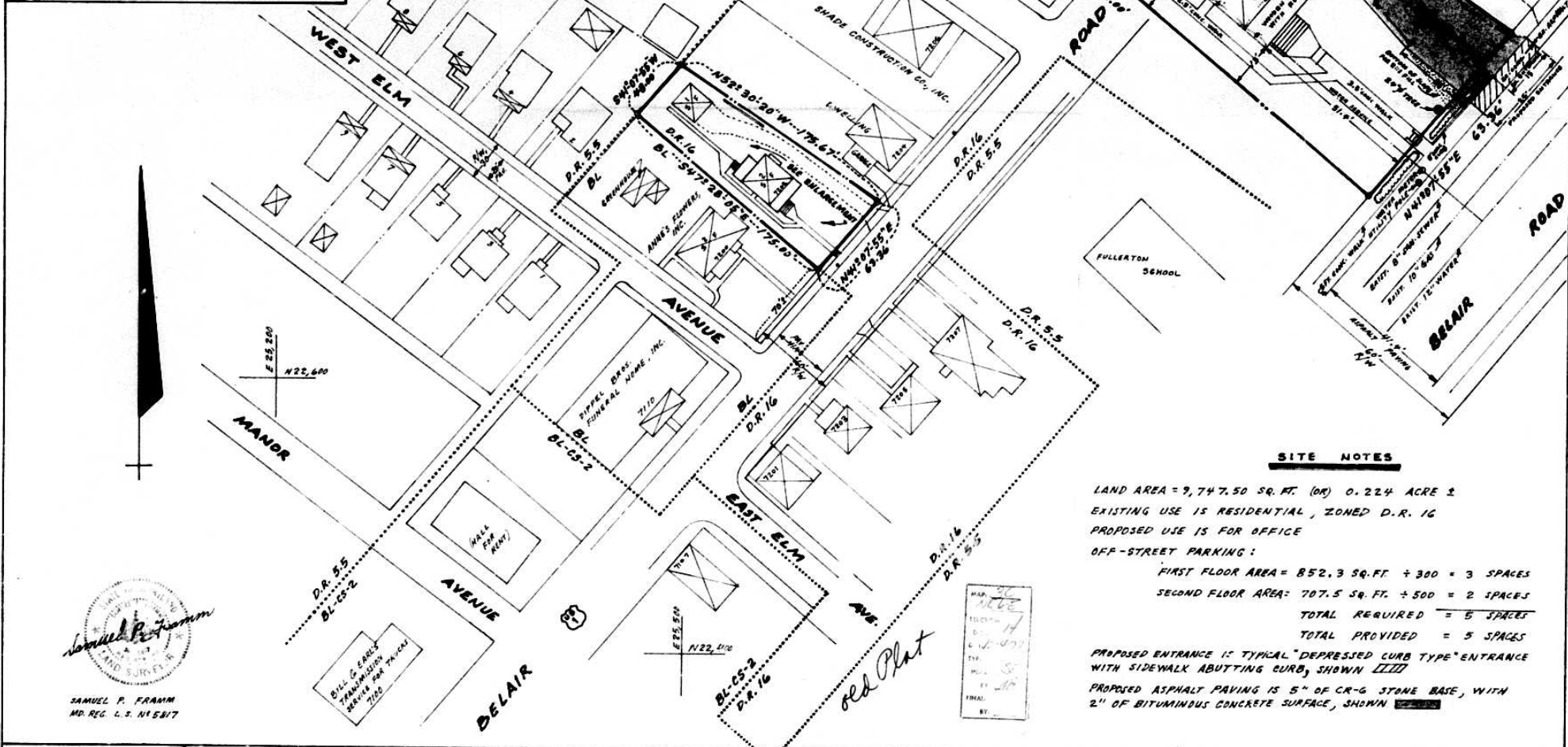
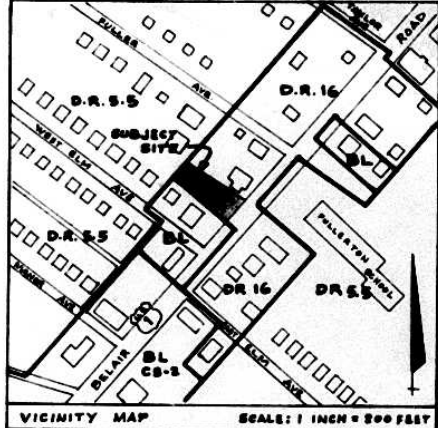


N - SE M - SW
J - NE I - NW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	OVERLEA	N.E.
DATE OF PHOTOGRAPHY				S.E.
APPROVED BY				
DATE OF PHOTOGRAPHY				





SITE NOTES

LAND AREA = 9,747.50 SQ. FT. (OR) 0.224 ACRE ±
 EXISTING USE IS RESIDENTIAL, ZONED D.R. 16
 PROPOSED USE IS FOR OFFICE
 OFF-STREET PARKING:
 FIRST FLOOR AREA = 852.3 SQ. FT. ÷ 300 = 3 SPACES
 SECOND FLOOR AREA = 707.5 SQ. FT. ÷ 500 = 2 SPACES
 TOTAL REQUIRED = 5 SPACES
 TOTAL PROVIDED = 5 SPACES
 PROPOSED ENTRANCE IS TYPICAL "DEPRESSED CURB TYPE" ENTRANCE WITH SIDEWALK ABUTTING CURB, SHOWN []
 PROPOSED ASPHALT PAVING IS 5" OF CR-6 STONE BASE, WITH 2" OF BITUMINOUS CONCRETE SURFACE, SHOWN []

REVISIONS		OWNER - PETITIONER
No.	LT. & M.	NO.
1		1
2		2
3		3
4		4
5		5
6		6
7		7
8		8
9		9
10		10
11		11
12		12
13		13
14		14
15		15
16		16
17		17
18		18
19		19
20		20
21		21
22		22
23		23
24		24
25		25
26		26
27		27
28		28
29		29
30		30

PLAT TO ACCOMPANY PETITION FOR RECLASSIFICATION WITH SPECIAL EXCEPTION IN THE USE OF THE SUBJECT PROPERTY KNOWN AS
7202 BELAIR ROAD
 LOCATED IN THE FOURTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

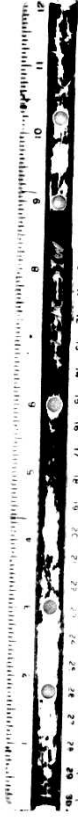
FRAMM & ASSOCIATES
 ENGINEERS • PLANNERS • SURVEYORS
 3210 SOUTHGREEN ROAD
 BALTIMORE, MARYLAND 21207
 TELEPHONE: (301) 982-4457

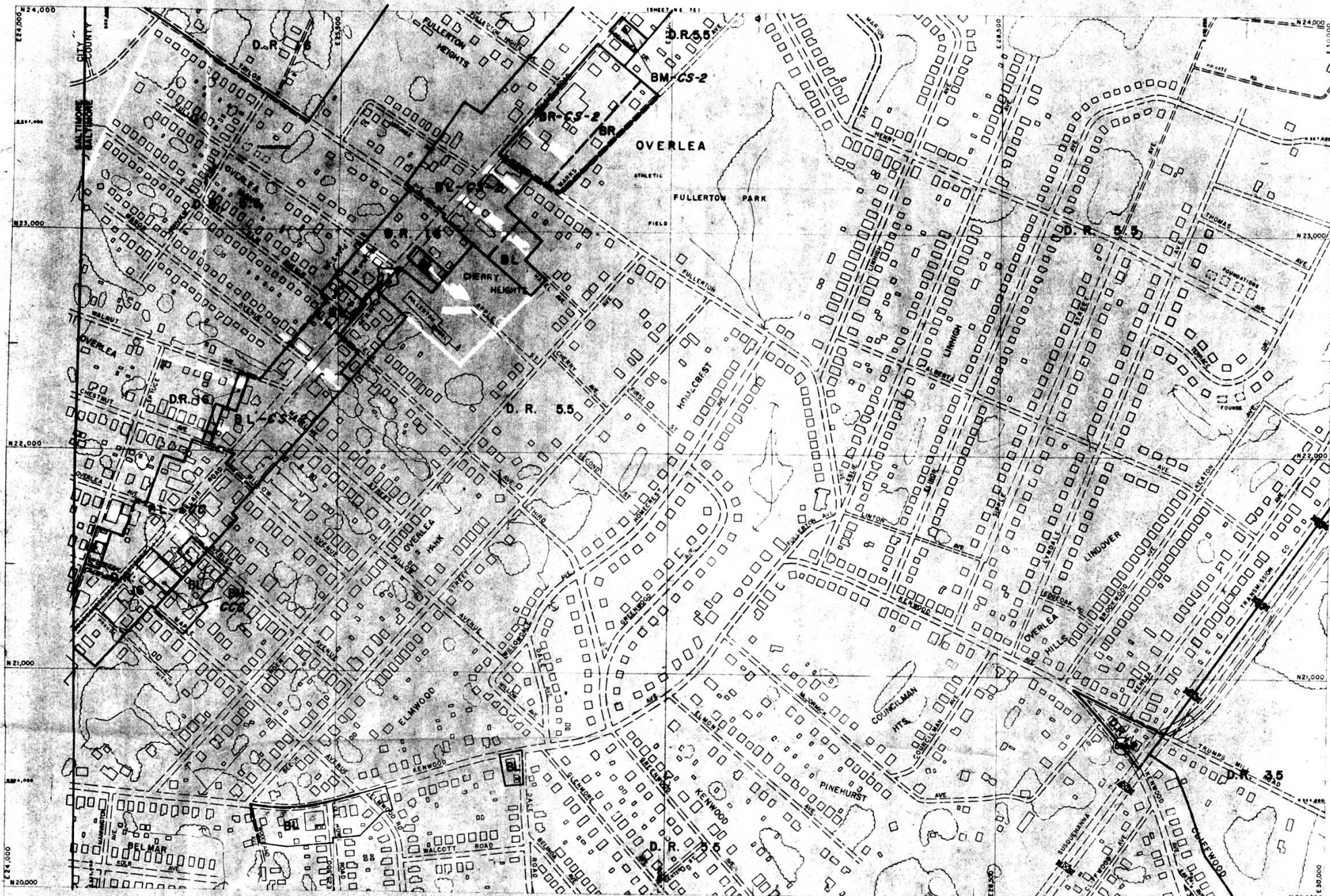
SCALE: 1 INCH = 50 FEET
 DATE: SEPTEMBER 27, 1977
 JOB NO: 5817-77095-1
 FILE NO: 0914-08110-2
 SHEET 1 OF 1

059

4

19-16 NW





N - SE M - SW
J - NE I - NW

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7 1976 & OCT. 8 1976
BILL NOS. 108-76, 109-76, 110-76, 111-76,
112-76, 113-76, and 114-76

CHAIRMAN COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE

SCALE
1" = 200'

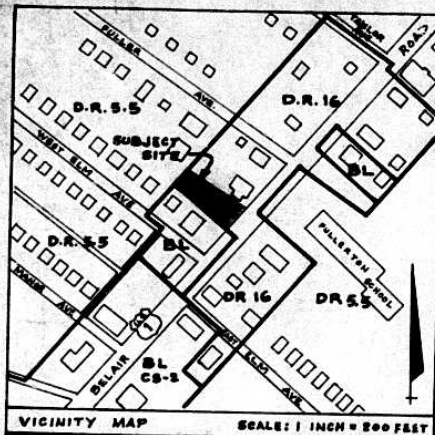
DATE OF
PHOTOGRAPHY
APRIL 1955

LOCATION
OVERLEA

SHEET
N.E.

6-E

AERO SERVICE CORPORATION - PHILADELPHIA, PA.



RE: PETITION FOR SPECIAL EXCEPTION
AND VARIANCE
AT: NW COR. OF BELAIR ROAD, 70 FT. N. OF
WEST ELM AVE. - 14TH ELECT. DIST.
FOR: STEPHEN & VERONICA MIKO - PETITIONERS
N2 78-127-XA (ITEM N2 72)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 5-17-78
78-127XA



SAMUEL P. FRAMM
MR. REG. L.S. N15817

REVISIONS		OWNER - PETITIONER
1	BY: FRAMM & ASSOCIATES	D. J. KIRKWOOD & CO., INC.
2	BY: FRAMM & ASSOCIATES	WILLIAMSON LANE
3	BY: FRAMM & ASSOCIATES	COCKEYSVILLE, MD. 21030

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND
VARIANCE IN THE USE OF THE SUBJECT PROPERTY KNOWN AS
7202 BELAIR ROAD
LOCATED IN THE FOURTEENTH ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND

FRAMM & ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS
3210 SOUTHGREEN ROAD
BALTIMORE, MARYLAND 21207
TELEPHONE: (301) 982-4457

SCALE: 1 INCH = 20 FEET
DATE: SEPTEMBER 27, 1977
JOB No: 5817-77095-1
FILE No: 0314-081-10-2
SHEET 1 OF 1

