

LAW OFFICES
THOMAS J. AVERSA, JR.
SUITE 210 - EVERETT BUILDING
660 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
(301) 296-3060

PASADENA, MARYLAND OFFICE
2634 MOUNTAIN ROAD
299-1920

May 14, 1979

County Board of Appeals
Courthouse - Room 218
Towson, Maryland 21204

Attention: Walter A. Reiter, Jr.
Chairman

RE: Joseph A. Andresini and Gertrude Skopp
t/a Century Properties
Case No. 78-155-XA

Dear Walter:

I am writing on behalf of my clients in reference to the Petition for Special Exception and Variance which was heard before the Board on Tuesday, December 19, 1978. As of this date, we have not received an opinion with respect to same. I know that the Board is extremely busy, however, my clients fall within the hardship category.

As you probably know, they were doing business out of the Everett Building which was severely damaged by a fire in April, 1979. The building has been condemned by the County and it will be some time before same is rehabilitated.

In the meantime, my clients are hardpressed for office space. I would appreciate your considering this matter on the basis of a hardship case and issue the Board's opinion and order as soon as possible. Thanking you in advance for your cooperation in this matter, I am,

Very truly yours,


THOMAS J. AVERSA, JR.

TJA:wpb

cc: Mr. Joseph A. Andresini

Mrs. Gertrude Skopp

*Recd 5-15-79
2:15 PM*

not in file

ALAN L. WINIK
ATTORNEY-AT-LAW
 9810 NORT WOOD DRIVE
 BALTIMORE, MARYLAND 21212

78-155

May 9, 1978

Zoning Commissioner
 County Office Building
 Towson, Md. 21204

Re: No. 78-155-XA (Item 91)

Dear Mr. Commissioner:

Enclosed please find the notice of appeal on behalf of my client, Mrs. Raymond W. Herrmann. Also, attached is our draft in the amount of seventy-five (\$75.00) dollars to cover the costs of this appeal.

Please advise the undersigned of the date of further proceedings herein.

Very truly yours,

Alan L. Winik
 Alan L. Winik



not on file

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. Andresini & Gertrude Skopp
1 or we, J/A Century Properties, Inc., 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 1002.2B (V, B, 2) to permit said owner to use the property for the following reasons:

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty.
Lot is 50 feet in width and there is an existing building on said lot. Existing building is located 9.65 feet from abutting property to the south (1513 York Road) and 6.55 feet from abutting property to the north (1517 York Road).

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 of Baltimore County.

Contract purchaser: Joseph A. Andresini & Gertrude Skopp
Address: 660 Kentworth Drive, Towson, Maryland 21204
Protestant's Attorney: Thomas J. Aversa, Jr., 660 Kentworth Drive, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1978, at 11:00 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County (over)

MICROFILMED

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. Andresini & Gertrude Skopp
1 or we, J/A Century Properties, Inc., 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 as _____ zone to an _____ zone, for the following reasons: N/A

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 _____ real estate.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification 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 of Baltimore County.

Contract purchaser: Joseph A. Andresini & Gertrude Skopp
Address: 660 Kentworth Drive, Towson, Maryland 21204
Protestant's Attorney: Thomas J. Aversa, Jr., 660 Kentworth Drive, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of February, 1978, at 11:00 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County (over)

MICROFILMED

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1 or we, J/A Century Properties, Inc., legal owner, of the property situate in Baltimore County, the property outline of which is shown to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL _____

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA: 23,871 sq. ft.
GRAZING: _____
BUILDING SIZE: _____
GROUND FLOOR: 30' x 30' AREA: 900 sq. ft.
NUMBER OF FLOORS: Two TOTAL HEIGHT: 20' FLOOR AREA RATIO: TOTAL FLOOR AREA DIVIDED BY SITE AREA: .37
BUILDING USE: _____
GROUND FLOOR: 30' x 30' OTHER FLOORS: 10' x 10'

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR: 3 OTHER FLOORS: 1 TOTAL: 4

AREA OF SITE TO BE USED TO ACCOMMODATE REQUIRED PARKING SPACES: 1,000 sq. ft. (Paved Area May Be Estimated By Multiplying Required Number of Spaces By 250')

UTILITIES: WATER: ☒ AVAILABLE ☐ PRIVATE, TYPE OF SYSTEM: _____

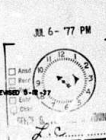
SEWER: ☒ AVAILABLE ☐ PRIVATE, TYPE OF SYSTEM: _____

UTILITIES SECURITY APPROVAL: _____

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

Signature of Applicant: Joseph A. Andresini & Gertrude Skopp
Address: 660 Kentworth Drive, Towson, Maryland 21204
Signature of Zoning Commissioner: Thomas J. Aversa, Jr.
Address: 660 Kentworth Drive, Towson, Maryland 21204

THE PLANNING BOARD HAS DETERMINED ON 9-28-77 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-8 (1) OF THE BALTIMORE COUNTY ZONING LAW.



IDCA FORM NO. 2, REVISION 8-8-77

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
JOHN D. SEVIER
DIRECTOR

November 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 #91 Zoning Advisory Committee Meeting, November 1, 1977 are as follows:
Property Owner: Joseph A. Andresini, et al.
Location: 8/8 York Road - 130' N Thornhill Rd
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)

Acres: 0.167
District: 9th

The items checked below are applicable:

- Structure shall be upgraded to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement and other applicable codes, for new use - Compliance with the Building Code is required.
- A building permit shall be required before construction can begin. A change of occupancy permit is required.
- Three sets of construction drawings will be required to file an application for a building permit.
- 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.
- 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.
- No comment.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

Very truly yours,

Charles E. Burman
Charles E. Burman
Plan Review Chief
CDB:rr

MICROFILMED

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 25, 1977

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

Dear Mr. DiNenna:
The following are comments on Item #91 Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Joseph A. Andresini, et al.
Location: 8/8 York Rd. 130' N Thornhill Rd.
Acres: 0.167
District: 9th

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

Very truly yours,

Thomas J. Aversa, Jr.
Thomas J. Aversa, Jr.
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1.86

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1978

COUNTY OFFICE BLDG
111 N. TOWSON AVE.
TOWSON, MARYLAND 21204
Nicholas B. Condonari
Commodore

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADVISORY COMMITTEE
INDUSTRIAL DEVELOPMENT

Thomas J. Aversa, Jr., Esquire
Suite 410
Everett Building
660 Kentworth Drive
Towson, Maryland 21204

RE: Special Exception and Variance Petition Item Number 91
Petitioner - J. Andresini, et al

Dear Mr. Aversa:

Reference is made to the second paragraph, line four, of the comments that were forwarded to you on December 7, 1977, on the above referenced matter.

I inadvertently described the building on the subject property as a two-story dwelling rather than a one and one-half story dwelling.

Please make note of this, and if you have any further questions, please feel free to contact me at your convenience.

Very truly yours,

Nicholas B. Condonari
Nicholas B. Condonari
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Shenk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Bel Air, Maryland 21014

MICROFILMED

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THOMAS M. MOHR, JR., P.E.
DIRECTOR

December 9, 1977

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

Re: Item #91 (1977-1978)
Property Owner: Joseph A. Andresini, et al.
8/8 York Rd. 130' N. Thornhill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acres: 0.167 District: 9th

Dear Mr. DiNenna:

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

General:

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

Highways:

York Road (Md. 45) 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 work on, including the stripping of top soil.

Storm Drains:

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.

MICROFILMED

November 9, 1977

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

Re: Item 91 - ZAC - November 1, 1977
Property Owner: Joseph A. Andresini, et al.
Location: E/S York Rd. 130' N. Thornhill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acres: 0.167
District: 9th

Dear Mr. DiNenna:

The proposed special exception will not create any major increase in trip density. Entrance must conform to state standards.

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

CHM/lan

MICROFILMED

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Commodari Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph A. Andresini, et al
Location: E/S York Rd. 130' N. Thornhill Rd.
Item No. 91 Zoning Agenda Meeting of 11/1/77

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 grouped 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 _____ exceeds 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.
- () 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.
- (x) 6. Site plans are approved as shown.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *Bernie Groves*
Bernie Groves
Special Inspection Division

Noted and Approved: *George M. Gagnett*
George M. Gagnett
Deputy Chief
Fire Prevention Bureau

MICROFILMED

January 5, 1978

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 #91, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: Joseph A. Andresini, et al
Location: E/S York Road 130' N. Thornhill Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acres: 0.167
District: 9th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

It is requested that the proposed screening be evergreen plantings. Landscaping should be provided along the frontage of the property.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

MICROFILMED

May 9, 1978

Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: No. 78-155-XA (Item 91)

Dear Mr. Commissioner:

Enclosed please find the notice of appeal on behalf of my client, Mrs. Raymond W. Herrmann. Also, attached is our draft in the amount of seventy-five (\$75.00) dollars to cover the costs of this appeal.

Please advise the undersigned of the date of further proceedings herein.

Very truly yours,

Alan L. Winik
Alan L. Winik



MICROFILMED

November 4, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 1, 1977
ITEM: 91
Property Owner: Joseph A. Andresini, et al
Location: E/S York Road
(Route 45), 130' N. Thornhill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acres: 0.167
District: 9th

Dear Mr. DiNenna:

The existing entrance is 20' in width at the curb line and 8' in width at the right of way. The entrance must be widened to a minimum width of 25' throughout the right of way area and into the site. The proposed curbing between the parking lot and the right of way area must be noted as standard concrete curb.

The plan must be revised prior to the hearing.

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

CLJEM:ivrd

MICROFILMED

Mrs. Florence M. Palmer
1517 York Road
Lutherville, Maryland 21093

February 23, 1978

Re: Item #91 (1977-1978)
Property Owner: Joseph A. Andresini, et al
E/S York Rd. 130' N. Thornhill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acres: 0.167 District: 9th

Dear Mrs. Palmer:

Your letter of February 11, 1978 and statement (February 1, 1978), express your understanding and concern for drainage of a proposed parking area on your neighboring Andresini property in connection with Zoning Item #91 (1977-1978) - Special Exception for offices.

As you acknowledge, the Baltimore County Bureau of Engineering Comments for Zoning Item #91 (1977-1978) advised the petitioner as to sediment control, storm water and drainage.

Be assured that a site plan for the petitioner's proposed improvements (parking lot, drainage, etc) will be required and subject to approval by the Department of Public Works, the Office of Planning and Zoning, the Department of Permits and Licenses and the State Highway Administration.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chief, Bureau of Engineering

END:ENR:PM:ee

cc: S. Eric DiNenna - with attachments
John D. Baylert
John Berkey
John L. Wimbley
Robert A. Norton
John Meyers
File

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1978

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

also
Nicholas B. Commodari
Chairman

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andresini, et al

Dear Mr. Aversa:

I am in receipt of revised plans reflecting the comments from this committee that were forwarded to you on December 7, 1977. Attached is a copy of the comments from the Office of Project and Development Planning concerning the proposed screening. In addition the Variance for the setbacks of the existing building has been included with this petition.

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

NBC:rr

Enclosure

cc: Sherk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Bel Air, Maryland 21014

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1977

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

also
Nicholas B. Commodari
Chairman

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 91
Petitioner - Jos. Andresini, et al

Dear Mr. Aversa:

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 suitability of the requested zoning.

Located on the east side of York Road approximately 200' southeast of Croftley Road in the 8th Election District and not the 9th as shown on the submitted site plan, this D.R. 16/5.5 zoned site is currently improved with a two-story dwelling proposed to be converted to offices. Adjacent properties are also zoned D.R. 16 and are improved with similar type residential uses.

Because of your client's proposed utilization of this property, this Special Exception is required. In addition and because this property is zoned residential, it was subjected to the review of the Baltimore County Planning Board to determine if all applicable requirements

MICROFILMED

Thomas J. Aversa, Jr., Esquire
Page 2
Item Number 91
December 17, 1977

of the Interim Development Control Act were satisfied.
Since we received their approval in accordance with
this Act, this petition can now be processed.

The submitted site plan must be revised to indicate
the correct zoning on the subject property, the pro-
visions for accommodating storm water or drainage,
and the widening of the entrance into this property,
as indicated in the comments of the State Highway
Administration. Because this will force the parking
layout to be altered, I am withholding the scheduling
of a hearing date until this change has been indicated.
In order to avoid any further delay to your client,
I am forwarding these comments without those of the
Office of Project and Development Planning. I
strongly urge you to personally contact Mr. John
Wimbley at 494-3335, in order to solicit his comments.

If you have further questions regarding any
information, please feel free to contact this office.

Very truly yours,

NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Shenk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Baltimore, Maryland 21014

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3363
S. ERIC DINENNA
ZONING COMMISSIONER

April 20, 1978

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Petition for Reclassification
and Variances
E/S of York Road, 130' N of
Thornhill Road - 8th Election
District
Joseph A. Andresini, et ux -
Petitioners
NO. 78-155-XA (Item 91)

Dear Mr. Aversa:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/jhm

Attachments

cc: Mr. Jo Herrmann
21 Thornhill Road
Lutherville, Maryland 21093

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner
FROM: Leslie H. Groaf, Director of Planning
SUBJECT: Petition 78-155-XA, ITEM # 91

Date: January 16, 1978

Petition for Special Exception for Offices and Office Building
Petition for Variance for Side Yard
East side of York Road 130 feet North of Thornhill Road
Petitioner - Joseph A. Andresini, et al

HEARING: Wednesday, February 1, 1978 (11:00 A.M.)

The proposed office use would be appropriate here. It is suggested that provisions
be made for future internal traffic circulation between properties along this portion
of York Road.

If this petition is granted, it is requested that a detailed landscaping plan be prepared
by the petitioner, reviewed by the Division of Current Planning and Development
Design, and incorporated as a part of the zoning order.

Leslie H. Groaf
Director of Planning

LHG:JHM

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1977

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

S.A.C. Meeting of: November 1, 1977

RE: Item No: 91
Property Owner: Joseph A. Andresini, et al.
Location: E/S York Rd. 130' N Thornhill Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)

District: 9th
No. Acres: 0.167

Dear Mr. Dinenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

NKP/bp

JOSEPH H. MCCORMACK, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS M. ROTARIUS

THOMAS H. BOYER
WES. LOBBRAINE F. CHURCH
ROGER B. WATSON
ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORECK
WES. WILSON - SMITH, JR.
RICHARD W. TRACY, D.V.M.

Item #91 (1977-1978)
Property Owner: Joseph A. Andresini, et al.
Page 2
December 8, 1977

Water and Sanitary Sewer:

Public water supply and sanitary coverage are serving the present residence.
This property is tributary to the Jones Falls Sanitary Sewer System, subject to
State Health Department regulations.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

ELLEN WORTH N. DYER, P.E.
Chief, Bureau of Engineering

END: EAM, PWR: ss

cc: J. Somers
W. Munchel

9-SE Key Sheet
44 NW 1 Pos. Sheet
NW 12 A Page
61 Tax Map

SHEK-STILL ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
43 EAST LEE STREET, BEL. AIR, MARYLAND 21014

WILLIAM SHEK, P.E. - ROBERT M. STILL, P.L.S.

October 19, 1977

PH 7701

PARTICULAR DESCRIPTION ZONING SPECIAL EXCEPTION

Beginning for the same at a pipe now set on the east side of York Road
(Maryland Route 45) said pipe being 130.00 feet more or less measured along the
east side of York Road from the center line of Thornhill Road. Said pipe being
also on the last line of that tract of land which by a deed dated 10 June 1974
was conveyed by C. Alan Peck Jr. and Glenn C. Peck, Sr. et al., to C. Alan Peck
and Franca F. Peck and recorded among the Land Records of Baltimore County in
Liber E.H.K. Jr. 5532 folio 37, running thence binding reversal; on the fourth,
third and part of the second lines of the above mentioned deed the 3 following
courses and distances as now surveyed viz:

- (1) North 54 - 30 - 46 East 146.03 feet to a pipe heretofore set.
- (2) South 35 - 29 - 14 East 50.00 feet to a pipe now set.
- (3) South 54 - 30 - 46 West 146.10 feet to a pipe now set on the east side
of York Road, thence binding on the east side of York Road
- (4) North 35 - 24 - 35 West 50.00 feet to beginning hereof. Containing
0.167 acres of land more or less.

Being a part of that tract of land which by a deed dated 10 June 1974
was conveyed by C. Alan Peck Jr. and Glenn C. Peck, Sr. et al., to C. Alan Peck
and Franca F. Peck and recorded among the Land Records of Baltimore County in
Liber E.H.K. Jr. 5532 folio 37.

TELEPHONES
301 - 838-1441
301 - 879-1441

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
May 15, 1979

in H. Garmer, Esquire
608 Baltimore Avenue
Towson, Md. 21204

Re: Case No. 78-155-XA
Joseph A. Andresini, et al

Dear Mr. Garmer:

Enclosed herewith is a copy of the Opinion and Order
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith L. Eisenhart, Adm. Secretary

End.

cc: Mrs. Raymond W. Herrmann
Thomas J. Aversa, Jr., Esquire
Mr. Joseph A. Andresini, et al
Mrs. Florence Palmer
Mr. Donald P. Monro
John W. Hessian, III, Esquire
Mr. J. E. Dyer
Mr. L. H. Groaf
Mr. J. Howell
Board of Education

LAN OFFICE
JULIAN H. GARMER
608 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(301) 821-6127

March 21, 1979

County Board of Appeals
Court House
Towson, Maryland 21204

RE: Andresini Appeal
Case # 78-155-XA

Gentlemen:

Please be advised that this office now represents
Mrs. Jo Herrmann and Bridge Wood Community Association, Inc., in
the above referenced matter. Kindly note your file accordingly
so that I will receive a copy of the Board's opinion when it
is rendered.

Thank you for your usual cooperation.

Very truly yours,

John H. Garmer

JHG/te

CC Mrs. Jo Herrmann

MICROFILMED

MICROFILMED

MICROFILMED

LAW OFFICES
THOMAS J. AVERSA, JR.
SUITE 210 - EVERETT BUILDING
800 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
(301) 890-0000
May 14, 1979

County Board of Appeals
Courthouse - Room 218
Towson, Maryland 21204
Attention: Walter A. Reiter, Jr.
Chairman

RE: Joseph A. Andresini and Gertrude Skopp
2 1/2 Century Properties
Case No. 78-155-XA

Dear Walter:

I am writing on behalf of my clients in reference to the Petition for Special Exception and Variance which was heard before the Board on Tuesday, December 19, 1978. As of this date, we have not received an opinion with respect to same. I know that the Board is extremely busy, however, my clients fall within the hardship category.

As you probably know, they were doing business out of the Everett Building which was severely damaged by a fire in April, 1979. The building has been condemned by the County and it will be some time before same is rehabilitated.

In the meantime, my clients are hardpressed for office space. I would appreciate your considering this matter on the basis of a hardship case and issue the Board's opinion and order as soon as possible. Thanking you in advance for your cooperation in this matter, I am,

Very truly yours,

Thomas J. Aversa, Jr.
THOMAS J. AVERSA, JR.

TJA:wpb

cc: Mr. Joseph A. Andresini

Mrs. Gertrude Skopp

MICROFILMED

RE: PETITIONS FOR RECLASSIFICATION : BEFORE THE
AND VARIANCES : ZONING COMMISSIONER
E/S of York Road, 130' N of
Thornhill Road - 8th Election
District : OF
Joseph A. Andresini, et ux -
Petitioners : BALTIMORE COUNTY
NO. 78-155-XA (Item 91) :

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices and Variances to permit side yard setbacks of 6.55 feet and 9.65 feet in lieu of the required 25 feet. The subject property is located on the east side of York Road, 130 feet north of Thornhill Road, in the Eight Election District of Baltimore County.

Evidence presented by the Petitioners indicated that the subject property is zoned D.R. 16 and is adjoined by single family detached dwellings. Commercial uses exist opposite the property on York Road. Mr. Andresini, one of the owners of the subject property, indicated that he has been in the real estate business, as a broker, for 16 years and that he purchased the subject property in August, 1977. He wishes to convert the existing dwelling to offices for his real estate business.

Expert testimony indicated that there would be less use of the water and sewer facilities if the property were used as offices rather than a dwelling. It was further testified to that the subject property would not overburden the roads with traffic. In addition, Mr. Leslie H. Graef, in his comments of January 16, 1978, indicated that the "proposed office use would be appropriate here".

Mrs. Florence Palmer, a resident of the area for approximately 30 years, testified in protest, indicating that she was concerned about water runoff and drainage problems in the general area.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met, and the Special Exception

MICROFILMED

Received
Mr. Thomas M. Palmer
Chief, Bureau of Engineering
Baltimore, Maryland
Dear Sir:
This refers to your letter of December 4, 1978, dated 4/11/1979 (1978) regarding the building 1310' N of York Road, Baltimore, Maryland, which is being used for office and parking space.
The letter to the Zoning Commissioner under the caption "Thomas M. Palmer" states "Remain for engineering office and parking space" and has not been included in the submitted plans.
My husband and I attended the hearing held on February 20th and of which I have a paper, which is attached for your information, as we understood it to be a transcript and not a map.
We are greatly concerned regarding the drainage problem. The property at 1310' N of York Road is on a hill and will have a large drain.
We request that you maintain the matter through the proper permit is issued so that we do not have a drainage problem.
Yours truly,
Thomas M. Palmer

MICROFILMED

should be granted. Furthermore, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioners and the Variances requested not adversely affecting the health, safety, or general welfare of the community, the requested Variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of April, 1978, that the aforementioned Special Exception and Variances should be and the same are GRANTED, from and after the date of this Order, subject to:

1. Utilization of the present structure, with no further expansion permitted.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Thomas M. Palmer
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 24, 1979

BY John R. Blyskal

MICROFILMED

Received
County Board of Appeals
Towson, Maryland
Dear Sir:
I, Thomas M. Palmer, together with my husband, Ernest E. Palmer, have owned and occupied for 20 years, the property at 1310' N of York Road, Baltimore, Maryland, on the north of the driveway, shopping property, which owner has requested a zoning change from residential to office.
We are greatly concerned about the drainage problem as nearly every foot of the parking lot and driveway slopes slopes northward toward our property.
We have noted the County Engineer's assessment of this problem in a report filed in connection with this matter and if the recommendations are incorporated in the permit issued for the completion of the parking lot and driveway, slopes, including the black toping, the drainage problem will be solved.

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE
for Offices and Office Building, and : COUNTY BOARD OF APPEALS
VARIANCES from Section 1802.2.B. :
(B.V.2) of the Baltimore County :
Zoning Regulations : OF
E/S of York Road 130' : BALTIMORE COUNTY
N. of Thornhill Road :
8th District :
Joseph A. Andresini, et al : No. 78-155-XA
Petitioners :

OPINION

This case comes before the Board on an appeal by the President of the Bridlewood Community Association, Inc. from the decision of the Zoning Commissioner, dated April 20, 1978, which granted the requested petition, subject to restrictions.

The subject property is located on the east side of York Road approximately 130 feet north of Thornhill Road in the Eighth Election District of Baltimore County, and enjoys D.R. 16 zoning. The improvements thereon are of brick construction previously used as individual residential use and are now vacant.

The Petitioner testified as to the above facts and also that the area surrounding the subject property is almost entirely either in office or commercial use. It is his proposal to retain the structure as it now exists and place it into an office use in conjunction with his real estate business. No exterior changes are proposed. The Petitioner, who is in the real estate business, indicated that the subject property is not conducive to a residential use being on York Road with its tremendous volume of traffic and the surrounding commercial and office uses.

Four other witnesses testified on behalf of the Petitioner, including professional witnesses, who indicated that the subject property is unfit for residential use and that the proposed office use would satisfy the requirements of Section 502.1 dealing with special exceptions in the Baltimore County Zoning Regulations. Additionally, there were three witnesses from the neighborhood, all of which testified in favor of the requested petition. Additional testimony indicated that in order to retain the existing structure under the proposed special exception, it would be necessary for a variance to be granted.

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Therefore, if this recommendation are strictly complied with and we can be assured the drainage problem will be solved, we will not oppose the application for exception to change the property from residential to office.

MICROFILMED

Joseph A. Andresini, et al - 78-155-XA

2.

There was only one witness that testified on the opposing side of this case, that being James Haswell of the Planning staff. However, Mr. Haswell's testimony was not in opposition but rather that he would favor the special exception at this location, and that the planning motive for imposing D.R. 16 on the subject property contemplated office use through a special exception, as is proposed in this case.

Consequently, in reviewing all of the testimony and evidence in this case, it is the opinion of this Board that the special exception for offices on the subject property would be an appropriate use, and further, that there has been compliance with all of the requirements of Section 502.1 of the Baltimore County Zoning Regulations. Furthermore, it would impose practical difficulty and/or unreasonable hardship upon the Petitioner if the variances were not granted as it would be impossible to use the structure as it now exists, which is the thinking of this Board in order to retain the residential appearance of the structure on the subject property. Accordingly, an Order will be passed granting the requested petition, subject to restrictions, in accordance with the foregoing petition.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of May, 1979, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 20, 1978, be and the same is hereby affirmed, and that the special exception and variance petitioned for, be and the same are hereby GRANTED, subject to the following restrictions:

1. Utilization of the present structure, with no further expansion permitted.

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2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.
3. Approval of a landscape plan by the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Jeter, Jr., Chairman
Robert L. Gifford

Case No. 6849
John H. Carver

MRS. RAYMOND W. HERRMANN

PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
7/9 of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

Thomas J. Averna, Jr.

COUNTY BOARD OF APPEALS

ADVANCE COSTS
Plaintiff's Atty. 5.00
Clerk 50.00
Sheriff
Paid 1/4/79 REC 69
Receipt No. 24577
ADDITIONAL COSTS
Clerk
Sheriff
Deft's Atty.
Paid Per
Receipt No.
Record

- (1) June 14, 1979 - Order for Appeal by Mrs. Raymond W. Herrmann from the Order and Decision of the County Board of Appeals.
 - (2) June 19, 1979 - Appeal Petition filed.
 - (3) June 25, 1979 - Certificate of Notice filed.
 - (4) June 27, 1979 Appellant's Motion for Extension of Time to file Record & Order of Court granting same filed. (ANS)
 - (5) July 12, 1979 App. of Thomas J. Averna, Jr. for the Appellees' (Andresini & Group). Same day Answer filed.
 - (6) Aug. 1, 1979 Answer & Transcript of Record filed.
- Dec. 18, 1979 Hon. John T. Haine, Jr. Hearing held. Appeal Dismissed.
Order of County Board of Appeals affirmed.

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RECEIVED
BALTIMORE COUNTY
CLERK'S OFFICE
JUL 21 11 45 AM '79

MISCELLANEOUS DOCKET No. 11

PAGE 249

CENTRAL ASSIGNMENT

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
7/9 of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 11
Folio No. 1 299
File No. 6849

APPEAL PETITION

Now comes Mrs. Raymond W. Herrmann, Appellant, by John H.

Carver, her attorney, pursuant to Maryland Rule 82, respectfully represents:

1. That by Order of the Zoning Commissioner dated April 20, 1978 a special exemption and variance were granted to allow the property herein to be used for office purposes subject to certain restrictions.
2. That by Order of the County Board of Appeals dated May 15, 1978, the foregoing Order of the Zoning Commissioner was affirmed, and the special exemption and variance petitioned for were granted subject to certain restrictions.
3. That the County Board of Appeals acted arbitrarily and capriciously in not granting a postponement requested by appellant at the time of the hearing on December 19, 1978 to allow appellant to obtain and have legal counsel present and actively participate at said hearing and as a result thereof, appellant was denied her constitutional right to procedural due process of law.
4. That the County Board of Appeals acted arbitrarily and capriciously in granting the special exemption and variance for office use in that petitioner failed to establish compliance with all of the requirements of Section 502.1 of the zoning regulations, specifically those pertaining to the creation of congestion in roads, streets and alleys, and tending to overcrowd lots and cause undue concentration of population.

RECEIVED
BALTIMORE COUNTY
CLERK'S OFFICE
JUL 22 11 45 AM '79

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5. That the County Board of Appeals acted arbitrarily and capriciously and erroneously in concluding that the present structure could not be used for residential purposes since there are three houses of similar description similarly situated and contiguous to the subject property which are presently being used for residential purposes.

WHEREFORE, appellant prays this Court by its order:

- a. Reverse the Order of the County Board of Appeals and deny petitioner's request for special exemption and variance on the subject property.
- b. Remand these proceedings to the County Board of Appeals to allow appellant to appear before said Board with legal representation and present testimony and evidence in opposition to petitioner's request for special exemption and variance on the subject property.
- c. Grant such other and further relief as the nature of appellant's case requires.

John H. Carver
904 Spadefield Towne Building
401 Washington Avenue
Towson, Maryland 21204
821-6127
Attorney for Appellant

I HEREBY CERTIFY that on this 14th day of June, 1979, a copy of the foregoing Appeal Petition was mailed to County Board of Appeals, Room 219, County Courts Building, Towson, Maryland 21204, Thomas J. Averna, Jr., Esquire, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph A. Andresini, et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel.

John H. Carver

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
7/9 of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 11
Folio No. 299
File No. 6849

ORDER FOR APPEAL

Mr. Clark:

Please note an appeal to the Circuit Court for Baltimore County from the decision and Order of County Board of Appeals dated May 15, 1979, in above entitled matter on behalf of Mrs. Raymond W. Herrmann.

John H. Carver
904 Spadefield Towne Building
401 Washington Avenue
Towson, Maryland 21204
821-6127
Attorney for Appellant

I HEREBY CERTIFY that on this 14th day of June, 1979, a copy of the foregoing Order for Appeal was mailed to County Board of Appeals, Room 219, County Courts Building, Towson, Maryland 21204, Thomas J. Averna, Jr., Esquire, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph A. Andresini, et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel.

John H. Carver

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
7/9 of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 11
Folio No. 299
File No. 6849

NOTICE FOR EXTENSION OF TIME TO FILE RECORD

Appellant, by John H. Carver, her attorney, pursuant to Maryland Rule 87 b moves for an extension of sixty (60) days in order to file record in the above captioned case. The grounds of motion are:

1. The above referenced transcript is due in this court on or before July 23, 1979.
2. The reporter, C. Leonard Pothius, has advised counsel for Appellants that he needs an additional sixty (60) days in order to transcribe the proceedings before the Board of Appeals.

John H. Carver
904 Spadefield Towne Building
401 Washington Avenue
Towson, Maryland 21204
821-6127
Attorney for Appellant

I HEREBY CERTIFY that on this 27th day of June, 1979, a copy of the foregoing Motion for Extension of Time to File Record with Order was mailed to County Board of Appeals, Room 219, County Courts Building, Towson, Maryland 21204, Thomas J. Averna, Jr., Esquire, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph A. Andresini, et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel.

John H. Carver

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
7/9 of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No. 11
Folio No. 299
File No. 6849

ORDER

The foregoing Motion for Extension of Time to Transmit the record having been read and considered, in this 27th day of June, 1979, by the Circuit Court for Baltimore County.

ORDERED, that the time for filing the record in the above entitled case be and the same is hereby extended for a period of sixty (60) days from July 23, 1979 to September 18, 1979.

ROBERT W. BRIDGEMAN
Judge

RE: PETITIONS FOR
RECLASSIFICATION
AND VARIANCES
E/S of York Road,
150' N. of Thornhill
Road-8th Election
District
Joseph A. Andresini
et al, Petitioners
No. 78-155-XA (Item 91)

BEFORE THE ZONING COMMISSIONER
OF
BALTIMORE COUNTY

NOTICE OF APPEAL

Mr. Commissioner:

Please note an appeal by Mrs. Raymond W. Herrmann, et al, Thomas J. Averna, Jr., Esquire, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph A. Andresini, et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204, People's Counsel, from the decision in the above-captioned matter decided April 20, 1978.

John L. Wink, Esq.
5810 Norwood Drive
Baltimore, Md. 21212
396-3944

Attorney for Appellant

CC: Thomas J. Averna, Jr. Esq.
Suite 210
Evert Building
660 Kenilworth Drive
Towson, Md. 21204



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MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
for Offices and Office Building, and
VARIANCE from Section 1802.2.B.
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District

Joseph A. Andresini, et al.
Petitioners

Case No. 78-155-XA

Mrs. Raymond W. Herrmann
Protestant-Appellant

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 8-2 (d) of the Maryland Rules of Procedure;
Walter A. Reiter, Jr. and Robert L. Gilland, constituting the County Board of Appeals of
Baltimore County, have given notice by mail of the filing of the Appeal to the representa-
tive of every party to the proceeding before it; namely, Thomas J. Averso, Jr., Esquire,
210 Everett Building, 660 Kenilworth Drive, Towson, Maryland 21204, Counsel for Petitioners,
and Mr. Joseph A. Andresini, et al, 1/6 Century Properties, 660 Kenilworth Drive, Towson,
Maryland 21204, Petitioners, and John H. Garner, Esquire, 401 Washington Avenue, Towson,
Maryland 21204, Attorney for the Protestant, and Mrs. Raymond W. Herrmann, 21 Thornhill
Road, Lutherville, Maryland 21093, Protestant, and Mrs. Florence Palmer, 1517 York Road,
Timonium, Maryland 21093 and Mr. Donald P. Monroe, 724 York Road, Towson, Maryland
21204, Requested Notification, and John W. Hession, III, Esquire, County Office Building,
Towson, Maryland 21204, People's Counsel for Baltimore County, a copy of which notice is
attached hereto and prayed that it may be made a part thereof.

Edith T. Eisenhart
Edith T. Eisenhart, Administrative Secretary
County Board of Appeals of Baltimore County
Room 219 Courthouse
Towson, Maryland 21204
494-3180

Andresini, et al v. Herrmann - 11/29/1978

I hereby certify that a copy of the foregoing Certificate of Notice has been
mailed to Thomas J. Averso, Jr., Esquire, 210 Everett Building, 660 Kenilworth Drive,
Towson, Maryland 21204, Attorney for the Petitioners, and Mr. Joseph A. Andresini, et al,
1/6 Century Properties, 660 Kenilworth Drive, Towson, Maryland 21204, Petitioners, and
John H. Garner, Esquire, 401 Washington Avenue, Towson, Maryland 21204, Attorney for
the Protestant, and Mrs. Raymond W. Herrmann, 21 Thornhill Road, Lutherville, Maryland
21093, Protestant, and Mrs. Florence Palmer, 1517 York Road, Timonium, Maryland
21093 and Mr. Donald P. Monroe, 724 York Road, Towson, Maryland 21204, Requested
Notification and John W. Hession, III, Esquire, County Office Building, Towson,
Maryland 21204, People's Counsel for Baltimore County, on this 29th day of June,
1979.

Edith T. Eisenhart
Edith T. Eisenhart, Administrative Secretary
County Board of Appeals of Baltimore County

cc: Zoning, M. Compagno
Planning, J. Maxwell

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
for Offices and Office Building, and
VARIANCE from Section 1802.2.B.
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District

Joseph A. Andresini, et al
Petitioners

Case No. 78-155-XA

Mrs. Raymond W. Herrmann
Protestant-Appellant

CERTIFIED COPIES OF PROCEEDINGS BEFORE
THE ZONING COMMISSIONER AND BOARD
OF APPEALS OF BALTIMORE COUNTY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come Walter A. Reiter, Jr. and Robert L. Gilland, constituting
the County Board of Appeals of Baltimore County, and in answer to the Order for Appeal
directed against them in this case, herewith return the record of proceedings had in the
above entitled matter, consisting of the following certified copies or original papers on
file in the office of the Zoning Department of Baltimore County:

ZONING ENTRIES FROM DOCKET OF ZONING COMMISSIONER
OF BALTIMORE COUNTY

File No. 78-155-XA

Aug. 25, 1977 I.D.C.A. approved by Planning Board (#77-27-X)
Dec. 7 Baltimore County Zoning Plans Advisory Committee comments, filed
" 30 Petition of Joseph A. Andresini and Gertrude Skopp, 1/6 Century
Properties, for special exception for offices and office building,
and variance from Section 1802.2.B (V.B.2) of the Baltimore
County Zoning Regulations, on property located on the east side
of York Road 130 feet north of Thornhill Road, 8th District - filed
" 30 Order of Zoning Commissioner directing advertisement and posting
of property - date of hearing set for February 1, 1978 at 11 a.m.

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Joseph A. Andresini, et al - No. 78-155-XA

Jan. 12, 1978 Certificate of Posting of property - filed
" 12 Certificate of Publication in newspaper - filed
" 16 Comments of Director of Planning - filed
Feb. 1 At 11 a.m. hearing on petition by Zoning Commissioner - case held
sub curia
Apr. 20 Order of Zoning Commissioner granting special exception and variance,
subject to restrictions
May 12 Order of Appeal to County Board of Appeals from Order of Zoning
Commissioner
Dec. 19 Hearing on appeal before County Board of Appeals - case held sub curia
May 15, 1979 Order of County Board of Appeals granting special exception and
variance, subject to restrictions
June 14 Order for Appeal filed in the Circuit Court for Baltimore County
" 22 Petition to accompany Order for Appeal filed in the Circuit Court for
Baltimore County
" 25 Certificate of Notice sent to all interested parties
July 5 Transcript of testimony filed - 1 volume
" 13 Motion for Extension of Time to file record on additional sixty (60) days
to September 18, 1979
Petitioner's Exhibit No. 1 - File in case
Aug. 1 Record of proceedings filed in the Circuit Court for Baltimore County

Record of proceedings pursuant to which said Order was entered and said Board
acted are permanent records of the Zoning Department of Baltimore County, as are also
the use district maps, and your respondents respectively suggest that it would be inconven-
ient and inappropriate to file the same in this proceeding, but your respondents will produce
any and all such rules and regulations, together with the zoning use district maps at the
hearing on this petition, or whenever directed to do so by this Court.

cc: T. Averso, Esq.
J. Garner, Esq.
J. Hession, Esq.

Respectfully submitted,

Muriel E. Buddemeier
County Board of Appeals
of Baltimore County

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
E/S of York Rd. 130' N of
Thornhill Rd., 8th District

JOSEPH A. ANDRESINI, et al,
Petitioners

ORDER TO ENTL. 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. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the
aforegoing Order was mailed to Thomas J. Averso, Jr., Esquire, Suite 210, Everett
Building, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III



MICROFILMED

MEMO-LETTER

TO: County Board of Appeals
Room 219 Courthouse
Towson, Md 21204

DATE: 7/17/78
SUBJECT: Your File #
78-155-XA
Andresini & Skopp
Baltimore Case

Please notify me when the appeal on this
case is to take place - I have an interest
as I purchased a similar property down
the street - I'd like to attend the hearing
with my attorney - Thank you!
Dr. Donald P. Monroe

Printed 7-17-78
2:15 PM

MICROFILMED

No. order from the
County Court showing
case in December 79

8/25-1978

h

Thomas J. Averso, Jr., Esquire
Suite 210 Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

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

Your petition does not meet the Zoning
Commissioner's requirements for filing, as per attached.

ERIC DIMMERS,
Zoning Commissioner

Owner(s) Name: ANDRESINI, JOSEPH A. & SKOPP, GERTRUDE
Reviewed by: MICHAEL A. B. CHAMBERLAIN
MICHAEL A. B. CHAMBERLAIN, Zoning
Commissioner

MICROFILMED

Thomas J. Averso, Jr., Esquire
Suite 210 Everett Building
660 Kenilworth Drive
Towson, MD 21204

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

Your petition has been received and accepted for filing
this day of 1978.

ERIC DIMMERS,
Zoning Commissioner

JOSEPH A. ANDRESINI, et al
S. J. AVERSO, Jr.
Reviewed by: MICHAEL A. B. CHAMBERLAIN
MICHAEL A. B. CHAMBERLAIN, Zoning
Commissioner

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of
July 1978. Filing Fee \$ 50.00 Received ☒ Check
☐ Cash
☐ Other

ERIC DIMMERS,
Zoning Commissioner

Petitioner: Thomas Averso Submitted by: Thomas Averso
Petitioner's Attorney Reviewed by: Thomas Averso

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

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

78-155-XA

District: 8th Date of Posting: 1-12-78
Posted for: Hearing held July 14, 1978 at 11:00 A.M.
Petitioner: Joseph A. Andresini
Location of property: E/S of York Rd. 130' N. of Thornhill Rd.
Location of Sign: 2 signs posted on 1578 York Rd. on front and
rear of lot.
Number: 1000 Date of return: 1-19-78
Posted by: Muriel E. Buddemeier

MICROFILMED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. Andresini & Gertrude Skopp
1, or we, 17A Century Properties, Inc., legal owner of the property abutting 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 1002-22 (V. B. 2) to permit side setbacks of 6.55' and 9.65' in lieu of the required 25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Lot is 50 feet in width and there is an existing building on said lot. Existing building is located 9.65 feet from abutting property to the south (1513 York Road) and 6.55 feet from abutting property to the north (1517 York Road).

Property is to be posted and advertised as prescribed by Zoning Regulations.
1, 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 of Baltimore County.

Contract purchaser
Address
THOMAS J. AVERSA, JR.
660 Kentilworth Drive
Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of February, 1978, at 11:00 o'clock A.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph A. Andresini & Gertrude Skopp
1, or we, 17A Century Properties, Inc., legal owner of the property abutting 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 an _____ zone to an _____ zone for the following reasons: N/A

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 _____.

Property is to be posted and advertised as prescribed by Zoning Regulations.
1, or we, agree to pay expenses of above re-classification 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 of Baltimore County.

Contract purchaser
Address
THOMAS J. AVERSA, JR.
660 Kentilworth Drive
Towson, Maryland 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 20th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of February, 1978, at 11:00 o'clock A.M.

(over)

RE: PETITIONS FOR RECLASSIFICATION : BEFORE THE
AND VARIANCES : ZONING COMMISSIONER
E/S of York Road, 130' N of : OF
Thornhill Road - 8th Election :
District : BALTIMORE COUNTY
Joseph A. Andresini, et ux -
Petitioners :
NO. 78-155-XA (Item 91)

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices and Variances to permit side yard setbacks of 6.55 feet and 9.65 feet in lieu of the required 25 feet. The subject property is located on the east side of York Road, 130 feet north of Thornhill Road, in the Eight Election District of Baltimore County.

Evidence presented by the Petitioners indicated that the subject property is zoned D.R. 16 and is adjacent by single family detached dwellings. Commercial uses exist opposite the property on York Road. Mr. Andresini, one of the owners of the subject property, indicated that he has been in the real estate business, as a broker, for 16 years and that he purchased the subject property in August, 1977. He wishes to convert the existing dwelling to offices for his real estate business.

Expert testimony indicated that there would be less use of the water and sewer facilities if the property were used as offices rather than a dwelling. It was further testified to that the subject property would not overburden the road with traffic. In addition, Mr. Leslie H. Graef, in his comments of January 16, 1978, indicated that the "proposed office use would be appropriate here".

Mrs. Florence Palmer, a resident of the area for approximately 30 years, testified in protest, indicating that she was concerned about water runoff and drainage problems in the general area.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met, and the Special Exception

should be granted. Furthermore, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioners and the Variances requested not adversely affecting the health, safety, or general welfare of the community, the requested Variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of April, 1978, that the aforementioned Special Exception and Variances should be and the same are GRANTED, from and after the date of this Order, subject to:

1. Utilization of the present structure, with no further expansion permitted.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

John H. Garner
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE April 20, 1978
BY John H. Garner

ORDER RECEIVED FOR FILING
DATE April 20, 1978
BY John H. Garner

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 664-2362
S. ERIC DENNA
ZONING COMMISSIONER

April 20, 1978

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kentilworth Drive
Towson, Maryland 21204

RE: Petition for Reclassification and Variances
E/S of York Road, 130' N of Thornhill Road - 8th Election District
Joseph A. Andresini, et ux - Petitioners
NO. 78-155-XA (Item 91)

Dear Mr. Aversa:

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

Very truly yours,

S. ERIC DENNA
Zoning Commissioner

SED/jhm

Attachments

cc: Ms. Jo Herrmann
21 Thornhill Road
Lutherville, Maryland 21093

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

SHENK-STILL ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
43 EAST LEE STREET, BEL AIR, MARYLAND 21014

October 19, 1977

PARTICULAR DESCRIPTION
ZONING SPECIAL EXCEPTION

Beginning for the same at a pipe now set on the east side of York Road (Maryland Route 45) said pipe being 130.00 feet more or less measured along the east side of York Road from the center line of Thornhill Road. Said pipe being also on the last line of that tract of land which by a deed dated 10 June 1974 was conveyed by C. Alan Peck Jr. and Glenn C. Peck, Sr. et al., to C. Alan Peck and Franco F. Peck and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5532 folio 37, running thence binding reversely on the fourth, third and part of the second lines of the above mentioned deed the following courses and distances as now surveyed viz:

- (1) North 77° - 30' - 46 East 146.03 feet to a pipe heretofore set,
- (2) South 35° - 14 East 50.00 feet to a pipe now set,
- (3) South 54° - 30' - 46 West 146.10 feet to a pipe now set on the east side of York Road, thence binding on the east side of York Road
- (4) North 35° - 24' - 35 West 50.00 feet to the beginning hereof. Containing 0.167 acres of land more or less.

Being a part of that tract of land which by a deed dated 10 June 1974 was conveyed by C. Alan Peck Jr. and Glenn C. Peck, Sr. et al., to C. Alan Peck and Franco F. Peck and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. 5532 folio 37.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
May 15, 1979

John H. Gormer, Esquire
608 Baltimore Avenue
Towson, Md. 21204

Re: Case No. 78-155-XA
Joseph A. Andresini, et al

Dear Mr. Gormer:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith P. Elenhart
Edith P. Elenhart, Admin. Secretary

Encl.

cc: Mrs. Raymond W. Herrmann
Thomas J. Aversa, Jr., Esquire
Mr. Joseph A. Andresini, et al
Mrs. Florence Palmer
Mr. Donald P. Moore
John W. Hession, III, Esquire
Mr. J. E. Dyer
Mr. L. H. Graef
Mr. J. Howell
Board of Education

LAW OFFICE
JOHN H. GARNER
408 BALTIMORE AVENUE
TOWSON, MARYLAND 21204
(301) 821-4127

March 21, 1979

County Board of Appeals
Court House
Towson, Maryland 21204

RE: Andresini Appeal
Case # 78-155-XA

Gentlemen:

Please be advised that this office now represents Mrs. Jo Herrmann and Bridle Wood Community Association, Inc., in the above referenced matter. Kindly note your file accordingly so that I will receive a copy of the Board's opinion when it is rendered.

Thank you for your usual cooperation.

Very truly yours,

John H. Garner
John H. Garner

JHG/tz

CC Mrs. Jo Herrmann

Rec'd 3/23/79
11:50 am

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
E/S of York Rd. 130' N of
Thomhill Rd., 8th District

JOSEPH A. ANDRESINI, et al,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

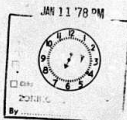
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 11th day of January, 1978, a copy of the foregoing Order was mailed to Thomas J. Avenue, Jr., Esquire, Suite 210, Everett Building, 660 Kaniwhar Drive, Towson, Maryland 21204, Attorney for Petitioners.

John W. Haslam, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenno, Zoning Commissioner
FROM: Leslie H. Graw, Director of Planning
SUBJECT: Petition #78-155-XA, ITEM # 91

Petition for Special Exception for Office and Office Building
Petition for Variance for Side Yards,
East side of York Road 130 feet North of Thomhill Road
Petitioner - Joseph A. Andresini, et al

HEARING: Wednesday, February 1, 1978 (11:00 A.M.)

The proposed office use would be appropriate here. It is suggested that provisions be made for future internal traffic circulation between properties along this portion of York Road.

If this petition is granted, it is requested that a detailed landscaping plan be prepared by the petitioner, reviewed by the Division of Current Planning and Development Design, and incorporated as a part of the zoning order.

Leslie H. Graw
Leslie H. Graw
Director of Planning

LHG:JGHaw

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICE AND OFFICE BUILDING, AND
VARIANCE FROM SECTION 1802.2.B,
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thomhill Road
8th District
Joseph A. Andresini, et al
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 78-155-XA

OPINION

This case comes before the Board on an appeal by the President of the Bridlewood Community Association, Inc. from the decision of the Zoning Commissioner, dated April 20, 1978, which granted the requested petition, subject to restrictions.

The subject property is located on the east side of York Road approximately 130 feet north of Thomhill Road in the Eighth Election District of Baltimore County, and enjoys D.R. 16 zoning. The improvements thereon are of brick construction previously used as individual residential use and are now vacant.

The Petitioner testified as to the above facts and also that the area surrounding the subject property is almost entirely either in office or commercial use. It is his proposal to retain the structure as it now exists and place it into an office use in conjunction with his real estate business. No exterior changes are proposed. The Petitioner, who is in the real estate business, indicated that the subject property is not conducive to a residential use being on York Road with its tremendous volume of traffic and the surrounding commercial and office uses.

Four other witnesses testified on behalf of the Petitioner, including professional witnesses, who indicated that the subject property is unfit for residential use and that the proposed office use would satisfy the requirements of Section 502.1 dealing with special exceptions in the Baltimore County Zoning Regulations. Additionally, there were three witnesses from the neighborhood, all of which testified in favor of the requested petition. Additional testimony indicated that in order to retain the existing structure under the proposed special exception, it would be necessary for a variance to be granted.

Joseph A. Andresini, et al - #78-155-XA

2.

There was only one witness that testified on the opposing side of this case, that being James Maxwell of the Planning staff. However, Mr. Maxwell's testimony was not in opposition but rather that he would favor the special exception at this location, and that the planning motive for imposing D.R. 16 on the subject property contemplated office use through a special exception, as is proposed in this case.

Consequently, in reviewing all of the testimony and evidence in this case, it is the opinion of this Board that the special exception for office on the subject property would be an appropriate use, and further, that there has been compliance with all of the requirements of Section 502.1 of the Baltimore County Zoning Regulations. Furthermore, it would impose practical difficulty and/or unreasonable hardship upon the Petitioner if the variances were not granted as it would be impossible to use the structure as it now exists, which is the thinking of this Board in order to retain the residential appearance of the structure on the subject property. Accordingly, an Order will be passed granting the requested petition, subject to restrictions, in accordance with the foregoing petition.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of May, 1979, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated April 20, 1978, be and the same is hereby affirmed, and that the special exception and variance petitioned for, be and the same are hereby GRANTED, subject to the following restrictions:

1. Utilization of the present structure, with no further expansion permitted.

Joseph A. Andresini, et al - #78-155-XA

3.

2. Approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.
3. Approval of a landscape plan by the Office of Planning and Zoning.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Jetter, Jr., Chairman
Robert L. Gilland

Enclosed are 100 copies of the petition for special exception and variance from Section 1802.2.B, (B.V.2) of the Baltimore County Zoning Regulations, E/S of York Road 130' N. of Thomhill Road, 8th District, filed with the County Board of Appeals on January 11, 1978. The petition is for a special exception and variance from the zoning regulations to allow the use of the subject property as an office building. The subject property is located on the east side of York Road approximately 130 feet north of Thomhill Road in the Eighth Election District of Baltimore County, and enjoys D.R. 16 zoning. The improvements thereon are of brick construction previously used as individual residential use and are now vacant. The Petitioner testified as to the above facts and also that the area surrounding the subject property is almost entirely either in office or commercial use. It is his proposal to retain the structure as it now exists and place it into an office use in conjunction with his real estate business. No exterior changes are proposed. The Petitioner, who is in the real estate business, indicated that the subject property is not conducive to a residential use being on York Road with its tremendous volume of traffic and the surrounding commercial and office uses. Four other witnesses testified on behalf of the Petitioner, including professional witnesses, who indicated that the subject property is unfit for residential use and that the proposed office use would satisfy the requirements of Section 502.1 dealing with special exceptions in the Baltimore County Zoning Regulations. Additionally, there were three witnesses from the neighborhood, all of which testified in favor of the requested petition. Additional testimony indicated that in order to retain the existing structure under the proposed special exception, it would be necessary for a variance to be granted.

Enclosed are 100 copies of the petition for special exception and variance from Section 1802.2.B, (B.V.2) of the Baltimore County Zoning Regulations, E/S of York Road 130' N. of Thomhill Road, 8th District, filed with the County Board of Appeals on January 11, 1978. The petition is for a special exception and variance from the zoning regulations to allow the use of the subject property as an office building. The subject property is located on the east side of York Road approximately 130 feet north of Thomhill Road in the Eighth Election District of Baltimore County, and enjoys D.R. 16 zoning. The improvements thereon are of brick construction previously used as individual residential use and are now vacant. The Petitioner testified as to the above facts and also that the area surrounding the subject property is almost entirely either in office or commercial use. It is his proposal to retain the structure as it now exists and place it into an office use in conjunction with his real estate business. No exterior changes are proposed. The Petitioner, who is in the real estate business, indicated that the subject property is not conducive to a residential use being on York Road with its tremendous volume of traffic and the surrounding commercial and office uses. Four other witnesses testified on behalf of the Petitioner, including professional witnesses, who indicated that the subject property is unfit for residential use and that the proposed office use would satisfy the requirements of Section 502.1 dealing with special exceptions in the Baltimore County Zoning Regulations. Additionally, there were three witnesses from the neighborhood, all of which testified in favor of the requested petition. Additional testimony indicated that in order to retain the existing structure under the proposed special exception, it would be necessary for a variance to be granted.

Therefore, if this commission are strictly complied with and we can be assured the drainage problem will be solved, we will not oppose the application for exception to change the property from residential to office.

RE: PETITION FOR
RECLASSIFICATION
AND VARIANCES
E/S of York Road,
150' N of Thornhill
Road-8th election
district
Joseph A. Andresini
et al, Petitioners
No. 78-155-XA (Item 91)

BEFORE THE ZONING COMMISSIONER
OF
BALTIMORE COUNTY

NOTICE OF APPEAL

Mr. Commissioners:

Please note an appeal by Mrs. Raymond W. Herrmann, et al, *Thornhill*
Thornhill
in her capacity as President of the Bridlewood Community
Association, Inc. from the decision in the above-captioned
matter decided April 20, 1978.

Alan L. Winnik
Alan L. Winnik, Esq.
5610 Northwest Drive
Baltimore, Md. 21212
396-3944
Attorney for Appellant

cc: Thomas J. Aversa, Jr. Esq.
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Md. 21204



RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B.
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No.: 11
Folio No.: 299
File No.: 6849

ORDER FOR APPEAL

Mr. Clerk:

Please note an appeal to the Circuit Court for Baltimore County
from the decision and Order of County Board of Appeals dated May 15, 1979,
in above entitled matter on behalf of Mrs. Raymond W. Herrmann.

John H. Garner
John H. Garner
904 Equitable Towson Building
401 Washington Avenue
Towson, Maryland 21204
821-6127
Attorney for Appellant

I HEREBY CERTIFY that on this *14th* day of *June*, 1979,
a copy of the foregoing Order For Appeal was mailed to County Board of Appeals,
Room 219, County Courts Building, Towson, Maryland, 21204, Thomas J. Aversa, Jr.,
660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph A. Andresini,
et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson,
Maryland, 21204, People's Counsel.

John H. Garner

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B.
(B.V.2) of the Baltimore County Zoning
Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
Misc. Docket No.: 11
Folio No.: 299
File No.: 6849

APPEAL PETITION

Now comes Mrs. Raymond W. Herrmann, Appellant, by John H.

Garner, her attorney, pursuant to Maryland Rule 82, respectfully represents:

1. That by Order of the Zoning Commissioner dated April 20,
1978 a special exception and variance were granted to allow the property
herein to be used for office purposes subject to certain restrictions.
2. That by Order of the County Board of Appeals dated May 15,
1978, the foregoing Order of the Zoning Commissioner was affirmed, and the
special exception and variance petitioned for were granted subject to
certain restrictions.
3. That the County Board of Appeals acted arbitrarily and
capriciously in not granting a postponement requested by appellant at the time
of the hearing on December 19, 1978 to allow appellant to obtain and have
legal counsel present and actively participate at said hearing and as a
result thereof, appellant was denied her constitutional right to procedural
due process of law.
4. That the County Board of Appeals acted arbitrarily and
capriciously in granting the special exception and variance for office use
in that petitioner failed to establish compliance with all of the require-
ments of Section 502.1 of the Zoning Regulations, specifically those per-
taining to the creation of congestion in roads, streets and alleys, and tending
to overcrowd land and cause undue concentration of population.

5. That the County Board of Appeals acted arbitrarily and
capriciously and erroneously in concluding that the present structure could
not be used for residential purposes since there are three houses of
similar description similarly situated and contiguous to the subject
property which are presently being used for residential purposes.

WHEREFORE, appellant prays this Court by its order:

- a. Reverse the Order of the County Board of Appeals and deny
petitioner's request for special exception and variance on the subject
property.
- b. Remand these proceedings to the County Board of Appeals
to allow appellant to appear before said Board with legal representation and
present testimony and evidence in opposition to petitioner's request for
special exception and variance on the subject property.
- c. Grant such other and further relief as the nature of
appellant's case requires.

John H. Garner
John H. Garner
904 Equitable Towson Building
401 Washington Avenue
Towson, Maryland 21204
821-6127
Attorney for Appellant

I HEREBY CERTIFY that on this *14th* day of *June*, 1979,
a copy of the foregoing Appeal Petition was mailed to County Board of Appeals,
Room 219, County Courts Building, Towson, Maryland 21204, Thomas J. Aversa, Jr.,
Esquire, 660 Kenilworth Drive, Towson, Maryland 21204, Attorney for Joseph
A. Andresini, et al, John W. Hession, III, Esquire, 102 West Pennsylvania Avenue,
Towson, Maryland 21204, People's Counsel.

John H. Garner

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B.
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners
Case No. 78-155-XA
Mrs. Raymond W. Herrmann
Protestant-Appellant

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 11
Folio No. 299
File No. 6849

CERTIFICATE OF NOTICE

Mr. Clerk:

Pursuant to the provisions of Rule 8-2 (d) of the Maryland Rules of Procedure;
Walter A. Reiter, Jr. and Robert L. Gilland, constituting the County Board of Appeals of
Baltimore County, have given notice by mail of the filing of the Appeal to the representa-
tive of every party to the proceeding before it; namely, Thomas J. Aversa, Jr., Esquire,
210 Everett Building, 660 Kenilworth Drive, Towson, Maryland 21204, Counsel for Petitioners,
and Mr. Joseph A. Andresini, et al, 1/4 Century Properties, 660 Kenilworth Drive, Towson,
Maryland 21204, Petitioners, and John H. Garner, Esquire, 401 Washington Avenue, Towson,
Maryland 21204, Attorney for the Protestant, and Mrs. Raymond W. Herrmann, 21 Thornhill
Road, Lutherville, Maryland 21093, Protestant, and Mrs. Florence Palmer, 1517 York Road,
Timonium, Maryland 21093 and Mr. Donald P. Manroe, 724 York Road, Towson, Maryland
21204, Requested Notification, and John W. Hession, III, Esquire, County Office Building,
Towson, Maryland 21204, People's Counsel for Baltimore County, a copy of which notice is
attached hereto and prayed that it may be made a part thereof.

Edith T. Eisenhart
Edith T. Eisenhart, Administrative Secretary
County Board of Appeals of Baltimore County
Room 219 Courthouse
Towson, Maryland 21204
494-3180

cc: Zoning, M. Campagna
Planning, J. Howell

Andresini, et al v. Herrmann - 11/299/6849

I hereby certify that a copy of the foregoing Certificate of Notice has been
mailed to Thomas J. Aversa, Jr., Esquire, 210 Everett Building, 660 Kenilworth Drive,
Towson, Maryland 21204, Attorney for the Petitioners, and Mr. Joseph A. Andresini, et al,
1/4 Century Properties, 660 Kenilworth Drive, Towson, Maryland 21204, Petitioners, and
John H. Garner, Esquire, 401 Washington Avenue, Towson, Maryland 21204, Attorney for
the Protestant, and Mrs. Raymond W. Herrmann, 21 Thornhill Road, Lutherville, Maryland
21093, Protestant, and Mrs. Florence Palmer, 1517 York Road, Timonium, Maryland
21093 and Mr. Donald P. Manroe, 724 York Road, Towson, Maryland 21204, Requested
Notification, and John W. Hession, III, Esquire, County Office Building, Towson,
Maryland 21204, People's Counsel for Baltimore County, on this *25th* day of June,
1979.

Edith T. Eisenhart
Edith T. Eisenhart, Administrative Secretary
County Board of Appeals of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.B.
(B.V.2) of the Baltimore County
Zoning Regulations
E/S of York Road 130'
N. of Thornhill Road
8th District
Joseph A. Andresini, et al
Petitioners
Case No. 78-155-XA
Mrs. Raymond W. Herrmann
Protestant-Appellant

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 11
Folio No. 299
File No. 6849

CERTIFIED COPIES OF PROCEEDINGS BEFORE
THE ZONING COMMISSIONER AND BOARD
OF APPEALS OF BALTIMORE COUNTY

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now comes Walter A. Reiter, Jr., and Robert L. Gilland, constituting
the County Board of Appeals of Baltimore County, and in answer to the Order for Appeal
directed against them in this case, herewith return the record of proceedings had in the
above entitled matter, consisting of the following certified copies or original papers on
file in the office of the Zoning Department of Baltimore County:

ZONING ENTRIES FROM DOCKET OF ZONING COMMISSIONER
OF BALTIMORE COUNTY

- File No. 78-155-XA
- Aug. 25, 1977. I.D.C.A. approved by Planning Board (77-27-X)
 - Dec. 7. Baltimore County Zoning Planning Advisory Committee comments, filed
 - " 30. Petition of Joseph A. Andresini and Gertrude Skopp, 1/4 Century
Properties, Inc. special exception for office and office building,
and variance from Section 1802.2.B (B.V.2) of the Baltimore
County Zoning Regulations, on property located on the east side
of York Road 130 feet north of Thornhill Road, 8th District - filed
 - " 30. Order of Zoning Commissioner directing advertisement and posting
of property - date of hearing set for February 1, 1978 at 11 a.m.

Joseph A. Andresini, et al - No. 78-155-XA

- Jan. 12, 1978. Certificate of Posting of property - filed
- " 12. Certificate of Publication in newspaper - filed
- " 16. Comments of Director of Planning - filed
- Feb. 1. At 11 a.m. hearing on petition by Zoning Commissioner - case held
sub curio
- Apr. 20. Order of Zoning Commissioner granting special exception and variance,
subject to restrictions
- May 12. Order of Appeal to County Board of Appeals from Order of Zoning
Commissioner
- Dec. 19. Hearing on appeal before County Board of Appeals - case held sub curio
- May 15, 1979. Order of County Board of Appeals granting special exception and
variance, subject to restrictions
- June 14. Order for Appeal filed in the Circuit Court for Baltimore County
- " 22. Petition to accompany Order for Appeal filed in the Circuit Court for
Baltimore County
- " 25. Certificate of Notice sent to all interested parties
- July 5. Transcript of testimony filed - 1 volume
- " 13. Motion for Extension of Time to file record on additional sixty (60) days
to September 18, 1979

Petitioner's Exhibit No. 1 - File in case

- Aug. 1. Record of proceedings filed in the Circuit Court for Baltimore County
- Record of proceedings pursuant to which said Order was entered and said Order
acted are permanent records of the Zoning Department of Baltimore County, as are also
the use district maps, and your respondents respectively suggest that it would be inconven-
ient and inappropriate to file the same in this proceeding, but your respondents will produce
any and all such rules and regulations, together with the zoning use district maps at the
hearing on this petition, or whenever directed to do so by this Court.

Respectfully submitted,

cc: T. Aversa, Esq.
J. Garner, Esq.
J. Hession, Esq.

Muriel E. Buddemeier
County Board of Appeals
of Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.3
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
1/3 OF YORK ROAD 130'
N. of Thornhill Road
8th District
Joseph A. Andremini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
MISC. DOCKET NO.: 11
Folio No. 1 299
File No. 1 6849

NOTICE FOR SUBMISSION OF TIME TO FILE RECORD
Appellant by John H. Garner, her attorney, pursuant to Maryland
Rule 3 b 7 moves for an extension of sixty (60) days in order to file
record in the above captioned case. The grounds of motion are:
1. The above referenced transcript is due in this court on or
before July 23, 1979.
2. The reporter, C. Leonard Perkins, has advised counsel for
Appellants that he needs an additional sixty (60) days in order to transcribe
the proceedings before the Board of Appeals.

John H. Garner
904 Equitable Towne Building
401 Washington Avenue
Towson, Maryland 21204
821-6177
Attorney for Appellant

I HEREBY CERTIFY that on this 27th day of June, 1979,
a copy of the foregoing Motion for Extension of Time to File Record with
Order was mailed to County Board of Appeals, Room 219, County Courts Building,
Towson, Maryland 21204, Thomas J. Averna, Esquire, 660 Kenilworth Drive,
Towson, Maryland 21204, Attorney for Joseph A. Andremini, et al, John W.
Hession, III, Esquire, 102 West Pennsylvania Avenue, Towson, Maryland 21204,
People's Counsel.

RE: PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.3
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
1/3 OF YORK ROAD 130'
N. of Thornhill Road
8th District
Joseph A. Andremini, et al
Petitioners

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
MISC. DOCKET NO.: 11
Folio No. 1 299
File No. 1 6849

ORDER
The foregoing Motion for Extension of Time to Transmit the
record having been read and considered, in this 27th day of June
1979, by the Circuit Court for Baltimore County,
ORDERED, that the time for filing the record in the above
captioned case be and the same is hereby extended for a period of sixty (60)
days from July 23, 1979 to September 18, 1979.

Thomas J. Averna, Jr.
H. COSTIN W. BRIDGEMAN
3099

Cash No. 6849
John H. Garner

MR. MAYNARD W. HERRMANN

PETITION FOR SPECIAL EXCEPTION
FOR OFFICES AND OFFICE BUILDING, AND
VARIANCES FROM SECTION 1802.2.3
(S.V.2.) OF THE BALTIMORE COUNTY
ZONING REGULATIONS
1/3 OF YORK ROAD 130'
N. of Thornhill Road
8th District
Joseph A. Andremini, et al
Petitioners

COUNTY BOARD OF APPEALS

ADVANCE COSTS
PMT's Atty. 5.00
Clerk 50.00
Sherriff

PAID 1/19/79 NCB
Receipt No. 24472

ADDITIONAL COSTS
Clerk
Sherriff

Deft's Atty
Paid Per
Receipt No.
Record

(1) June 14, 1979 - Order for Appeal by Hon. Raymond M. Herrmann from the Order and Decision
of the County Board of Appeals fd.
(2) June 19, 1979 - Appeal Petition fd.
(3) June 25, 1979 - Certificate of Notice fd.
(4) June 27, 1979 Appellant's Motion for Extension of Time to file Record & Order of Court
granting same fd. (AUB)
(5) July 12, 1979 App. of Thomas J. Averna, Jr. for the Appellees' (Andremini & Shopp). Same
day Answer fd.
(6) Aug. 1, 1979 Answer & Transcript of Record fd.
Dec. 16, 1979 Hon. John T. Baine, Jr. Hearing had. Appeal Dismissed.
Order of County Board of Appeals affirmed.

MISCELLANEOUS DOCKET No. 11 PAGE 244

IDA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. OR 1/3 OF YORK ROAD 130' N. OF THORNHILL ROAD 8TH DISTRICT
COUNTY THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON
200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, UNDER NAME APPLICATION TO FILE FOR A SPECIAL
EXCEPTION - - - - - TO USE THE HEREIN DESCRIBED PROPERTY FOR
OFFICE PLANNING

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GRASSY SITE AREA - 23,846.11 DEED REF. 932-1-1 BALTIMORE COUNTY
% OF OVERALL SITE WILL REQUIRE GRASSY 0 1971

BUILDING SIZE
GROUND FLOOR - 30 x 30 AREA - 900
NUMBER OF FLOORS - 1 TOTAL HEIGHT - 3' 6"

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 1.6

BUILDING USE
GROUND FLOOR - Office OTHER FLOORS - Office

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR - 3 OTHER FLOORS - 1 TOTAL - 4

PARKING
AREA OF SITE TO BE PROVIDED TO ACCOMMODATE REQUIRED PARKING SPACES - First - 100' x 40'
(PARKING AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

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

Joseph A. Andremini
660 Kenilworth Drive
Towson, Md. 21204

Thomas J. Averna, Jr.
660 Kenilworth Drive
Towson, Md. 21204

THE PLANNING BOARD HAS DETERMINED ON 8-25-77 THAT THE PROPOSED DEVELOPMENT
DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-511 OF THE BALTIMORE COUNTY ZONING
ORDINANCE.

31.6 - 77 PM
DATE

IDA FORM NO. 2 REVISED 3-8-77

February 23, 1978

Mrs. Florence M. Palmer
1517 York Road
Cathartsville, Maryland 21093

RE: Item #91 (1977-1978)
Property Owner: Joseph A. Andremini, et al
8/8 York Rd. 130' N. of Thornhill Rd.
Existing Zoning: S.R. 16
Proposed Zoning: Special Exception for
offices (IDCA 77-278)
Access: 0.167 District: 9th

Dear Mrs. Palmer:

Your letter of February 11, 1978 and statement (February 1, 1978),
express your understanding and concern for drainage of a proposed parking
area on your neighboring adjacent property in connection with zoning Item
#91 (1977-1978) - Special Exception for Offices.

As you acknowledge, the Baltimore County Bureau of Engineering Comments
for zoning Item #91 (1977-1978) advised the Petitioner as to sediment control,
storm water and drainage.

Be assured that a site plan for the Petitioner's proposed improvements
(parking lot, drainage, etc) will be required and subject to approval by the
Department of Public Works, the Office of Planning and Zoning, the Department
of Permits and Licenses and the State Highway Administration.

Very truly yours,
KELLY M. DIVER, P.E.
Chief, Bureau of Engineering

END;EAM;PWR;es

cc: S. Eric Dineen - with attachments ✓
John D. Seyffert
John Beyer
John L. Winkley
Robert A. Norton
John Meyers
File

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

February 24 1978

RECEIVED

February 23, 1978

RE: Item #91 (1977-1978)
Property Owner: Joseph A. Andremini, et al
8/8 York Rd. 130' N. of Thornhill Rd.
Existing Zoning: S.R. 16
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KELLY M. DIVER, P.E.
Chief, Bureau of Engineering

END;EAM;PWR;es

cc: S. Eric Dineen - with attachments ✓
John D. Seyffert
John Beyer
John L. Winkley
Robert A. Norton
John Meyers
File

Thomas J. Averna, Jr. Esquire
Suite 210-Everett Bldg
660 Kenilworth Drive
Towson, Maryland 21204

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

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andremini, et al

Reference is made to the second paragraph, line four,
of the comments that were forwarded to you on December 7,
1977, on the above referenced matter.

I inadvertently described the building on the sub-
ject property as a two-story dwelling rather than a
one and one-half story dwelling.

Please make note of this, and if you have any
further questions, please feel free to contact me
at your convenience.

Very truly yours,
Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andremini, et al

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further questions, please feel free to contact me
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Very truly yours,
Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1978

Thomas J. Averna, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andremini, et al

Reference is made to the second paragraph, line four,
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Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andremini, et al

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ject property as a two-story dwelling rather than a
one and one-half story dwelling.

Please make note of this, and if you have any
further questions, please feel free to contact me
at your convenience.

Very truly yours,
Nicholas B. Comodari
Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 7, 1977

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Special Exception Petition
Item Number 91
Petitioner - Jos. Andresini, et al

Dear Mr. Aversa:

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 suitability of the requested zoning.

Located on the east side of York Road approximately 200' southeast of Creftley Road in the 8th Election District and not the 9th as shown on the submitted site plan, this D.R. 16/5.5 zoned site is currently improved with a two-story dwelling proposed to be converted to offices. Adjacent properties are also zoned D.R. 16 and are improved with similar type residential all uses.

Because of your client's proposed utilization of this property, this Special Exception is required. In addition and because this property is zoned residential, it was subjected to the review of the Baltimore County Planning Board to determine if all applicable requirements

Thomas J. Aversa, Jr., Esquire
Page 2
Item Number 91
December 7, 1977

of the Interim Development Control Act were satisfied. Since we received their approval in accordance with this Act, this petition can now be processed.

The submitted site plan must be revised to indicate the correct zoning on the subject property, the provisions for accommodating storm water or drainage, and the widening of the entrance into this property, as indicated in the comments of the State Highway Administration. Because this will force the parking layout to be altered, I am withholding the scheduling of a hearing date until this change has been indicated. In order to avoid any further delay to your client, I am forwarding these comments without those of the Office of Project and Development Planning. I strongly urge you to personally contact Mr. John Wimbley at 494-3335, in order to solicit his comments.

If you have further questions regarding any information, please feel free to contact this office.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Shenk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Bel Air, Maryland 21014

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 6, 1978

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

John L. Wimbley
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Route Commission

Bureau of Fire Prevention
Public Improvement
Project Planning

Building Department
Board of Education
Zoning Administration

Industrial Development

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Building
660 Kenilworth Drive
Towson, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 91
Petitioner - J. Andresini, et al

Dear Mr. Aversa:

I am in receipt of revised plans reflecting the comments from this committee that were forwarded to you on December 7, 1977. Attached is a copy of the comments from the Office of Project and Development Planning concerning the proposed screening. In addition the Variance for the setbacks of the existing building has been included with this petition.

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

Enclosure

cc: Shenk-Still Associates, Inc.
Engineers and Surveyors
43 East Lee Street
Bel Air, Maryland 21014

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
3011 694-3211

January 5, 1978

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 #91, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: Joseph A. Andresini, et al
Location: E/S York Road 130' N. Thornhill Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acre: 0.167
District: 9th

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.

It is requested that the proposed screening be evergreen plantings. Landscaping should be provided along the frontage of the property.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

December 8, 1977

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

Re: Item #91 (1977-1978)
Property Owner: Joseph A. Andresini, et al.
E/S York Rd. 130' N. Thornhill Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acre: 0.167 District: 9th

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.

General:

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

Highways:

York Road (Md. 45) 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 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.

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.

Item #91 (1977-1978)
Property Owner: Joseph A. Andresini, et al.
Page 2
December 8, 1977

Water and Sanitary Sewer:

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

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:RAM:FWB:ms

cc: J. Somers
W. Munchel

S-SE Key Sheet
46 NW 1 Post Sheet
NW 12 A Topo
61 Top Map

Maryland Department of Transportation
State Highway Administration

Thomas H. Inneson
Secretary
Edward H. Cross
Administrator

November 4, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 1, 1977
ITEM: 91.
Property Owner: Joseph A. Andresini, et al
Location: E/S York Road (Route 45), 130' N. Thornhill Rd
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-27-X)
Acre: 0.167
District: 9th

Dear Mr. DiNenna:

The existing entrance is 20' in width at the curb line and 8' in width at the right of way. The entrance must be widened to a minimum width of 25' throughout the right of way area into the site. The proposed curbing between the parking lot and the right of way area must be noted as standard concrete curb.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John H. Meyers

CL:JEM:rvd

Thomas J. Aversa, Jr., Esquire
Suite 210
Everett Bldg.
660 Kenilworth Drive
Towson, MD 21204

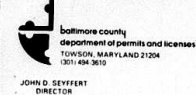
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

December
Your Petition has been received and accepted for filing
this day of 1977.

Joseph A. Andresini, et al
Zoning Commissioner
T. J. Aversa, Jr.

cc: Shenk-Still Associates, Inc.
43 East Lee Street
Bel Air, Maryland 21014

Reviewed by
NICHOLAS B. COMMODARI
Chairman, Zoning Plans
Advisory Committee



Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 6/22/78
Posted for: Bd of Appeals
Petitioner: Joseph A. Andresini, et al
Location of property: E/S of York Rd, 130' N. of
Thornhill Rd
Location of Signs: Directly in Front of E/S York Rd
Approx. 4' from the road
Remarks: _____
Posted by: [Signature] Date of return: 6/24/78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14 day of October 1977. Filing Fee \$ 50.00. Received ☒ Check ☐ Cash ☐ Other

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner Thomas Aversa Submitted by Thomas Aversa
Petitioner's Attorney _____ Reviewed by [Signature]

* 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: 1-12-78
Posted for: Hearing held Feb. 14 1978 at 11:00 A.M.
Petitioner: Joseph A. Andresini
Location of property: E/S of York Rd 130' N. of Thornhill Rd
Location of Signs: 2 Signs Post 1 on 1375 York Rd in front of
front York Rd.
Remarks: _____
Posted by: Mark H. [Signature] Date of return: 1-19-78

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

No. 73320

DATE June 12, 1978 ACCOUNT 01-662
AMOUNT \$75.00

RECEIVED FROM Mrs. Raymond V. Hermann
Cost of Appeal on Case No. 78-155-XA
FOR 1/8 of York Rd., 130' N of Thornhill Rd. - 8th District
Joseph A. Andresini, et ux - Petitioners

1053 37 JUN 12 75.00 NSE
VALIDATION OR SIGNATURE OF CASHIER

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

No. 57396

DATE Jan. 5, 1978 ACCOUNT 01-662
AMOUNT \$50.00

RECEIVED FROM Century 21 Andresini & Skopp Realty, Inc. 660
Kenilworth Drive, Towson, Md. 21204
FOR Petition for Special Exception and Variance
#78-155-XA

10804 72 JUN 10 50.00 NSE
VALIDATION OR SIGNATURE OF CASHIER

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

No. 15440

DATE 7/18/79 ACCOUNT 01.712
John H. Gormer, Esq.
904 Equitable Building
Towson, Md. 21204 AMOUNT \$24.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cost of certified copies in Case No. 78-155-XA.... \$24.00
Joseph A. Andresini, et al
E/S York Rd. 130' N. of
Thornhill Rd. 8th District 24.00 NSE

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

No. 65432

DATE Feb. 1, 1978 ACCOUNT 01-662
AMOUNT \$68.50

RECEIVED FROM Century 21 Andresini & Skopp Realty, Inc.
660 Kenilworth Drive, Baltimore, Md. 21204
FOR Advertising and posting of property
#78-155-XA

10846 72 FEB 2 68.50 NSE
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on one day before the day of February, 1978, the same publication appearing on the 12th day of January 1978.

THE JEFFERSONIAN

S. Lamb
Manager

Cost of Advertisement, \$.

MICROFILMED



TOWSON, MD. 21204 January 12, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Joseph A. Andreani, et al. was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 11th day of January, 1978, that is to say, the same was inserted in the issues of January 12, 1978

MICROFILMED

STROMBERG PUBLICATIONS, INC.

BY *Erwin Berger*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 84 Date of Posting: 6/22/75

Posted for: Ed. of Agents

Petitioner: Joseph A. Andreani, et al.

Location of property: Thornhill Rd. 130' N. of York Rd.

Location of Signs: On York Rd. 130' N. of Thornhill Rd.

Remarks: As per 4/15/75

Posted by: [Signature] Date of return: 6/24/75

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

No. 65432
DATE: Feb. 1, 1978 ACCOUNT: 01-662

RECEIVED: Century 21 Andreani & Skopp Realty, Inc.
FROM: 666-Baltimore Drive, Baltimore, Md. 21204
FOR: Advertising and posting of property #78-155-XA

68.50

VALIDATION OR SIGNATURE OF CASHIER

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

No. 15440
DATE: 7/18/77 ACCOUNT: 01-712

John H. Gormer, Esq.
904 Equitable Building
Towson, Md. 21204

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Cost of certified copies in Case No. 78-155-XA, \$24.00

Joseph A. Andreani, et al.
25 York Rd. 130' N. of Thornhill Rd.
8th District 24.00

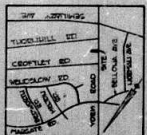
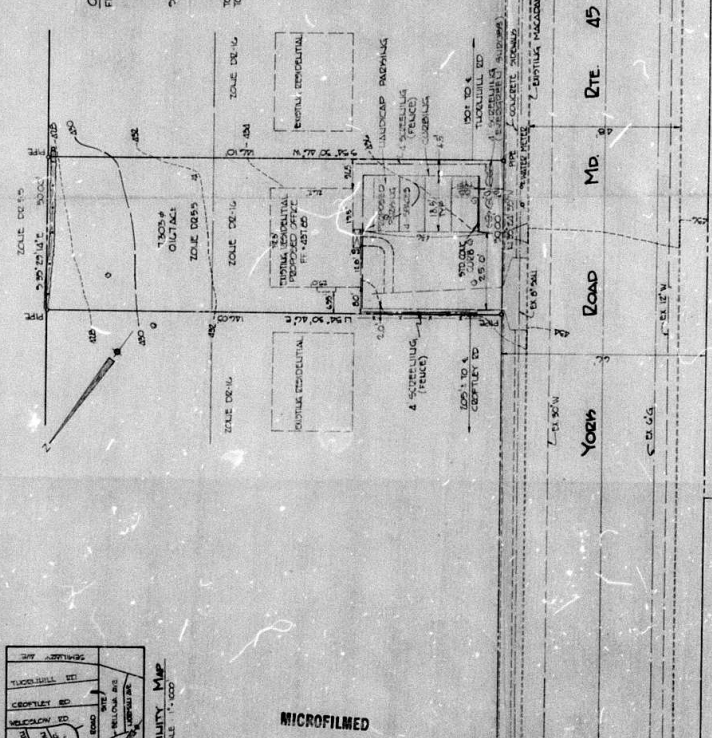
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57396
DATE: Jan. 5, 1978 ACCOUNT: 01-662

RECEIVED: Century 21 Andreani & Skopp Realty, Inc. 660
Millworth Drive, Towson, Md. 21204
FOR: Petition for Special Exception and Variance #78-155-XA

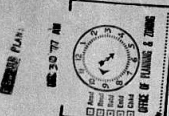
50.00

VALIDATION OR SIGNATURE OF CASHIER



VELOCITY MAP
SCALE: 1" = 100'

MICROFILMED



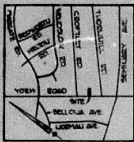
PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION
135 YORK ROAD
ELECTORAL DISTRICT 8
BALTIMORE COUNTY, MD.

STROMBERG PUBLICATIONS, INC.
(VACANT)

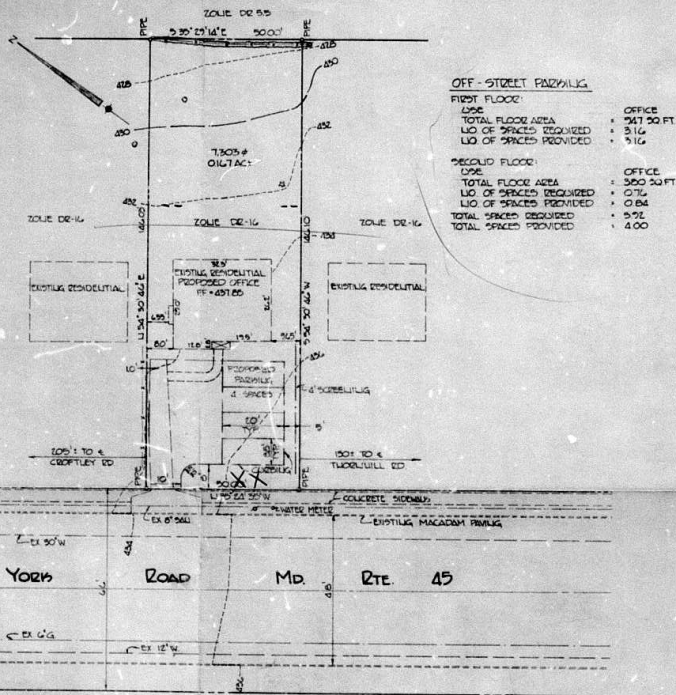


STROMBERG PUBLICATIONS, INC.
135 EAST LEE STREET
BALTIMORE, MD. 21204

DATE: 7/18/77
SCALE: 1" = 100'
TIME: 1:00 PM



VICINITY MAP
SCALE 1" = 100'



OFF-STREET PARKING

FIRST FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	• 947.50 FT
NO OF SPACES REQUIRED	• 316
NO OF SPACES PROVIDED	• 316

SECOND FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	• 360.50 FT
NO OF SPACES REQUIRED	• 076
NO OF SPACES PROVIDED	• 084
TOTAL SPACES REQUIRED	• 392
TOTAL SPACES PROVIDED	• 400



Red Hat

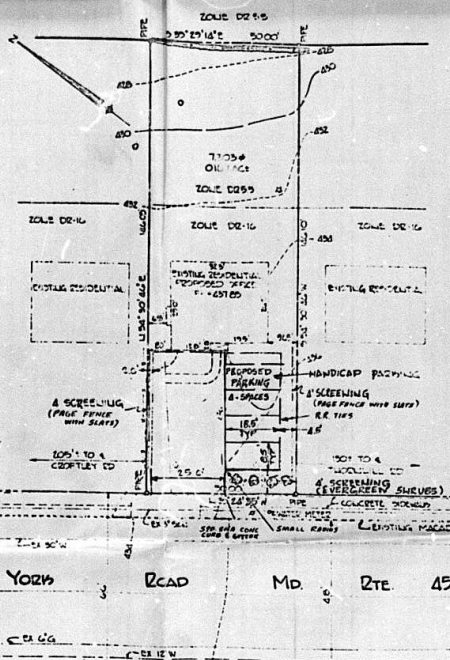
PLAT TO ACCOMPANY
ZONING SPECIAL EXCEPTION
1515 YORK ROAD
ELECTION DISTRICT 8
BALTIMORE COUNTY, MD

**SHENK - STILL
ASSOCIATES, INC.**

43 EAST LEE STREET
BEL. MD. MARYLAND 204
DATE: 1-1-77 SCALE: 1"=100' FILE NO: 77-01



VICINITY MAP
SCALE 1" = 100'



OFF-STREET PARKING

FIRST FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	• 947.50 FT
NO OF SPACES REQUIRED	• 316
NO OF SPACES PROVIDED	• 316

SECOND FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	• 360.50 FT
NO OF SPACES REQUIRED	• 076
NO OF SPACES PROVIDED	• 084
TOTAL SPACES REQUIRED	• 392
TOTAL SPACES PROVIDED	• 400

NOTE:
UTILIZATION OF PRESENT STRUCTURE ONLY
WITH NO FURTHER EXPANSION PERMITTED

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: *[Signature]*

DATE: 10/2/76

BY: *[Signature]*

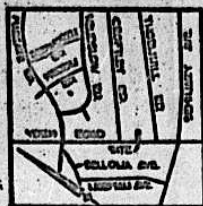
DATE: 10/2/76

ZONING COMMISSIONER

1515 YORK ROAD
ELECTION DISTRICT 8
BALTIMORE COUNTY, MD

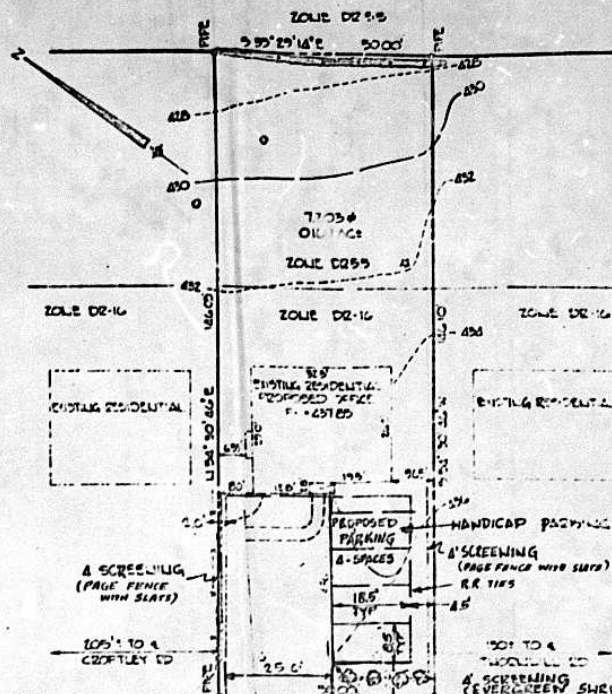
**SHENK - STILL
ASSOCIATES, INC.**

43 EAST LEE STREET
BEL. MD. MARYLAND 204
DATE: 1-1-77 SCALE: 1"=100' FILE NO: 77-01



VICINITY MAP
SCALE 1"=100'

MICROFILMED



OFF-STREET PARKING

FIRST FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	: 947 SQ FT
NO OF SPACES REQUIRED	: 316
NO OF SPACES PROVIDED	: 316
SECOND FLOOR:	
USE	OFFICE
TOTAL FLOOR AREA	: 360 SQ FT
NO OF SPACES REQUIRED	: 076
NO OF SPACES PROVIDED	: 064
TOTAL SPACES REQUIRED	: 392
TOTAL SPACES PROVIDED	: 400

NOTE:
UTILIZATION OF PRESENT STRUCTURE ONLY
WITH NO FURTHER EXPANSION PERMITTED

YORK ROAD MD. RTE. 45

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *10/24/80*
ZONING COMMISSIONER
DATE *10/28/80*

1515 YORK ROAD
ELECTORAL DISTRICT 8
BALTIMORE COUNTY, MD

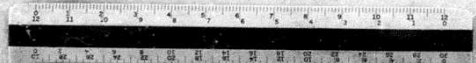
**SHENK - STILL
ASSOCIATES, INC.**

43 EAST LEE STREET
BAL MD MARYLAND 2104

DATE	SCALE	PAGE NO
10/28/80	1"=10'	1 OF 1



S-SE R-SW



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE 1" = 200'	LOCATION LUTHERVILLE MICROFILMED	SHEET 10-A
BY	DATE				
Topographic	MAPS, INC.	4-11-70	DATE OF PHOTOGRAPHY APRIL 1968		
Topography Compiled by Photogrammetric Unit, AERO SERVICE CORPORATION-PHILADELPHIA, PA.					



S-SE R-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	LUTHERVILLE	NEW 12-A
Topographic	4-11-70			
MAPS, INC.		DATE OF PHOTOGRAPHY: APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				



APR 16 1980