

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:
 STELLA VODENOS, INDIVIDUALLY AND STELLA VODENOS AND PHILIP VODENOS OF 1, or we, INDIVIDUALLY AND STELLA VODENOS AND PHILIP VODENOS, owners of the property situate in Baltimore County and which is described in the attached plat and past attached hereto and made a part hereof, hereby petition for a Variance from Section 1002.20 (and V.B. 2, Sub-section 1) and/or other applicable sections to permit a side yard of eight (8) feet in lieu of the required twenty-five (25) feet, and a front yard of twenty-six (26) feet in lieu of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
 1. That the subject property involves an older residence on York Road built in the earlier part of the century, and it is being sought to be converted to office use, and without the requested variance the Petitioners will sustain practical difficulty and unreasonable hardship, and, in fact, the subject lot is only seventy (70) feet in width and it is impossible to provide a twenty-five (25)-foot side yard with the present building since it was constructed with an eight to nine (8 to 9)-foot side yard on the north side.
 2. That the requested variance is in harmony with the letter and spirit of the Regulations, and will result in no change to the subject neighborhood and will benefit its neighborhood by insuring the smallest vacation and maintenance of the subject lot and building by its conversion to a satellite dental office by the contract purchaser, Joseph McKechnie, D.D.S.

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.
 FIRST NATIONAL BANK OF BALTIMORE COUNTY, BALTIMORE, MARYLAND, is the Contract Purchaser of the above property.
 STELLA VODENOS, 204 West Pennsylvania Avenue, Baltimore, Md. 21204, is the Petitioner.
 STELLA VODENOS, Individually and as Co-trustee of Estate of Philip Vodenos, 204 West Pennsylvania Avenue, Baltimore, Md. 21204, is the Petitioner's Attorney.
 JAMES D. NOLAN and JAMES H. HESSIAN, III, 204 West Pennsylvania Avenue, Baltimore, Md. 21204, are the Petitioner's Attorneys.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 27th day of March, 1978, at 10:00 o'clock P.M.

By: *[Signature]*
 Zoning Commissioner of Baltimore County.

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (410) 486-2800

April 10, 1978
 Newton A. Williams, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Special Exception and Variance
 W/S of York Road, 101' S of Washington Street - 8th Election District
 Estate of Philip Vodenos - Petitioner
 NO. 78-190-XA (Item No. 132)

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

Very truly yours,
[Signature]
 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJM/mc
 Attachments
 cc: John W. Hessian, III, Esquire
 People's Counsel

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:
 STELLA VODENOS, INDIVIDUALLY AND STELLA VODENOS AND PHILIP VODENOS OF 1, or we, INDIVIDUALLY AND STELLA VODENOS AND PHILIP VODENOS, owners 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 an OFF APPLICABLE zone to an OFF APPLICABLE zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for office building, office and dental offices.

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.

STELLA VODENOS, INDIVIDUALLY AND AS CO-TRUSTEE OF ESTATE OF PHILIP VODENOS, 204 WEST PENNSYLVANIA AVENUE, BALTIMORE, MARYLAND 21204, is the Contract Purchaser of the above property.
 STELLA VODENOS, 204 West Pennsylvania Avenue, Baltimore, Md. 21204, is the Petitioner.
 JAMES D. NOLAN and JAMES H. HESSIAN, III, 204 West Pennsylvania Avenue, Baltimore, Md. 21204, are the Petitioner's Attorneys.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 27th day of March, 1978, at 10:00 o'clock P.M.

By: *[Signature]*
 Zoning Commissioner of Baltimore County.

DEC 27 1977

GERHOLD CROSS & ETEL
 Registered Professional Land Surveyors
 412 DELAWARE AVENUE
 TOWSON, MARYLAND 21204
 823-4470
 November 7, 1977

Zoning Description
 All that piece or parcel of land situate, lying and being in the 8th Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of York Road at the distance of 101 feet measured southerly along the west side of York Road from the center of Washington Street and running thence and binding on the west side of York Road, south 16 degrees 27 minutes East 70 feet, thence leaving said road and running South 71 degrees 32 minutes 09 seconds West 119.33 feet to the center of an Alley 12 feet wide, thence binding in the center of said Alley, North 10 degrees 27 minutes 51 seconds West 70 feet and thence leaving said Alley and running North 71 degrees 32 minutes 09 seconds East 119.33 feet to the place of beginning.

Containing 0.19 of an Acre of land more or less.
 Being the northernmost 10 feet of Lot No. 5 and all of Lots Nos. 6, 7 and 8 Block E as laid out on the plat of Timonius Heights which plat is recorded among the Plat Records of Baltimore County in Plat Book M.P.C. No. 5 folio 82, savings and excepting therefrom that portion heretofore conveyed to the State of Maryland for the widening of York Road.



RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES
 W/S of York Road, 101' S of Washington Street - 8th Election District
 Estate of Philip Vodenos - Petitioner
 NO. 78-190-XA (Item No. 132)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Special Exception for an office building and offices, and for Variances to permit a side yard setback of 8 feet instead of the required 25 feet and to permit a front yard setback of 26 feet instead of the required 30 feet for the above referenced property.

Testimony on behalf of the Petitioner indicated that the existing one and one-half story building would be converted to office use, retain its residential facade, and the existing roof lines would be unchanged. Six parking spaces would be provided at the rear of the building. Provision for a future 12 foot by 24 foot addition to the rear of the building is included in this Petition.

Without reviewing the evidence further in detail, but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met, and the Special Exception should be granted.

Further, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of April, 1978, that the aforementioned Special Exception and Variances should be and the same are hereby GRANTED.

DATE: April 10, 1978
 BY: *[Signature]*
 Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING
 DATE: April 10, 1978
 BY: *[Signature]*
 Administrative Assistant

LAW OFFICES OF
 NOLAN, PLUMMER & WILLIAMS
 204 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 March 13, 1978

The Honorable George J. Martinak
 Deputy Zoning Commissioner
 Baltimore County Office Building
 Towson, Maryland 21204

Re: Special Exception and Variance Case Involving the Vodenos Property, Contract Purchaser: Joseph McKechnie, D.D.S., case No. 78-190-XA.

Dear Commissioner Martinak:
 On behalf of both our clients and our experts, we would like to thank you and your Staff for the opportunity to fully present the case at the hearing held on March 9, 1978.

As was explained in the course of the case, Dr. McKechnie may wish at some future time to place a small addition on the rear of the first floor of the building, in such a manner as not to interfere with the parking and the maneuvering area below, and this addition would be on the order of 12 feet in width by 24 feet in length, as shown on a portion of the enclosed plat.

It is our understanding that you are asking that our engineer Mr. Gerhold prepare another set of 10 plats for filing reflecting this addition, and you will note that we have proposed a plat note to the effect that this addition will meet all setback and Zoning Regulations except the 8-foot variance on the north side, should you decide to grant that variance in connection with any other relief which you may grant in this case.

It will be greatly appreciated if you will advise us if these proposed plat revisions meet with the requirements that you had in mind for the property, and if so, Mr. Gerhold will promptly prepare and file these revised plats.

from and after the date of this Order, subject to compliance with an approved site plan, including, but not limited to, screening and landscaping, by the State Highway Administration, Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

[Signature]
 Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE: April 10, 1978
 BY: *[Signature]*
 Administrative Assistant

ESTATE OF PHILIP VODENOS, et al

Pass two

Thanking you and your Staff for your consideration of this proposed professional office property, I am

Respectfully,
[Signature]
 Newton A. Williams

cc: Alleck A. Resnick, Esq.
 Kartman and Resnick, P.A.
 One East Redwood Street
 Pikesville, Md. 21208
 Mrs. Stella Vodenos
 3208 Keyser Road
 Baltimore, Md. 21208
 Joseph McKechnie, D.D.S.
 3501 St. Paul St.
 Baltimore, Md. 21218
 James Shallenberger, Real Estate Trust Officer
 Equitable Trust Company
 Calvert and Fayette Sts.
 Baltimore, Md. 21202
 Mr. Carl Gerhold
 Gerhold, Cross & Eitel
 412 Delaware Avenue
 Towson, Md. 21204
 Mr. Hugh E. Gelatton
 204 N. Pennsylvania Ave.
 Towson, Md. 21204

MAR 14 78 10:14 AM
 406 AREA 500
 RELATIONS
 1000 BALTIMORE

Case 77-
 5/14/78 cr

77-28
RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
W/5 of York Rd. 101' S of Washington St.,
8th District OF BALTIMORE COUNTY

ESTATE OF PHILIP VODENOS, et al,
Petitioners Case No. 78-190-XA

ORDER TO ENTER APPEARANCE

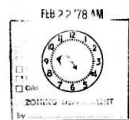
Mr. Commissioners:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary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

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

John W. Heslin III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 21st day of February, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plumbhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heslin III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 23, 1978

COUNTY OFFICE BLDG.
111 W. CHESTER ST.
TOWSON, MARYLAND 21286

and
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

James D. Nolan, Esquire
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception and
Variance Petition
Item Number 132
Petitioner - Estate of
Philip Vodenos

Dear Mr. Nolan:

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 problems with regard to the zoning action requested, but to assure that all parties are made aware of plans or the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or the appropriateness of the zoning action requested.

Located on the west side of York Road southwest of its intersection with Talbot Avenue in the 8th Election District, this site is presently improved with an individual dwelling and garage in the rear. This D.R. 16 zoned property is abutted by similarly zoned and used property to the north and south, while D.R. 3.5 zoned property exists to the west.

Because of your client's proposal to convert the existing dwelling to offices, this Special Exception is required. The Variance is included to "legalize" the existing side and front setbacks.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner Date: February 27, 1978

TO: Leslie H. Green, Director

FROM: Office of Planning

ITEM No. 132
78-190-XA, Petition for Special Exception for Offices and Office Building.
Petition for Variance for Front and Side Yards
West side of York Road 101 feet South of Washington Street
Petitioner - Estate of Philip Vodenos, et al
8th District

HEARING: Thursday, March 9, 1978 (600 P.M.)

Office use would be appropriate here. If granted a detailed landscaping plan should be prepared for review and approval by the Current Planning and Development Division of this office. Additionally, it is suggested that some advance thought be given to future provisions for internal traffic circulation between properties along this portion of York Road.

Leslie H. Green
Leslie H. Green
Director of Planning

LHG:JGHrw



THOMSON M. MOURING, P.E.
DIRECTOR
January 18, 1978

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

RE: Item #132 (1977-1978)
Property Owner: Estate of Philip Vodenos
W/5 York Rd. 101' S. Washington St.
Existing Zoning: D.R. 3
Proposed Zoning: Special Exception for offices
(IDCA 77-41x) and Variance to permit a side setback
of 6' in lieu of the required 25' and a front setback
of 26' in lieu of the required 30'.
Acres: 0.19 District: 8th

Dear Mr. DiNenna:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways
York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrance 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.

It is the responsibility of the petitioner to ascertain and clarify his rights in and to the unimproved 12-foot residential alleys adjacent to the rear of these several lots of Block "B" as shown on the plat "Rimous Heights", recorded M.P.C. 7, Folio 82.

Baltimore County has utility easement rights within these alleys. An 8-inch public sanitary sewer exists within the alley contiguous to the rear of this property (Drawing 865-0247, File 1). The petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

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.



January 4, 1978

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

Re: Z.A.C. Meeting, Dec. 27, 1977
Item: 132
Property Owner: Estate of Philip Vodenos
Location: W/5 York Rd. (Rte. 45) 101' S. Washington Street
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 6' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.

Dear Mr. DiNenna:
The plan indicates that the existing entrance is 20' in width. An inspection revealed that the fully depressed curb section is only 16' in width and the entrance apron is only 10' in width at the right side of way line. The minimum standard width for a commercial entrance is 25' constant width from the curb line to the right of way line. The location of the existing structure renders a 25' wide entrance impractical, however, the entrance must be widened to 20'.

The plan must be revised to accurately indicate the existing and proposed entrance.
The entrance widening must be done under permit from the State Highway Administration.

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

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

Item #132 (1977-1978)
Property Owner: Estate of Philip Vodenos
Page 2
January 18, 1978

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 improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer
Public water supply and sanitary sewerage are serving the present dwelling. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Ellsworth M. Diver, P.E.
ELLERSON N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss
cc: J. Somers
M. Munchel

8-NE Key Sheet
57 NW 3 & 4 Pos. Sheets
NW 15 A Topo
51 Tax Map

March 14, 1978

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

Re: Petition Item No. 132-
Revised Plan
Estate of Philip Vodenos
W/S York Road (Rte. 45)
101' S. of Washington Street

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

The plan revised February 17, 1978 does not reflect our comments of January 4, 1978. We must insist that the plan be satisfactorily revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:JEM:dj

John E. Meyers
By: John E. Meyers

7F-190-X

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

February 1, 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 #132, Zoning Advisory Committee Meeting, December 27, 1977, are as follows:

Property Owner: Estate of Philip Vodenos
Location: W/S York Road 101' S. Washington Street
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 8' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.
Acres: 0.19
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of 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.

The driveway should be a minimum of 25 feet in width; therefore, it is suggested by this office that the petitioners have a driveway in common with the property to the south. This would also eliminate at least one driveway from York Road.

Landscape should be indicated on the site plan and evergreen screening.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

February 8, 1978

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

Item No. 132 - SAC - December 27, 1977
Property Owner: Estate of Philip Vodenos
Location: W/S York Road, 101' S Washington St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 8' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.
Acres: 0.19
District: 8th

Dear Mr. DiNenna:

The requested special exception for office buildings is not expected to be a major traffic generator.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

January 12, 1978

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 # 132 - Zoning Advisory Committee Meeting of December 27, 1977:

Property Owner: Estate of Philip Vodenos
Location: W/S York Rd. 101' S Washington St.
Acres: 0.19
District: 8th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TJD/ks/rth

SEC 35 118

Paul H. Bettske
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Estate of Philip Vodenos

Location: W/S York Rd. 101' S Washington St.

Item No. 132 Zoning Agenda Meeting of 12/27/77

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "m" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVISOR: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

March 23, 1978

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

Dear Mr. DiNenna: REVISED

Comments on Item #132 Zoning Advisory Committee Meeting, March 20, 1978 are as follows:

Property Owner: Estate of Philip Vodenos
Location: W/S York Road 101' S Washington St.
Existing Zoning: W/S York Road 101' S Washington St.
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 8' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.
Acres: 0.19
District: 8th

The items checked below are applicable:

- X. A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Unincorporated areas and other applicable codes.
- X. B. A building permit shall be required before construction can begin.
- X. C. Additional Rain, Wind, etc. notes shall be required.
- X. D. Building shall be upgraded to new use - require alteration permit.
- X. E. Three sets of construction drawings will be required to file an application for a building permit.
- X. F. 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.
- X. G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- X. H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Charles E. Burdson
Plans Review Chief

JOHN D. STEFFERT
DIRECTOR

January 6, 1978

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

Dear Mr. DiNenna:

Comments on Item # 132 Zoning Advisory Committee Meeting, December 27, 1977 are as follows:

Property Owner: Estate of Philip Vodenos
Location: W/S York Road 101' S Washington St.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 8' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.
Acres: 0.19
District: 8th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A change of occupancy shall be required.
- C. Building permit shall be required before construction can begin.
- D. A fence permit shall be required. Plans will be required to file an application for a building permit.
- E. 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 to no grade the structure to the proposed use as required by the Building Code.
- F. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- H. No comment.
- I. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdson
Plans Review Chief
CEB/rj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 28, 1977

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

Z.A.C. Meeting of: December 27, 1977

RE: Item No: 132 Estate of Philip Vodenos
Property Owner: Estate of Philip Vodenos
Location: W/S York Rd. 101' S. Washington Street
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 77-41-X) and Variance to permit a side setback of 8' in lieu of the required 25' and a front setback of 26' in lieu of the required 30'.

District: 8th
No. Acres: 0.19

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Potrovich
W. Nick Potrovich,
Field Representative

NRP/tp

1 Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
DPT 40-231

October 26, 1977

B. ERIC DINENBA
ZONING COMMISSIONER

James D. Nolan, Esq.
204 M. Purnell, Ave.
Towson, Md. 21284

RE: Interim Development Control
Act (IDCA) Application #77-13

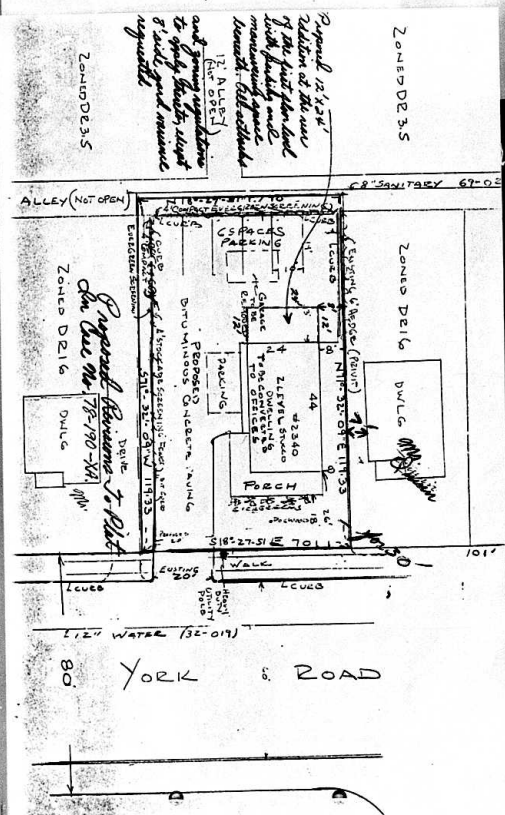
Dear Sirs:

Please be advised that your IDCA application for a Special Exception hearing was approved by the Planning Board on October 21, 1977 and you may now file your petitions, plats, and descriptions for said Special Exception hearing in accordance with the Zoning Commissioner's rules for filing.

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

Very truly yours,
S. Eric DiNenna
S. ERIC DINENBA
Zoning Commissioner

SED/JED/acw
Enclosures



DCA NO. 22-24
DCA NO. _____

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: STELLA VOLKMAN AND PHILIP VEEDENS, ESQ. OF 204 M. PURNELL AVENUE, TOWSON, MARYLAND 21284. LOCAL OWNER OF THE PROPERTY SHOWN IN BALTIMORE COUNTY THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, 200 FT. HALL ROAD, TOWSON AND ATTORNEY JOSEPH D. NOLAN, 204 M. PURNELL AVENUE, TOWSON, MARYLAND 21284.

Description: IN A SMALL HOUSE TO USE THE EXISTING STRUCTURE FOR OFFICE BUILDING, OFFICES AND DWELLING OFFICES.

THE PROPERTY IS REQUESTED TO BE APPROVED AS FOLLOWS:

GRAND SITE AREA: 7000 SQ. FT. ZONED: DB1G SEE REF. 2nd Parcel: 5340-978

CRACKING: _____ % OF OVERALL SITE WILL BE CRACKING.

BUILDING SIZE:

GROUND FLOOR: 24' x 44' AREA: 1056 SQ. FT. TOTAL: 2112 SQ. FT.

OTHER FLOOR: _____ TOTAL: _____

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .13

BUILDING USE:

GROUND FLOOR: OFFICES OTHER FLOOR: _____

REQUIRED NUMBER OF PARKING SPACES:

GROUND FLOOR: 11 OTHER FLOOR: 2 TOTAL: 13

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 D. Nolan
Joseph D. Nolan, 204 M. Purnell Ave., Towson, Md. 21284
823-7800, Attorney for Contract Purchaser

Stella Volkman
Stella Volkman, Philip Veedens and Stella Volkman and Philip Veedens, Esq., Commissioners of Baltimore County, 200 Ft. Hall Road, Towson, Md. 21284
1241-2777, Attorney for Contract Purchaser

THE PLANNING BOARD HAS REVIEWED AS RELATED TO THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 20-61.01 OF THE BALTIMORE COUNTY CODE.

Signed: *Joseph D. Nolan*
DATE: 10/21/77 OFFICE OF PLANNING AND ZONING

RE 25 77 PM

RECEIVED
AUG 28 1977
OFFICE OF PLANNING AND ZONING

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Feb. 16, 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE was inserted in the following: Estate of Philip Veedens et al

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 _____ successive weeks before the _____ day of Feb. _____ 1978, that it is to say, the same was inserted in the issues of Feb. 16-1978.

STROMBERG PUBLICATIONS, INC.
BY: *Laura Lovelace*

LAW OFFICE OF
NOLAN, FLEMMING & WELLSMAN
204 WEST FORTMILLANA AVENUE
TOWSON, MARYLAND 21284

James D. Nolan
Joseph D. Nolan
Stella Volkman
Philip Veedens, Esq.
Attorneys & Counselors
At Law

DCA NO. 22-24
DCA NO. _____

February 25, 1977

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

Re: Interim Development Control Act Application for Special Exception for the Volodnos Property on the West Side of York Road South of Washington Street.
Contract Purchaser - Joseph McKechnie, D.D.S.

Dear Commissioner DiNenna:

On behalf of our client Dr. McKechnie, we are filing an Interim Development Control Act Application for a proposed special exception for Dr. McKechnie's and professional office in a small house to be refurbished on the subject property.

The required 200 scale zoning map exhibit, 200 scale aerial photograph exhibit and ten 200 scale topographical maps showing the property and other required information have all been prepared by Mr. Carl Gerhold of Gerhold, Cross & Etzel.

It will be appreciated if you will submit these materials for appropriate processing under the IDCA and in this regard we are enclosing the appropriate 10 IDCA Applications properly completed. The attention of your Department and the Department of Public Works and the Planning Board and Staff is appreciated.

Sincerely yours,
James D. Nolan
JDN/hl
CO: Joseph McKechnie, D.D.S.
Aleck A. Resnick, Esquire
Carl Gerhold
Gerhold, Cross & Etzel

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ February 16, _____ 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., _____ each day, one time _____ before the _____ day of _____ 1978, the first publication appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN
H. Lamb Smith
Manager

Cost of Advertisement, \$ _____

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: STELLA VOLKMAN AND PHILIP VEEDENS, ESQ. OF 204 M. PURNELL AVENUE, TOWSON, MARYLAND 21284. LOCAL OWNER OF THE PROPERTY SHOWN IN BALTIMORE COUNTY THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, 200 FT. HALL ROAD, TOWSON AND ATTORNEY JOSEPH D. NOLAN, 204 M. PURNELL AVENUE, TOWSON, MARYLAND 21284.

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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 D. Nolan
Joseph D. Nolan, 204 M. Purnell Ave., Towson, Md. 21284
823-7800, Attorney for Contract Purchaser

Stella Volkman
Stella Volkman, Philip Veedens and Stella Volkman and Philip Veedens, Esq., Commissioners of Baltimore County, 200 Ft. Hall Road, Towson, Md. 21284
1241-2777, Attorney for Contract Purchaser

THE PLANNING BOARD HAS REVIEWED AS RELATED TO THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 20-61.01 OF THE BALTIMORE COUNTY CODE.

RE 25 77 PM

OFFICE OF PLANNING AND ZONING

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

2-SIGNS 78-190-XA

District: 8th Date of Posting: Feb. 18, 1978

Posted for: Petitions For a Special Exception & Variance

Petitioner: Estate of Philip Veedens

Location of property: 145 ft. York Rd. 101' S. of Washington Street

Location of Signs: FBent. 2340 York Rd.

Remarks: *Thomas K. Ireland*
Posted by: _____ Date of return: Feb. 24, 1978

| PETITION MAPPING PROGRESS SHEET | | | | | | | | | | |
|-------------------------------------------------|-----------------|----|----------------------------------|----|-----------|----|---------|----|-----------|----|
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | 10 | 27 | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: <u>NBL</u> | Revised Plans: | | Change in outline or description | | Yes | | No | | | |
| Previous case: <u>—</u> | Map # <u>3D</u> | | | | | | | | | |



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of DEC 1971. Filing Fee \$ 50. Received Cash Other

S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner

Petitioner: VOVENDS Submitted by N. WILLIAMS
Petitioner's Attorney: MILAN, PLUMHOFF Reviewed by: NBL

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



BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Mar. 27, 1978 ACCOUNT: 01-662

AMOUNT: \$45.25

RECEIVED: Messrs. Nolan, Plumbhoff and Williams, 204 W. Penna. Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Estate of Philip Vovends #78-190-RX

Vovends



BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Feb. 11, 1978 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED: Messrs. Nolan, Plumbhoff & Williams 204 W. Penna. Ave., Towson, Md. 21204
FOR: Petition for Special Exception and Variance for Estate of Philip Vovends, et al #78-190-XA

80114144 5000 CSR



S-NE R-NW
V-SE U-SW

SPECIAL EXCEPTION FOR OFFICES AND DENTAL OFFICES
 DE JOSEPH MCKENCHINE
 NOLAN, PLUMMER & WILLIAMS ATTORNEYS
 204 W. PENNSYLVANIA AVE
 TOWSON MD 21284
 813-7800

PHOTOGRAMMETRIC MAP OF
 BALTIMORE COUNTY METROPOLITAN AREA

ARTERIAL INTERSECTION
 YORK AND PADONIA ROADS

| REVISIONS | | SCALE | LOCATION | SHEET |
|------------------------------------------------------------------------------------------------|--------------------|---------------------|----------|------------|
| BY | DATE | 1" = 200' | PADONIA | NW 15-A |
| topographic | MAPS, INC. 4-11-70 | | | |
| | | DATE OF PHOTOGRAPHY | | |
| | | APRIL 1953 | | |
| Topography Compiled by Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA. | | | | |



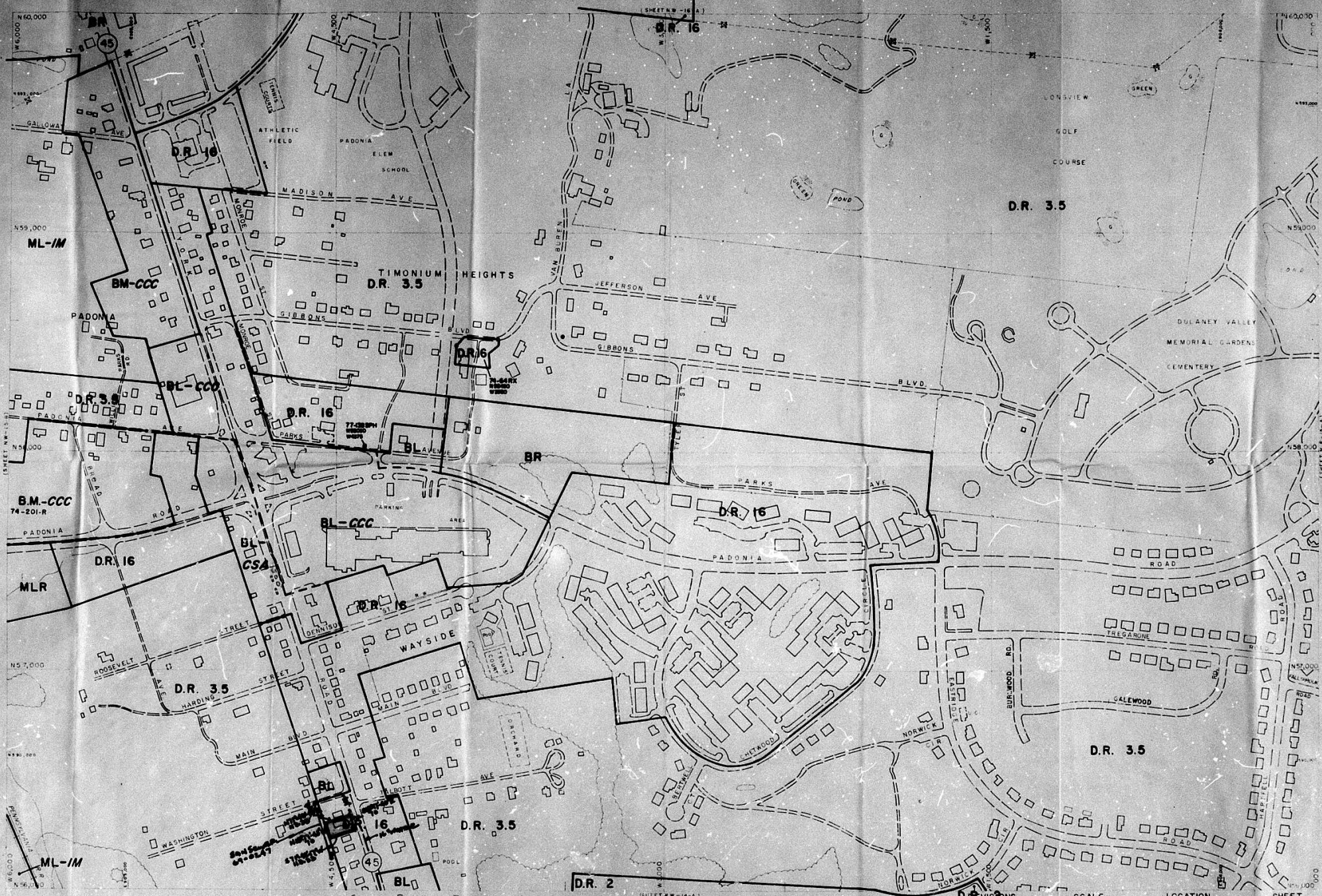
S-NE R-NW
V-SE U-SW

SPECIAL EXCEPTION FOR OFFICES AND DENTAL OFFICES
DE JOSEPH MCKENCHINE
NOLAN, PLUMHOFFER WILLIAMS ATTORNEYS
204 W. PENNSYLVANIA AVE
TOWSON MD 21284
823-7800

AERIAL INTERSECTION
YORK AND PADONIA ROADS

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

| REVISIONS | | SCALE | LOCATION | SHEET |
|----------------------------------------------------------------------------------------------|---------------------|--------------------|----------|-------------|
| Topographic | BY MAPS, INC. | DATE 4-11-70 | PADONIA | NW. 15-A |
| | | SCALE 1" = 200' | | |
| Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA. | | | | |



S-NE R-NW
V-SE U-SW

1:5 COMPREHENSIVE
ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COMMISSION
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108-76, 109-76, 110-76, 111-
112-76, 113-76, and 114-76
TOWNSHIP MD

SPECIAL EXCEPTION FILE OFFICES & DELTA OFFICES
DR. JOSEPH MCKENCHINE
NOLAN PLUMHOFF & WILLIAMS ATTYS
204 W PENNSYLVANIA AVE
TOWNSHIP MD

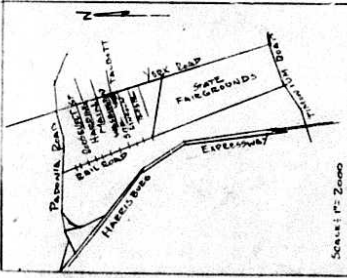
BALTIMORE COUNTY METROPOLITAN AREA

CHARLES COUNTY COUNCIL ARTERIAL INTERSECTION YORK & PADONIA ROADS

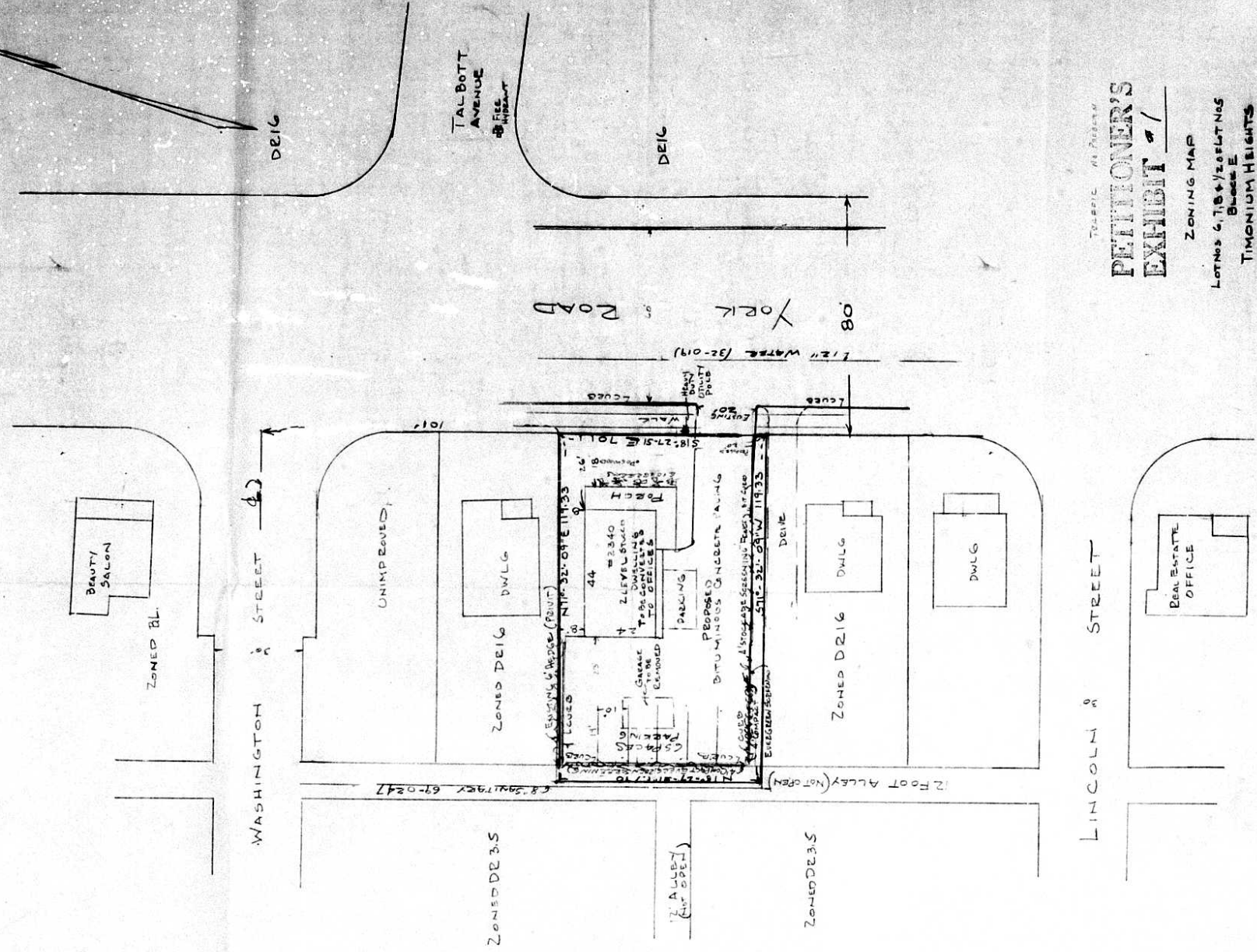
| D.R. REVISIONS | | SCALE | LOCATION | SHEET |
|---------------------------|---------|--------------------------------------|----------|-------|
| BY | DATE | 1" = 200' | PADONIA | NW |
| Planimetric MAPS, INC. | 4-11-70 | | | 15-A |
| | | DATE OF PHOTOGRAPHY APRIL 1953 | | |

Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION - PHILADELPHIA, PA.

Z. C. Pet. Exp. 1



Scale: 1" = 2000'



TELEPHIC AIR PROPERTY
PETITIONER'S EXHIBIT # 1

ZONING MAP
 LOTNS 6, 7, 8 & 20 & 21 NGS
 Block E
 TIMONIUM HEIGHTS

8TH DISTRICT BALTO COMD
 0.19 ACRES

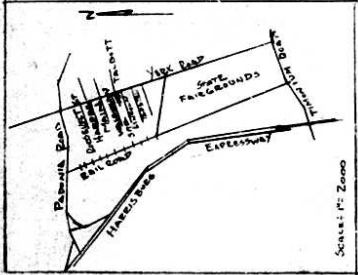
REVISED FEBRUARY 17, 1978
 SCALE 1" = 30' NOVEMBER 3, 1977
 GEORGE HOLD, CROSS STREET
 REGISTERED LAND SURVEYOR
 412 DELAWARE AVE. TOWSON MD.



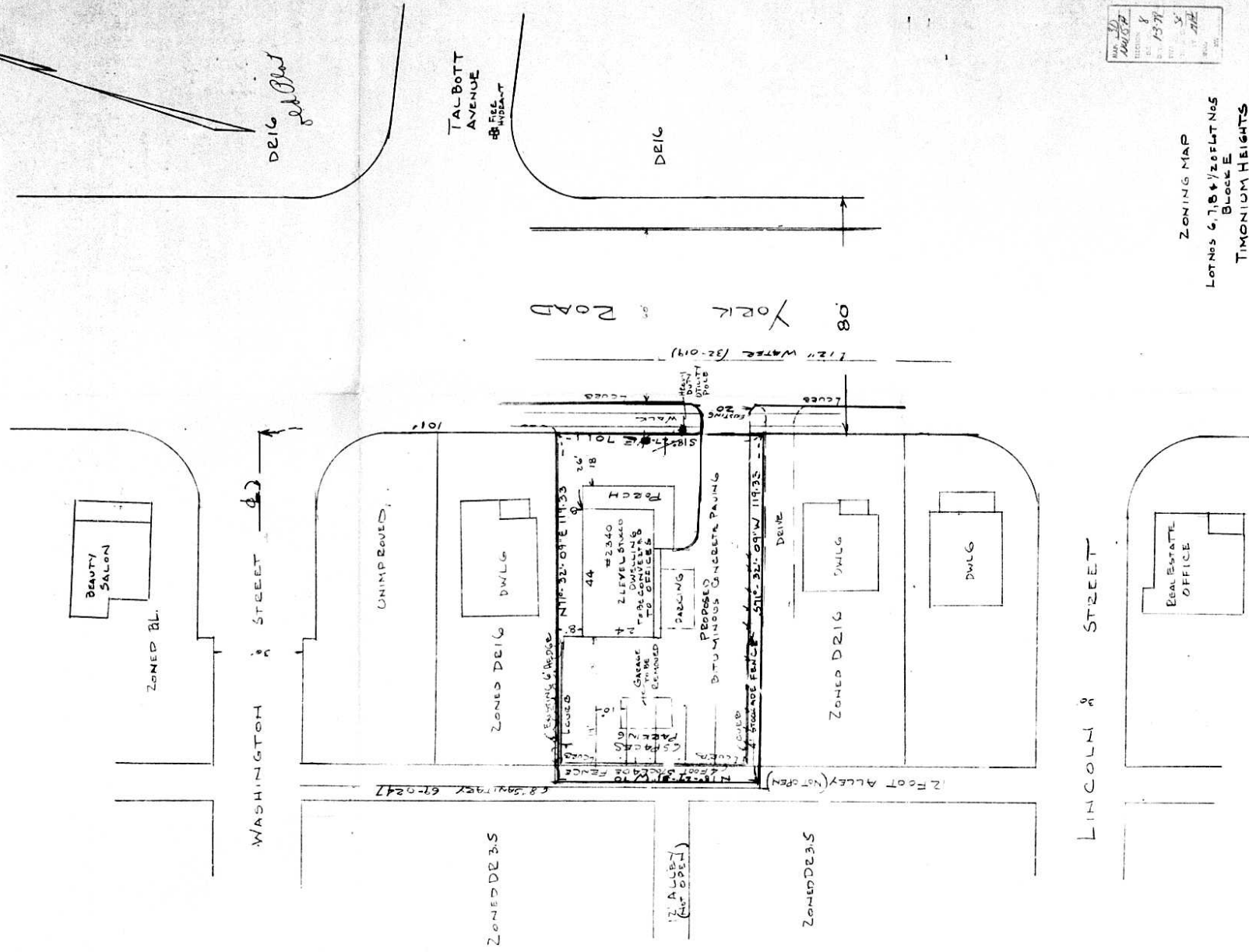
IDCA 77 41-X

EXISTING ZONING DE 16
 PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICES
 VARIANCES FROM SECTION 180.21B OF ZONING
 REGULATIONS AND V.B.Z. OF COMPREHENSIVE MANUAL
 OF DEVELOPMENT POLICY TO PERMIT AND VALIDATE AN
 EXISTING SIDE YARD OF 8 FEET FOR THE REQUIRED 25 FEET AND
 A FRONT YARD OF 26 FEET IN LIEU OF THE REQUIRED 30 FEET.
 NO EXTERIOR ATTACHMENTS TO BUILDING

PARKING
 1ST LEVEL 10560 + 300 = 315 SPACES
 2ND LEVEL 10560 + 300 = 315 SPACES
 Spaces Required: 7
 Spaces Provided: 7



SCALE: 1" = 200'



RECORDED
1/3/77
272

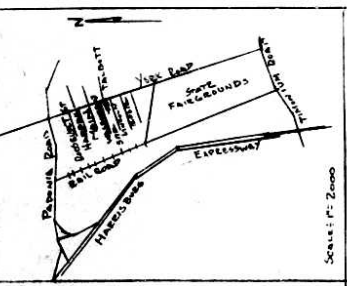
ZONING MAP
LOT NOS 6, 7, 8 & ZONING NOS
BLOCK E
TIMONIUM HEIGHTS
8TH DISTRICT BALTO COMD
0.19 ACRES

SCALE: 1" = 20' NOVEMBER 3, 1977
GERHOLD, CROSS & TETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE TOWSON MD.

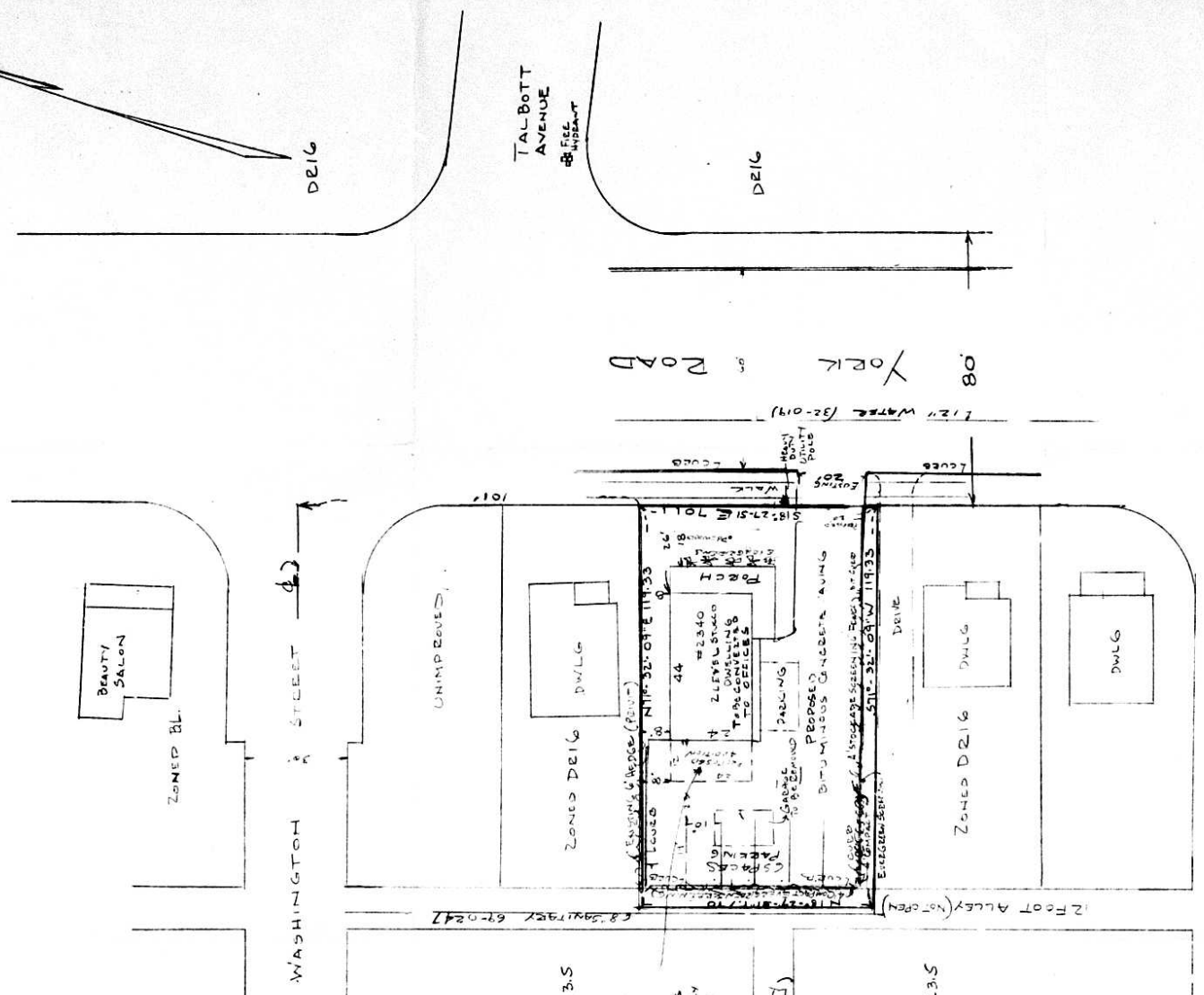
EXISTING ZONING: D216
PROPOSED ZONING: SPECIAL EXCEPTION RE OFFICES
VARIANCES FROM SECTION 1802.2(B) OF ZONING
REGULATIONS AND V.B.Z. OF COMPREHENSIVE MANUAL
OF DEVELOPMENT POLICY TO PERMIT AND UPDATE AN
EXISTING SIDE YARD OF 8 FEET FOR THE REQUIRED 25 FEET AND
A FRONT YARD OF 16 FEET IN LIEU OF THE REQUIRED 30 FEET.
NO EXTERIOR ALTERATIONS TO BUILDING

PARKING
1ST LEVEL 1056 + 300 = 3.5 SPACES
2ND LEVEL 1056 + 300 = 3.5 SPACES
SPACES REQUIRED: 7
SPACES PROVIDED: 7

IDCA 17-41-X



Scale: 1" = 200'



PROPOSED 12' x 24' ADDITION AT
 LEVEL OF UPPER FLOOR LEVEL
 WITH PAVING AND MANEUVERING
 SPACE BENEATH. ALL SETBACKS
 AND ZONING REGULATIONS TO APPLY
 THERETO EXCEPT 8' SIDE YARD
 VARIANCE

UNIMPROVED

YORK ROAD
 80
 12" WATER (32-019)

TAL BOTT AVENUE
 FIRE HYDRANT

IDCA 77-41-X
 ZONING CASE 78-190-XA

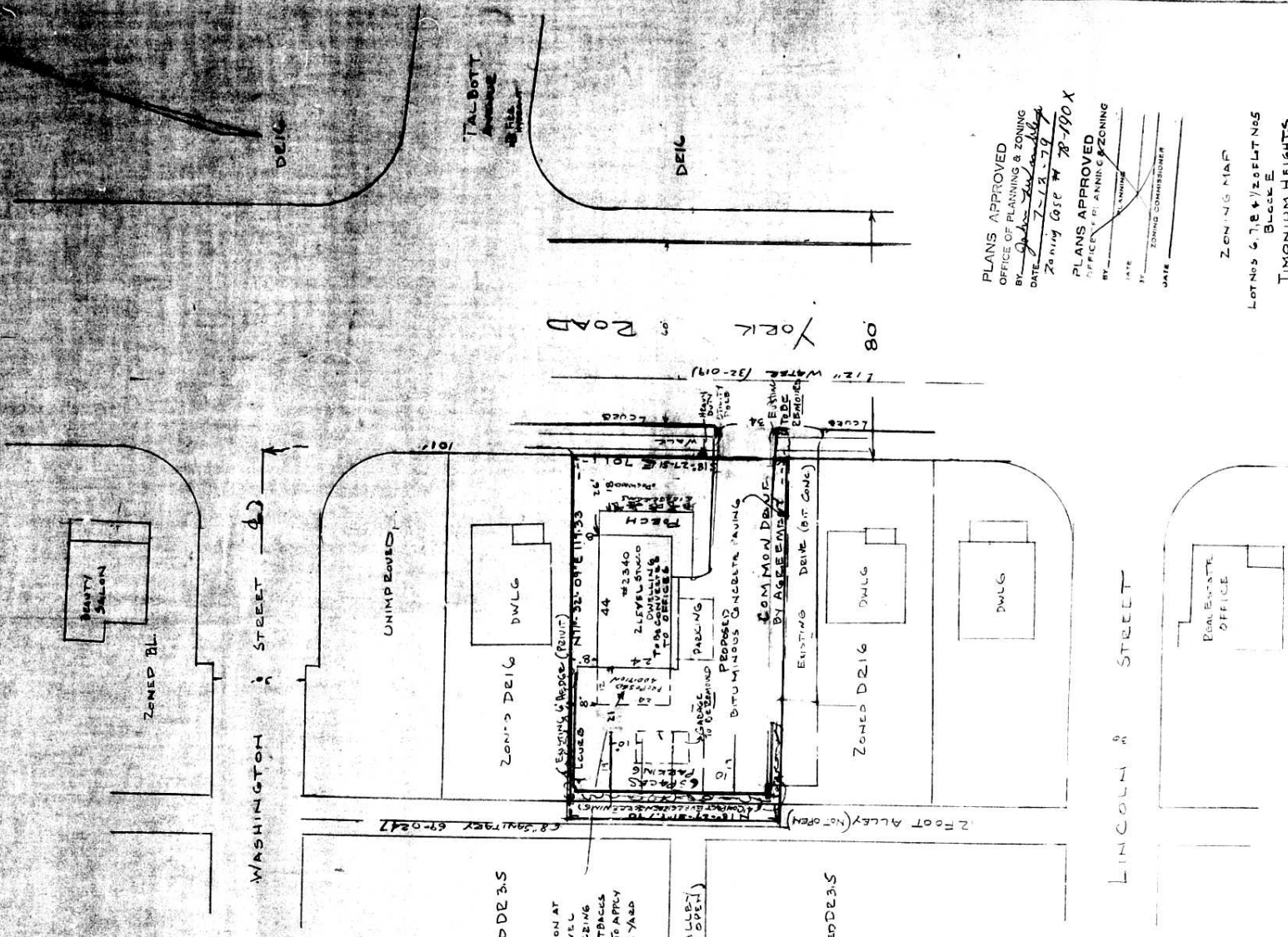
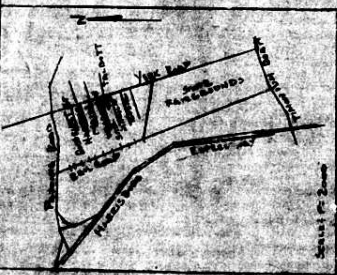
EXISTING ZONING DE16
 PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICES
 VARIANCES FROM SECTION 180-2-2(B) OF ZONING
 REGULATIONS AND VBZ OF COMPLEMENTIVE MANUAL
 OF DEVELOPMENT POLICY TO PERMIT AND VALIDATE AN
 EXISTING SIDE YARD OF 9 FEET FOR THE REQUIRED 25 FEET AND
 A FRONT YARD OF 26 FEET IN LIEU OF THE REQUIRED 30 FEET.
 NO EXTERIOR OUTLETS OR SIGNAGE TO BUILDING

PARKING
 1ST LEVEL 1056 + 300 = 3.5 SPACES
 2ND LEVEL 1056 + 300 = 3.5 SPACES
 SPACES REQUIRED = 7
 SPACES PROVIDED = 7

REVISED PLANS
 MR 17 78 PM
PERKINS+WORMER'S
 EXHIBIT #1
 OFFICE OF PLANNING & ZONING
 ZONING MAP
 LOT NOS 6, 7, 8 & 1/20 FEET NOS
 BLOCK E
 TIMONIUM HEIGHTS
 8TH DISTRICT BALTO COMD
 0.19 AC ±

REVISED MARCH 16, 1978
 REVISED FEBRUARY 17, 1978
 SCALE 1" = 20' NOVEMBER 3, 1977
 GEORGE HOLD, CROSS & TETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE TOWSON MD.





ZONED DE3S

PROPOSED 12' x 24' ADDITION AT
 REAR OF UPPER FLOOR LEVEL
 WITH PAVING AND MANEUVERING
 SPACE BENEATH. ALL SETBACKS
 AND ZONING REGULATIONS TO APPLY
 THERE TO EXCEPT 8' SIDE YARD
 VARIANCE

7' ALLEY
 (NOT OPEN)

ZONED DR3S

IDCA 77-41-X
 Zoning Case 78-10-XA
 EXISTING ZONING DR1G
 PROPOSED ZONING SPECIAL EXCEPTION FOR OFFICES
 VARIANCES FROM SECTION 180 ZILB OF 28 N G
 REGULATIONS AND VZB OF COMPREHENSIVE MANUAL
 OF DEVELOPMENT POLICY TO PERMIT AND VALIDATE AN
 EXISTING SIDE YARD OF 8 FEET FOR THE REQUIRED 25 FEET AND
 A FRONT YARD OF 26 FEET IN LIEU OF THE REQUIRED 30 FEET.
 NO EXTERIOR ALTERATIONS TO BUILDING

PARKING
 1ST LEVEL 10560 ÷ 300 = 35 SPACES
 2ND LEVEL 10560 ÷ 300 = 35 SPACES
 SPACES REQUIRED: 7
 SPACES PROVIDED: 7

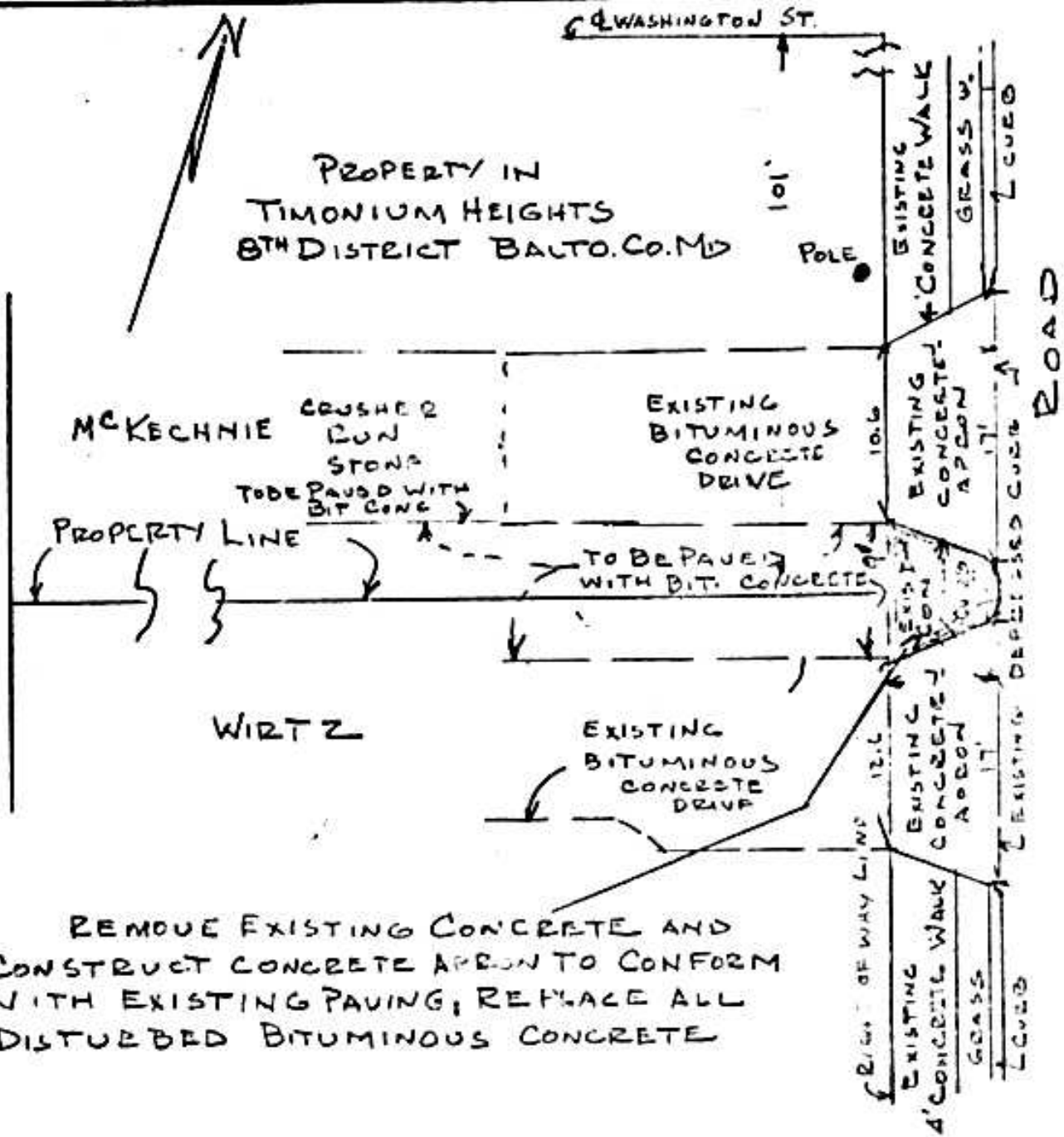
PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John J. Kelly
 DATE 7-18-79
 Zoning Case # 78-100 X

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John J. Kelly
 DATE 7-18-79
 Zoning Case # 78-100 X

ZONING MAP
 Lot Nos. 6, 7, 8 & 20 FLT Nos
 Block E
 TIMONIUM HEIGHTS
 8TH DISTRICT BALTO COMD
 0.11 ACRES
 REVISED JULY 10, 1979
 REVISED MARCH 16, 1978
 SCALE + 1" = 20' FEBRUARY 3, 1977
 GERHOLD, CROSS & ETZEL
 REGISTERED LAND SURVEYORS
 412 DELAWARE AVE TOWSON MD.



PROPERTY IN
TIMONIUM HEIGHTS
8TH DISTRICT BALTO. CO. MD



REMOVE EXISTING CONCRETE AND
CONSTRUCT CONCRETE APRON TO CONFORM
WITH EXISTING PAVING; REPLACE ALL
DISTURBED BITUMINOUS CONCRETE



SCALE: 1" = 10' DATE: 7/10/79

GERHOLD, CROSS & ETZEL
Registered Land Surveyors
412 Delaware Avenue
Towson, Maryland 21204