PETITICE FOR ZONING VAR ANCE FROM AREA AND HEIGHT REGULATIONS 19 ...

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or mee. Recial M. Hell legal owner. of the property situate in Baltimore County and which is testribed in the description and plat attached hereto and made a part hereof. n for a Variance from Section 238.2 to permit a side yard setback of 6 feet in lieu of the required 30 feet in a B.R. Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The required side yard width, plus the State Highway Admiristration right-of-way requirements preclude accommodating both the building and the required parking area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Variance adversing, posting, etc., upon fling of this lition, and further agree to and are to be bound by the zoning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Baltimore County.



, 197 , that the subject matter of this petition be advertised, as

MILTIMORE COUNTY, MARLAND

S. Eric DiNenna, Zoning Commissioner June 29, 1978

Leslie H. Graef, Director of Planning

Petition #79-6-A. Item 214

Petition for Variance for side yard setback Southeast corner of York Rood a d Warren Rood Petitione: - Roudall M. Hall

8th District

HEARING: Thunday, July 6, 1978 (10:00 A.M.)

This office is apposed to the granting of the patitioner's request. In reviewing the Zoning Advisory Committee comments it is apporent that the location of the proposed entrence to this itte is undestriable, 2 of the 16 proposed parking spaces are substantiand, and that the proposed relocation of Warren Rucd will go through the site.

A cursory examination of county records indicates that the petitioner purchased this property in 1974; at that time the current zoning and minimum serback requirements were applicable to this size.

LHG:JGH:rw

RE: PETITION FOR VARIANCE SE corner of York Rd. & Worren Rd. 8th District RAN-) ALL M. HALL, Petitioner

. BEFORE THE ZONING COMMISSIONED

OF BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

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.

Lety Max Jounesman Peter Max Zimmerman Deputy People's Counsel

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

I MEREBY CERTIFY that on this 15th day of June, 1978, a copy of the aforegoing Order was mailed to Mr. Randall M. Hall, 10501 York Road, Cockeysville, Maryland 21030 Petitioner



2

George J. Martinak Deputy Zoning Commissioner

September 8, 1978

Mr. Randall M. Hall 10501 York Road Cockeysville, Maryland 21030

> RE: Petition for Variance Petition for Variance SE/corner of York and Warren Roads - 8th Election District Randall M. Hall - Petitioner NO. 79-6-A (Item No. 214)

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

Very traly yours, CEORGE J. GARVINAK Deputy Zoning Commissioner

GRane

cc: John W. Hessian, III. Esquire

WALTER PARK Registered Surveye

TOWSON OFFICE HUDKINS ASSOCIATES, INC.

DESCRIPTION #10435 YORK ROAD:

Beginning for the same at the intersection formed by the east side of York Road with the south side of Warren Road thence binding on the said south side of Warren Road easterly 200,00 feet thence southerly 95.00 feet thence westerly 200.00 feet to intersect the said east side of York Road thence binding thereon 95,00 feet northerly to the place of

Containing 19,000 square feet of land more or less.



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS 10501 York Acad Cockeysville, Maryland 21030

BALTIMORE COUNTY OF LICE OF PLANNING & ZONING

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

this 26th day of May

S. ERIC DI NENNA

101 Shell Bailding 206 East Joppa Read Towson, Maryland 21204

Nicholas B. Commodari

May and Department of Transportation

M.S. Caltrider

April 14. 1978

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

Re: Z.A.C. Meeting, April 11, 1978 Item: 214 Property Gener: Randall **, Hall Location: SE/E York Boas (Rtc. 143) Existing Zonnie: 3.R.-C.5.2 Proposed Zoning: Variance to pernit a side setback of 6' in lieu of the re-quired 30.436

Acres: 0.436 D'strict: 5th

Dear Mr. DiNenna:

The entire property will be affected by the proposed relocation of Warren Road. The project is not in the current State Highway Administration Improvement Program, however, it is listed in the critical section of the Twenty Year Needs Study.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

By: John E. Meyers

	The second secon
	of property, and position bearing on the above Petition
cad it appearing that my reason of the follo	owing Sading of facts
	·
	and the second second second
sale for subject section	LOCAL CONTRACTOR AND AND AND AND AND ADDRESS.
the above Variance should be had; and it	المرابع المراجع
DIS SECURE VALUE OF SECURE OF SECURE OF	
<u></u>	
IT IS ORDERED by the Zoning Commi	issioner of Bultimore County this
day of	that the herein Potition for
\sim	
	Zoning Commissioner of Baltimere County
	And Comment & State Com,
Pursuant to the advertisement, posting	g of property and public hearing on the sauce Petition
and it appearing that by reason of failure	to allow practical difficulty or mureasonable.
	or adt la usil at tool sis lo sadtes bray able.
quired 30 feet should NOT BE GRA	
quired 30 tent should NOT BE GIO	WIED.
Parameter and the second	
Deputy	nissioner of Beltimore County, this
of	he above Variance be and the same is hereby DENIED
RDER RECEIVED FOR FILING	1- Jane Matinel
. /	Departy Remissioner of Baltimore County
ATE September 2,1978	PL V
Y Soul Pariet	
_ACHRISTRATIVE ASSETY	

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

.....

June 27, 1978

Nicholas B. Commodari, Chairman CONTROL ADMINISTRATION

FIRE PREVENTA

DEPARTMENT OF TRAFFIC ENGINE, PIN

STATE STORMAY

PERSON OF

OFFICE OF THE

Mr. Randall M. Hall 10501 York Road Cockeysville, Maryland 21030

RE: Variance Petition Item No. 214 Petitioner - Randall M.

Duar Mr. Hall:

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 not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or account of the development plans that may have a bearing on this reach. The development plans that may have a bearing on this reach the development plans that may have a bearing on the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the southeast corner of York and Warren Roads in the 8th Election District, this currently vacant property is zoned B, R, and is situated to the north of an existing bank building and directly opposite of a commercial establishment and individual dwellings froating on Warren Road. This Variance is necessitated by your proposal to construct a two-story building within 6' of the side property line in lieu of the required 30'.

As indicated in previous conversation with Mr. Malcum Hudkins and Mr. John Wimbley, Office of Current Planning & Devalopment, the site, John Wimbley, Office of Current Planning & Devalopment, the site of the properties of the site of the properties of the site plans, it was Mr. Hudkins decision that the site revisions to the site plans, it was Mr. Hudkins decision that the site plan would be submitted as shown and the hearing could be decided on the merits of this proposal. Because of this I decided, to proceed with the scheduling of this hearing.

Mr. Hall

Particular attention should be afforded to comments of the State Highway Administration concerning the proposed relocation of Warren Road, and also, those of the Health Department and Department of Permits and Licenses.

This petition is accepted for filing on the date of the enclose 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, Reddal Smedail poplar NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:sn.w

cet Hudkins Associates. Inc. 101 Shell Building 200 East Joppa Road Towson, Maryland 21204



June 9, 1978

Mr. Eric S. DiNenno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office B uilding Towson, Maryland 21204

Comments on Item #214, Zoning Advisory Committee Meeting, April 11, 1978, are as follows:

Propesty Owner: Randall M. Hall Location: SE/C York Road and Worren Dood Estiring Zonling: Bit. ~ C.S. 2 Proposed Zonling: Verience to permit a side setback of 6' in lieu of the required 30' Acres: 0.436: District. Ath

This office has reviewed the subject petition and offers the following comments. These commonts are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of r,fons or problems with regard to development plans that may have a

The driveway to the sit- will create traffic circulation problems and should be moved away from Warren Road. Landscaping should be provided.

Very tri ly yours,

John Zwinley Planner III Current Planning and Development

May 25, 1978

Mr. S. Bric DiMenna Soning Commissioner County Office Building

No: Item 8214 (1977-1978)
Property Owner: Annéell M. Hall
5/8 our. York Ma. 6 Warren Md.
Existing Zoning: B.R.-C.S. 2
Proposed Zoning: Vorlance to per
in lieu of the required 30'.
Acres: 0.486 District: 8th

Dear Mr. Dillenna

s following comments are furnished in regard to the plat submittel to this office lew by the Boning Advisory Committee in connection with the subject item.

General:

this specific site, vit. First basicant hash of surpland property and the Toyola and balanching property and up an "overall" (owner) and to balanching the property of any an "overall" (owner) and to the southeast course of increas and Tork Rodes for which comments have been supplied harstofore; i.e., C. B. Elman S. company, October 3, 1971 (EU., 83.71); J. a., #illiams, Ton., October Petitonal bask of Hayland, may 14, 1975 (EU., 426-75), and Soning "tem \$200 (1976-1972) and Too 531 (1977-1976).

Highways:

York Road (NH, 45) and Narran Road (NH, 143) are State Roads; therefore, all improvements, intersections, settenon; and drainage regularments as they affect these roads once under the jurisdiction of the Naryland united Highery Monistration. Any utility construction within the State Road right-of-way viz. he subject to the standard speculated the State in Road Light-of-way viz. he subject to the standards specifications and approval of the State in Road Light Control of State Road Control of State Roa

The indicated disting driveway, serves the Automobile Dealership and Sank properties, and was designated to remain a required energiancy point of access per agnowed plan (0-388-72) to the spartment site, cast of the ownerall property, for Pire Deaperment and other emergency vehicles.

The untrance locations are subject to approval by the Department of Traffic nearing, and shall be constructed in accordance with Baltimore County Stards

Item #214 (1977-1978) Property Owner: Page 2 Nav 25, 1978

Development of this property through stripping, grading and stabilisation could result in a sedient pollution problem, damaging private and public holdings downstream of the property. A grading penalt is, therefore, meassary for all grading, including the stripping of top poils.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated

The Petitioner rust provide necessary drainage facilities (temporary or permanent to prevent creating any nuisances or damages to adjacet properties, especially by the concentration of surface water. Occretion of any problem which may result, due to improper randing or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Public water mai: s exist in York and Warren Rossis. Additional fire hydrant section is required in the vicinity.

There is a public 8-inch sanitary sever in Morres Road (Drewing \$74-030), File 1); and, as is bind; public senitary sever also makes the sanitary sever also makes the sanitary sever property of the sanitary sever consecution of the control of the sanitary sever consecution can be constructed from Handle \$4000, approximately 45 feet nontheast of this site to serve this property. This service connection would necessitate a property of the sanitary of the sanit

Very truly yours, Down to m. co-ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

V-SE Key Sheet 65 HW 5 Pos. Sheet NW 17 B Topo 51 Tax Wap

TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H.

Mr. S. Bric DiRenna Office of Planning and Zoning County Office Building Towson, Maryland 21204

Community on Item #214, Zoning Advisory Communities Resting, April 11, 1978, are as follows:

May 12, 1978

Rardall M. Hall SR/C York Rd. & Varren Rd. Jule-0.5. 2 Variance to permit a side setback of 6' in lies of the required 30'. 0.436 Froperty Owners Location: Existing Zoning: Proposed Zoning:

a revised plan showing the method of water supply and sewage

If a food service facility is proposed, complete plans and specifications must be submitted to the Bivision of Pool Protection, Baltimore County Department of Health, for review and approval prior to

Very traly yours. Thomas xone Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES



June 12, 1978

Nr. S. Eric Dimenna Boning Cosmissioner County Office Building Marvland 21204

Item No. 2|4 - SMC - April 11, 1978 - Revised Rendell M. Hell 12C Tork Jd. Burren Rd. 2mposed Bonissi Proposed Bonissi

The cutrance should be moved further south to prevent the encroachment of enturing vehicles onto the southern half of the entretic. If vehicle is southern half of the entretic it vehicle is southern to the enturing entretic enturing entu

Stephe Glicker_

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

N. Commodari, Chairman Zoning Adivery Committee

Re: Property Owner: Randall M. Hall

Location: SE/C York Rd. & Warren Rd. Zoning Agenda Meeting of 04/11/78

BALTIMORE COUNTY, MARYLAND OFFICE OF PNAMES - REVENUE DIVISION MISCELLANEO CONTROL

___ACCOUNT_01-662

RECEIVED Bandall M. Hall, Piling One for Case No. 79-6-A

MERSEAN 8

MAY JULIO 8, 1978

Fursaint to your request, the referenced property his 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.

- Pire hydraunts for the referenced property are required and shall be located at intervals or feet along an approved road is accordance with Sattiance County Standards as published by the Department of Pablic Works.
- () 2. A second means of vericle access is required for the site.
- () 3. The vehicle dead and condition shown at _____ EXCERDS the maximum allowed by the Pire Department.
- () h. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupency or beginning of operations
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Buttonal Fire Pro-tection 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.

REVIDUES Flarking Group
Special Inspection Division

Hotod and Chal Wagandt prik Piro Prevention Bureau



April 11, 1978

mts on Item #214 Zoning Advisory Committee Meeting, April 11, 1978

Bandall M. Hall S/E/C York Road and Warren Road B.R. - C.S. 2

Variance to permit a side setback of 6' in liou of the required 30'.

- XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Mayland Code for the Handicepped and aged and other applicable codes.
- Permits shall be recrired.
- D. Building shall be upgrained to new use requires alteration permit.
- 5. Three sets of construction drawings will be required to file an application for a building permit.
- X.F. Three nets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- Wood frame walls are no: permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance consides with the Baltimore County Building Code. See Section
- XJ. Comment Please be aware of Section 213.0 of the building code and other related sections dealing with fire separation of mixed uses.

Thanks & Sural Charles E. Burnham

CEBITT

PATITICS FOR VARIANCE

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 15 19.78 THIS IS TO CERTIFY that the appeared advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Mr., once the County at one time concess reparates before the 6th day of July 19.78, the fiffst public "on appearing on the _____15th _day of _____dune ____ Interpretation for the name at the in-terpretation formed by the east side of Fork Road with the court, side of of York Road with the south side a Warren Road thesse binding on it wild south side of Warren Roa sauterly 200,00 feet thesic souther \$5.00 feet thesic seaterly 200,00 fee is intersect the said v.i. side of York Road these binding theres ~60 feet norths: y to the place.

H. Lank Stution Manger.

Cost of Advertisement, \$.....

FIMIES

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Randall M. Hall was inserted in the following

- Catonsville Times
- ☐ Dundalk Times ☐ Essez Times
- ☐ Suburban Times East

25.00 -4

- Ck Towson Times ☐ Arbutus Times
 ☐ Community Times ☐ Suburban Times West
- weekly newspapers published in Baltimore, County Maryland, once a week for cne successive weeks before the 16th day of June 19.78, that is to say, the same was inserted in the issues of June 15, 1978

STROMBERG PUBLICATIONS, INC. By Esetu Burger

BALTIMORE COUNTY, MARYLAND

PECEIVED R. N. Hall ros Cost of Advertising and Posting for Case No. 79-6-A

2819 584U 28 41.96 HSC





Comments on Item #211, Zoning Advisory Committee Meeting, June 6, 1978

Property Omer Randall N. Hall Locations 5/8/C York Road and Warren Road Rating Zonates, N. - (S. 2 Proposed Zonisc Warismoo to permit a side setback of 6' in lieu of the required 30'.

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)
 1970 Edit're and the 1971 Surplement, State of Maryland Code for the
 Handicasped and aged and other applicable codes.
- Fermite shall be required.
- D. Building shall be upgraded to now use requires alteration permit. E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Regineer's original seal will 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 Separtment if distance 1s between 3'0" and 6'0" of property line.
- H. Requested setback variance coefficies with the Reltimore County Building Code. See Section
- X J. Comment: No further comment until coastruction drawings an filed for a



79-6 A

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

Posted for VAS SALES OF THE ASSESS OF THE AS Location of property: SE COT OF York Rd & WASSEN Rd Location of Signs: SE Jose of York Pd & Warren P

Remarks: Posted by

Descriptions checked and Petition number added to Granted by ZC, SA, GC, CA

Reviewed by:

WNP/he

FUNCTION

Revised Plans: Change in outline or description Yes Map + NW 17B

TOW! ON MARYLAND - 21204 Date: April 12, 1978

2.A.C. Meeting of: April 11, 1978

Very truly yours,

W Nick Petrovich

le has heard

RE: Item No: 214
Property Oner: Randall M. Hall
Location: SH/C York Rd. & Waiven Road
Present Canding: B.H.-C.S. 2 permit a side serback of 6' in lieu of
the required 30°.

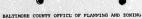
76-86 A - VARIANCE ON ABL LOT

BOARD OF EDUCATION OF BALTIMORE COUNTY

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

District: 8th

No bearing on student population.



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

PETITION MAPPING PROGRESS SHEET

Your Petition has been received * this PAd. day of April 1978. Filing Fee \$ 2500 . Peceived X Check

S. Eric Ullenna, Zoning Company

Petitioner Bearell M. H. LL Submitted by_

Petitioner's Attorney Reviewed by This is not to be interpreted as acceptance of the Potition for assignment of a hearing date.

act 25 1978

__Other

