

79-6-A #214 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Randall M. Hall, 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 239-2 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 perfect difficulty).

The required side yard width, plus the State Highway Administration 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. 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 For Baltimore County.

DATE SEP 11 1978 BY John W. Hession, III
 Petitioner's Attorney
 DATE SEP 11 1978 BY John W. Hession, III
 Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of SEP 1978, 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 in form 106, County Office Building in Towson, Baltimore County, on the 15th day of SEP 1978, at 10:00 o'clock A.M.

(over)

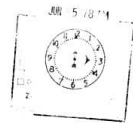
RE: PETITION FOR VARIANCE
 SE corner of York Rd. & Warren Rd.,
 8th District
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 79-6-A
 RANDALL M. HALL, Petitioner

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.

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 15th day of June, 1978, a copy of the foregoing Order was mailed to Mr. Randall M. Hall, 10501 York Road, Cockeysville, Maryland 21030, Petitioner.



Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 (410) 412-2500
 S. ERIC DI NENNA
 ZONING COMMISSIONER
 George J. Martinak
 Deputy Zoning Commissioner

September 8, 1978

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

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

Dear Mr. Hall:

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

Very truly yours,

George J. Martinak
 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJH:jnr

Attachments

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

COLUMBIA OFFICE
 WALTER PARK
 Registered Surveyor
 Phone 730-6000

TOWSON OFFICE
 HUDKINS ASSOCIATES, INC.
 Engineers, Surveyors and
 Landscape Architects
 200 East Jones Road
 Room 101, Towson, Maryland 21204
 Phone 828-0880

BFL AIR OFFICE
 L. GERALD WOLFF
 Landscape Architect
 Phone 830-0880

March 29, 1978

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 in the place of beginning.

Containing 18,000 square feet of land more or less.



Malcolm E. Hudkins
 Registered Surveyor #7005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 29, 1978
 FROM: Leslie H. Graef, Director of Planning
 SUBJECT: Petition 79-6-A, Item 214

8th District

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

This office is opposed to the granting of the petitioner's request. In reviewing the Zoning Advisory Committee comments it is apparent that the location of the proposed entrance to this site is undesirable, 3 of the 16 proposed parking spaces are substandard, and that the proposed relocation of Warren Road 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 setback requirements were applicable to this site.

Leslie H. Graef
 Leslie H. Graef
 Director of Planning

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Item No. 214

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 24th day of May 1978.

S. ERIC DI NENNA
 S. ERIC DI NENNA
 Zoning Commissioner

Petitioner: Hall
 Petitioner's Attorney: _____ Reviewed by: _____
 cc: Hudkins Associates, Inc.
 101 Shell Building
 200 East Joppa Road
 Towson, Maryland 21204
 Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee



Mary and Department of Transportation
 State Highway Administration

N.S. Caltrider
 Assistant Secretary

April 14, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, April 11, 1978
 Item: 214
 Property Owner: Randall M. Hall
 Location: SE/C York Road (Rte. 143)
 & Warren Road
 Existing Zoning: J.R.-C.S. 2
 Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.
 Acres: 0.436
 District: 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.

CJH:enjd

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

By: John E. Meyers

SFV/dm

Paul H. Pelische
Chair

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

Attention: N. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Randall M. Hall
Location: SE/C York Rd. & Warren Rd.
Item No. 214

Zoning Agency Meeting of 04/11/78

Comments:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 _____ violates the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: Paul H. Pelische
Planning Office
Special Inspection Division

Noted and
Approved: Paul H. Pelische
Fire Prevention Bureau

John S. Seifert
Director

April 11, 1978

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

Dear Mr. DiNenna:

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

Property Owner: Randall M. Hall
Location: SE/C York Road and Warren Road
B.R. - C.S. 2
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.

Area: 0.436
District: 8th

The items checked below are applicable:

- X. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.
- X. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- B. Building shall be upgraded to new use - requires alteration permit.
- F. 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 will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 60' of property line.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No comment.
- X. J. Comment: Please be aware of Section 213.0 of the building code and other related sections dealing with fire separation of mixed uses.

Very truly yours,
Charles E. Dunham
Charles E. Dunham
Plans Review Chief

CEB:ej

John S. Seifert
Director

June 7, 1978

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

Dear Mr. DiNenna:

Comments on Item #214 Zoning Advisory Committee Meeting, June 6, 1978 are as follows:

Property Owner: Randall M. Hall
Location: SE/C York Road and Warren Road
B.R. - C.S. 2
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.

Area: 0.436
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, State of Maryland Code for the Building and Code and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new 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 Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 60' of property line.
- E. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No comment.
- X. J. Comment: No further comment until construction drawings are filed for a Building permit.

Very truly yours,
Charles E. Dunham
Charles E. Dunham
Plans Review Chief

CEB:ej

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1978

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

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

RE: Item No: 214

Property Owner: Randall M. Hall
Location: SE/C York Rd. & Warren Road
Present Zoning: B.R.-C.S. 2
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 30'.

District: 8th
No. Acres: 0.436

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCCORMACK, PRESIDENT
T. HAROLD WILLIAMS, JR., VICEPRESIDENT
MARCOU B. BOURGAIN

THOMAS M. FORTY
MRS. LORRAINE F. CHURCH
ROBERT M. HAYDEN

ALVIN LUNCE
WEE WILTON B. SMITH, JR.
WILFRED W. TRACY, D.V.M.



TOWSON, MD. 21204 June 15 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Randall M. Hall 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 _____ successive weeks before the 15th day of _____, 1978, that is to say, the same was inserted in the issues of June 15, 1978

STROMBERG PUBLICATIONS, INC.

By Evelyn Burger

PETITION FOR VARIANCE

THE JEFFERSONIAN

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 June 15 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., on _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN
Charles E. Dunham
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 6/14/78
Posted for: Variance to permit a side setback of 6' in lieu of the required 30'.
Petitioner: Randall M. Hall
Location of property: SE/C York Rd & Warren Rd
Location of sign: SE/C York Rd & Warren Rd
Remarks: 1 Sign
Posted by: Paul H. Pelische Date of return: 6/14/78



PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, NA, CC, CA					
Reviewed by: <u>JP</u>					
Previous case:					

Revised Plans:
Change in outline or description: Yes _____ No _____

Map # 4617B

*76-60 A - VARIANCE ON ADD LOT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of April 1978. Filing Fee \$ 25.00. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Randall M. Hall Submitted by _____
Petitioner's Attorney: _____ Reviewed by _____

* 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: June 8, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Randall M. Hall, Filing Fee for Case No. 73-61

FOR: Set of Advertising and Posting for Case No. 73-61

VALIDATION SIGNATURE OF CLERK: 250.00

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

DATE: Aug 2 25, 1978 ACCOUNT: 01-662

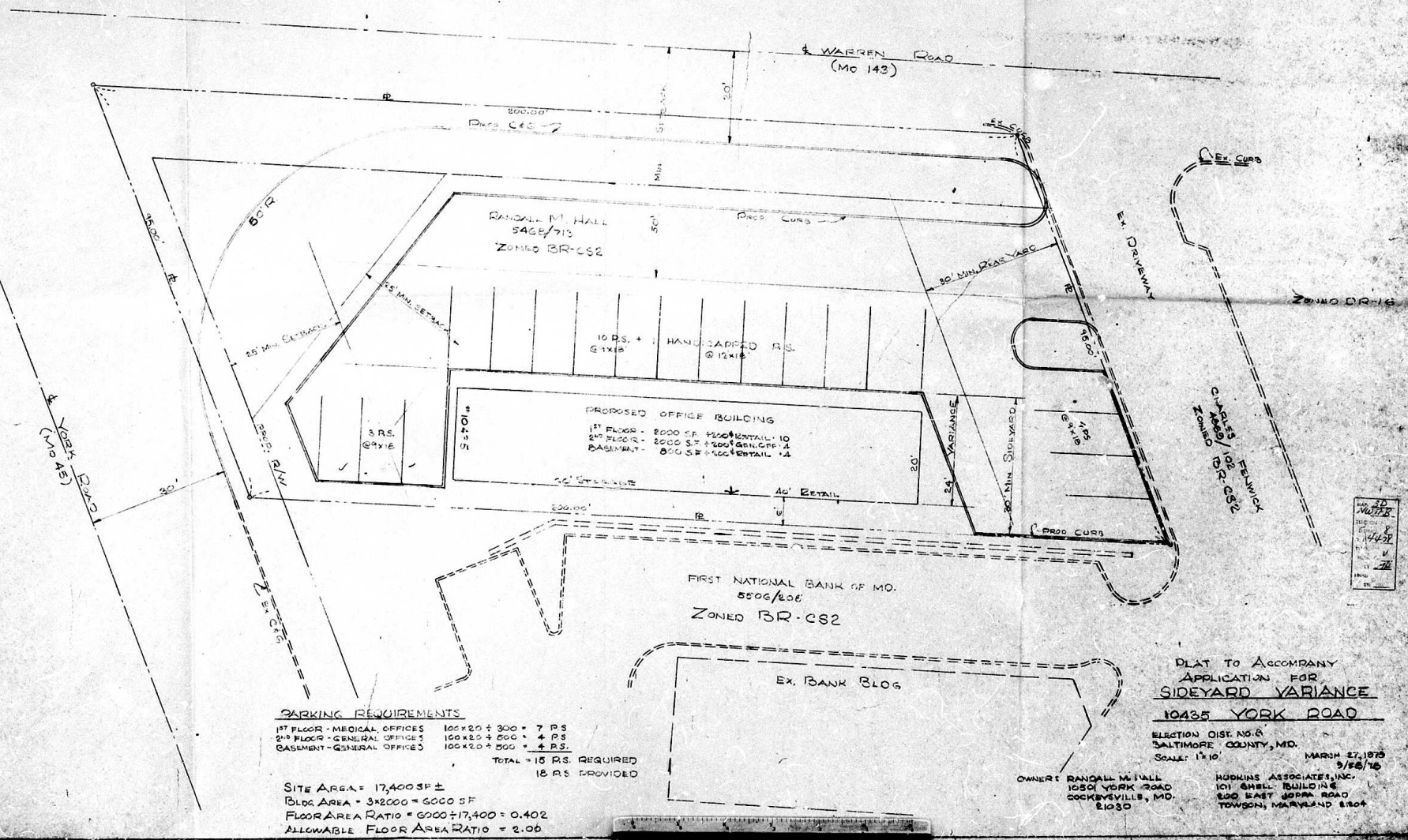
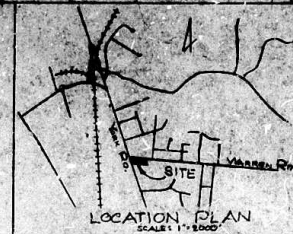
AMOUNT: \$1.36

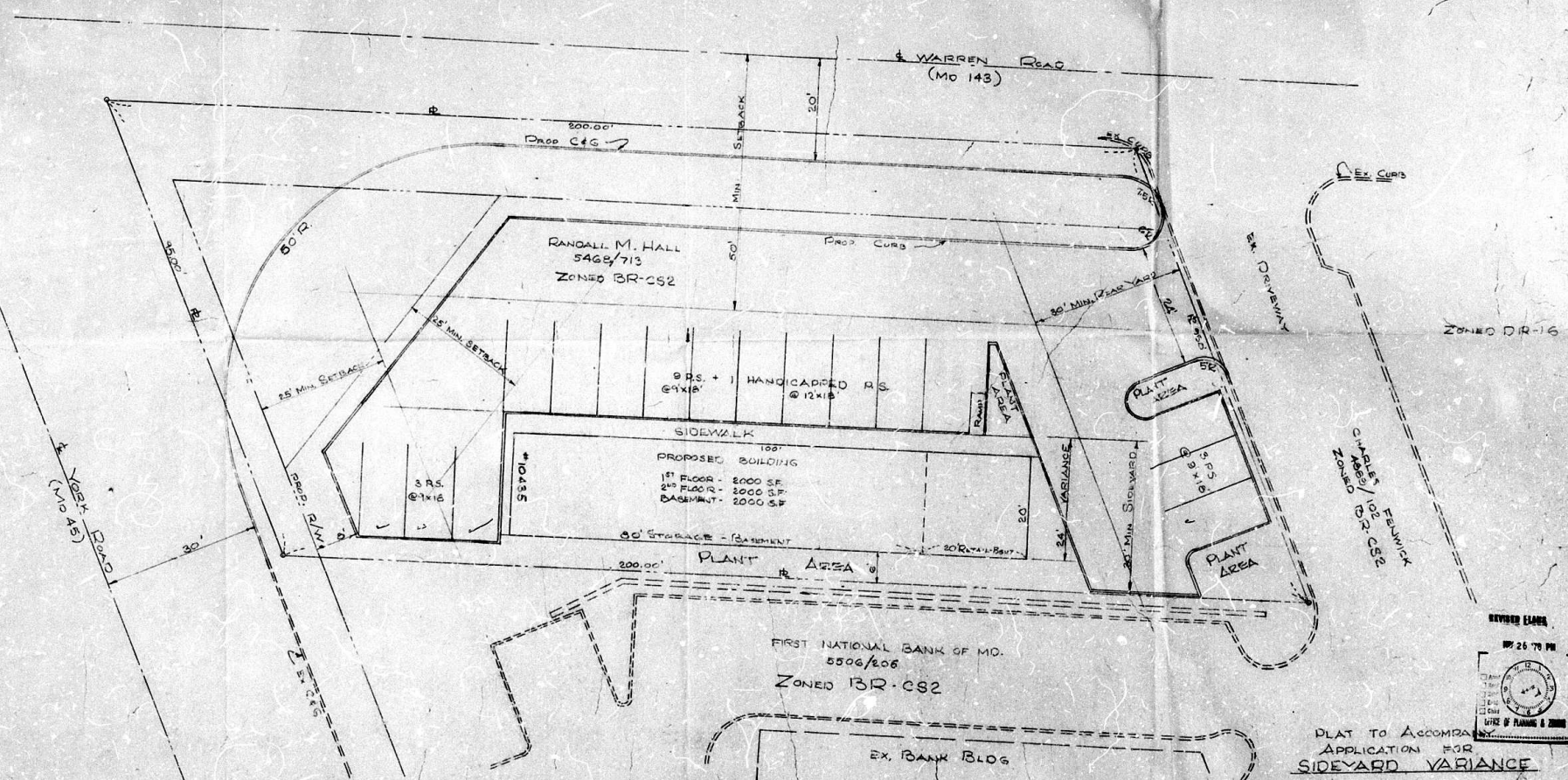
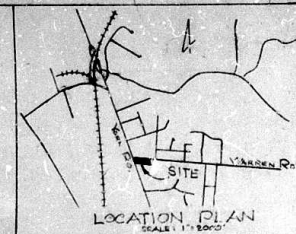
RECEIVED FROM: R. M. Hall

FOR: Set of Advertising and Posting for Case No. 73-61

VALIDATION SIGNATURE OF CLERK: 419.00







PARKING REQUIREMENTS

1ST FLOOR - RETAIL	100 x 20 ÷ 200 = 10 P.S.
2ND FLOOR - GENERAL OFFICES	100 x 20 ÷ 200 = 4 P.S.
BASMENT - RETAIL	20 x 20 ÷ 200 = 2 P.S.
TOTAL = 16 P.S. REQUIRED	
16 P.S. PROVIDED	

SITE AREA = 17,400 SF ±
 BLDG. AREA = 3 x 2000 = 6000 SF
 FLOOR AREA RATIO = 6000 ÷ 17,400 = 0.402
 ALLOWABLE FLOOR AREA RATIO = 2.00

FIRST NATIONAL BANK OF MD.
 5506/206
 ZONED BR-CS2

PLAT TO ACCOMMODATE
 APPLICATION FOR
SIDEYARD VARIANCE
 10435 YORK ROAD

ELECTION DIST. NO. 8
 BALTIMORE COUNTY, MD.
 SCALE: 1" = 10'



OWNER: RANDALL M. HALL
 10501 YORK ROAD
 COCKEYVILLE, MD.
 21030

HODKINS ASSOCIATES, INC.
 101 CHASE BUILDING
 800 EAST JOPPA ROAD
 TOWSON, MARYLAND 21204

MARCH 27, 1978
 3/26/78

