PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

79-19-XA #236

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary A. Mix and John W. Billet & Wife legal 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 for a Variance from Section 1B02.2B (V.B.2) to permit a front setback of 7.91' in lieu of the required 15', for the proposed office building on lots #1, 2 & 3 and a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25' for proposed building on lots #4, 5 & 6.

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

The DR 16 zoned depth from the center line of York Road is approximately 160 feet. This depth with the required building setbacks is impractical for the development of an office building and supporting parking. Therefore, the required variances are needed to improve this property as an office building or as an apartment building.

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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser	Legal Owner
Paul J. DiPino	Mary A. Mix / John W. Billet
Address [illegible] Balto 21030	Address 7 Washington St. 21093 / 41 Cinder Rd.
Petitioner's Attorney	Protestant's Attorney
Address	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 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, 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 24th day of July, 1978, at 10:30 o'clock A.M.

Deputy Zoning Commissioner of Baltimore County.

(over)

79-19-XA #236

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

79-19-XA 236

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mary A. Mix and John W. Billet & Wife legal 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 .... zone to an .... zone; for the following reasons:

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 in a DR-16 Zone

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 for Baltimore County.

Contract purchaser	Legal Owner
Paul J. DiPino	Mary A. Mix / John W. Billet
Address [illegible] 21030	Address 7 Washington St. 21093 / 41 Cinder Rd.
Petitioner's Attorney	Protestant's Attorney
Address	

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 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, 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 24th day of July, 1978, at 10:30 o'clock A.M.

Deputy Zoning Commissioner of Baltimore County

(over)

10:30 A.M. 7/24/78

ORDER RECEIVED FOR FILING
DATE August 23, 1978
BY [illegible] ADMINISTRATIVE ASSISTANT

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

RECEIVED MAY 1978 OFFICE OF PLANNING & ZONING

IDCA NO. 78-30 X
IDCA NO. ______ SP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, OR WE, Mary A. Mix and John W. Billet & Wife LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS DRAWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL exception IN A DR-16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR Office Building

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.340 DEED REF. CWB Jr. 1116-567 and RJS 1275-146; CWB Jr. 1165-81

GRADING 100 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 110.24 x 40.82 AREA 4500

NUMBER OF FLOORS 2 TOTAL HEIGHT 25 ±

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.608

BUILDING USE

GROUND FLOOR Offices OTHER FLOORS Offices

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 15 OTHER FLOORS 9 TOTAL 24

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 6940 sq. ft.

(PAVED 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 OK [signature] 4/25/78 BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVED INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. Paul J. DiPino

APPLICANT, LESSEE OR CONTRACT PURCHASER — Paul J. DiPino
ADDRESS [illegible]

LEGAL OWNER — Mary A. Mix, John W. Billet, Eva F. Billet
ADDRESS 7 Washington Ave 21093; 41 Cinder Rd.

THE PLANNING BOARD HAS DETERMINED ON 6/16/78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-15.1(F) OF THE BALTIMORE COUNTY CODE, 1968.

6/16/78 DATE Signed: Leslie H. Graef CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO 2 REVISED 8-17-77

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: May 19, 1978

FROM: Ellsworth N. Diver, P.E., Chief, Bureau of Engineering

PROJECT NAME:	Mary Mix & John W. Billet & Wife	IDCA PLAN	X
PROJECT NUMBER:	IDCA NO. 78-30X	PRELIMINARY PLAN	
LOCATION:	W/S of York Road N/S of Main Blvd.	TENTATIVE PLAN	
DISTRICT:	8C3	DEVELOPMENT PLAN	
		FINAL PLAT	

This application for special exception (No. 78-30X) was received by the Developers Design Approval Section on May 4, 1978, and we comment as follows:

Water: (Towson Fourth Zone) Urban Area

There are public 12 and 30-inch water mains in York Road and a public 12-inch water main in Main Boulevard. There are no problems with water service reported in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plan W-16B, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Sanitary Sewer: (Texas Interceptor - Texas Pumping Station - Roland Run - Jones Falls Interceptors - Mt. Washington Flume - Jones Falls Pumping Station - Back River Waste Water Treatment Plant) Texas Pumping Station - 9.90 mgd; Mt. Washington Flume 27.00 mgd, restricted to 14.48 mgd

There are 8-inch public sanitary sewers in Main Boulevard and York Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-16B, as amended. The requested change in use will not adversely affect the system. This project is recommended for approval.

Storm Drains: (Beaverdam Run - Western Run- Loch Raven Reservoir - Gunpowder River - Chesapeake Bay)

This property is tributary to Loch Raven Reservoir via Beaverdam and Western Runs. There are known flooding problems downstream. The petitioner indicates a proposed increase of onsite impervious area of approximately 12,712 square feet. This project, subject to Baltimore County Storm Water Management Policy, will present no additional impact downstream from the development of this property. This project is recommended for approval. Estimated 100-year design storm runoff increase of 3.07 cfs.

RECEIVED MAY 22 1978 OFFICE OF PLANNING & ZONING

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/corner of York Road and Main Boulevard - 8th Election District
Mary A. Mix, et al - Petitioners
NO. 79-19-XA (Item No. 236)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

::: ::: :::

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of September, 1978, that the Order, dated August 23, 1978, passed in this matter, should be and the same is hereby AMENDED by deleting the phrase "(excluding medical offices)", on Page 1, Paragraph 6, Line 5, and removing restriction No. 1 on Page 2.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE September 11, 1978
BY [illegible] ADMINISTRATIVE ASSISTANT

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
NW/corner of York Road and Main Boulevard - 8th Election District
Mary A. Mix, et al - Petitioners
NO. 79-19-XA (Item No. 236)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

::: ::: :::

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Exception for an office building and offices and Variances to permit a front yard setback of 7.91 feet in lieu of the required 15 feet, for a proposed building on Lot Nos. 1, 2, and 3; and a front yard setback of ten feet and a side yard setback of five feet in lieu of the required 30 feet and 25 feet, respectively, for a proposed building on Lot Nos. 4, 5, and 6.

The subject property comprises a tract of 0.340 acres, more or less, and is zoned D.R.16. Lot Nos. 1, 2, and 3, comprising about one-half of the total tract, were previously granted a Special Exception and Variance.

Testimony on behalf of the Petitioners indicated that they propose to construct a two-story building, totalling 9000 square feet, for general office use. No medical offices are contemplated. One of the Petitioners testified that it was her opinion that she could not use the property for any other practical purpose.

Mr. David Dallas, Jr., a civil engineer, testified as to the requirements for the aforementioned setbacks.

A nearby resident, in protest, objected to the setback Variance of 7.91 feet as being unnecessary and detrimental to the neighborhood.

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 requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception for an office building and general offices (excluding medical offices) should be granted.

ORDER RECEIVED FOR FILING
DATE August 23, 1978
BY [illegible] ADMINISTRATIVE ASSISTANT

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of August, 1978, that the aforementioned Special Exception should be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. No medical offices shall be permitted in the building.
2. Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning, to include landscaping and screening approval by the Current Planning and Development Division.

Further, IT IS ORDERED that the aforementioned Variances be and the same are hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 23, 1978
BY [illegible] ADMINISTRATIVE ASSISTANT

- 2 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date July 11, 1978

FROM Leslie H. Graef, Director of Planning

SUBJECT Petition #79-19XA. Item 236.
Petition for Variances for front and side yard setbacks and Special Exception for an office building
Northwest corner of York Road and Main Blvd.
Petitioner-Mary Mix, et al

8th District

HEARING: Monday, July 24, 1978 (10:30 A.M.)

This office believes that office use would be appropriate here; however, this office is opposed to the granting of the requested variances. Office use in this type of "strip D.R. 16" has been applied along portions of major arterials in the County and should be developed with structures that would buffer adjacent residential areas from these heavily-travelled arterials. If the requested variances were granted, the petitioner proposes to construct a building containing 9,000 square feet of office space. It is this office's opinion that a building of this size would not be a transitional use and would have an adverse impact on the adjacent residential properties.

LESLIE H. GRAEF
Director of Planning

AUG 31 1979

79-256

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCES
NW corner of York Rd. & Main Blvd.,
8th District

MARY MIX, et al, Petitioners

: BEFORE THE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

: Case No. 79-19-XA

: : : : : : :

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.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the aforegoing Order was mailed to Mr. Mary A. Mix, 7 Washington Street, Baltimore, Maryland 21093, Petitioner.

John W. Hessian, III

JUL 14 '78

ZONING DEPARTMENT

By

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

September 11, 1978

Mrs. Mary A. Mix
7 Washington Street
Lutherville, Maryland 21093

RE: Petitions for Special Exception and Variances
NW/corner of York Road and Main Boulevard - 8th Election District
Mary A. Mix, et al - Petitioners
NO. 79-19-XA (Item No. 236)

Dear Mrs. Mix:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:nr

Attachment

cc: Mr. Paul J. DiPino
10524 Lake Spring Way
Cockeysville, Maryland 21030

Mr. Thomas Moore
Russell T. Baker & Company, Inc.
1629 York Road
Lutherville, Maryland 21093

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

Mr. William F. Oehrl
4 West Main Boulevard
Lutherville, Maryland 21093

---

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

August 23, 1978

George J. Martinak
Deputy Zoning Commissioner

Mrs. Mary A. Mix
7 Washington Street
Lutherville, Maryland 21093

RE: Petitions for Special Exception and Variances
NW/corner of York Road and Main Boulevard - 8th Election District
Mary A. Mix, et al - Petitioners
NO. 79-19-XA (Item No. 236)

Dear Mrs. Mix:

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

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:nr

Attachments

cc: Mr. Paul J. DiPino
10524 Lake Spring Way
Cockeysville, Maryland 21030

Mr. Thomas Moore
Russell T. Baker & Company, Inc.
1629 York Road
Lutherville, Maryland 21093

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

Mr. William F. Oehrl
4 West Main Boulevard
Lutherville, Maryland 21093

(People's counsel has none as Oehrl is appellant)

David W. Dallas, Jr.
CIVIL ENGINEER
Registered Professional Engineer & Land Surveyor

8108 HARFORD ROAD
BALTIMORE, MD. 21234
P.O. Box 10956

AREA CODE 301
PHONE 668-7422

ZONING DESCRIPTION

2400 YORK ROAD

SPECIAL EXCEPTION FOR OFFICE BUILDING AND VARIANCE

BEGINNING for the same on the westernmost side of York Road (80 feet wide) as shown on State Highway Administration Plats No. 72197 and 72198 at a point distant 25 feet measured northerly from the center of Main Boulevard (60 feet wide), thence binding on the westernmost side of said York Road north 18 degrees 22 minutes 51 seconds west 105.23 feet to the division line between Lots No. 6 and 7 Block G as shown on the Plat of Timonium Heights, thence binding on said division line south 71 degrees 32 minutes 09 seconds west 117.86 feet to the center line of a 12 foot alley as shown on said Plat, thence binding on the center of said alley south 18 degrees 22 minutes 51 seconds east 110.24 feet to the northernmost side of said Main Boulevard north 71 degrees 32 minutes 09 seconds east 92.86 feet and easterly by a line curving to the north with a radius of 25 feet for a distance of 39.37 feet to the place of beginning.

CONTAINING 0.340 acres of land more or less.

April 10, 1978

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

Mrs. Mary A. Mix
7 Washington Street
Baltimore, Maryland 21093

Item No. 236

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 16th day of June, 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioners Mix/Billet
Petitioner's Attorney _____ Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Mr. & Mrs. John W. Billet
41 Cinder Road
Baltimore, Maryland 21093

Mr. David Dallas, Jr.
8108 Harford Road
Baltimore, Maryland
21234

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cbo

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
Zoning Administration
Industrial Development

July 14, 1978

Mrs. Mary A. Mix
7 Washington Street
Baltimore, Maryland 21093

RE: Special Exception/Variance
Item No. 236
Petitioners - Mix and Billet

Dear Mrs. Mix:

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 problems with regard to the development plans that may have a hearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant property, zoned D.R. 16 and proposed to be developed with an office building, is located on the northwest corner of York Road and Main Boulevard in the 8th Election District. Half of this property (Lot Nos. 1, 2, and 3) was the subject of a previous zoning hearing (Case No. 74-246-XA) in which a Special Exception and Variance was granted to construct an office building within 5 feet of the property line in lieu of the required 25 feet. The property line at that time was the northerly boundary of Lot No. 3.

This additional Variance and Special Exception is necessitated as a result of your proposal to have the remainder of this property zoned for offices and to construct a proposed building within 5 feet of the northerly property line (Lot No. 6) in lieu of the required 25 feet and to alter the original and proposed front setback on York Road. Particular attention should be afforded to the comments of the Office of Current Planning and Development and those of the Department of Permits and Licenses.

Mary A. Mix
Page 2
July 14, 1978

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:smr

cc: Mr. & Mrs. John W. Billet
41 Cinder Road
Baltimore, Maryland 21093

Mr. David Dallas, Jr.
8108 Harford Road
Baltimore, Maryland 21234

AUG 31 1979

5/8/78 79-19

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

July 14, 1978

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

Re: Item #236 (1977-1978)
Property Owner: Mary A. Mix & John. W. Billet
N/W cor. York Rd. & Main Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices (IDCA 78-30X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340 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.

General:

Comments were supplied for this property for Project IDCA 78-30X and in connection with the Zoning Advisory Committee review of this site for Item #131 (1973-1974). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #236 (1977-1978).

Very truly yours,
Ellsworth N. Diver /JRR
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

S-NE Key Sheet
57 NW 4 Pos. Sheet
NW 15 A Topo
51 Tax Map

Attachment

Baltimore County, Maryland
Department Of Public Works
Towson, Maryland 21204

Bureau of Engineering

February 14, 1978

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

Re: Item #236 (1977-1978)
Property Owner: Mary A. Mix
N/W cor. York Rd. & Main Blvd.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices and offices (IDCA 78-30X) and Variance to permit a front setback of 10' instead of the required 30' and a side setback of 5' instead of the required 25' on the north side and a side setback of 5' instead of the required 25' on the south side
No. of Acres: 0.340 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.

General:

York Road (Rte. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as it affects the proposed improvements are governed by the Maryland State Highway Administration. All items in connection with the State Highway Administration shall be subject to the standards, specifications & approval of the State in addition to those of Baltimore County.

Main Boulevard, an existing public road, is proposed to be improved in the future as a County road. Sufficient widening shall be made available on a County Plan-of-Way. Highway improvements, including drainage improvements outside the limits of the proposed County Plan-of-Way will be required in connection with any grading or building permit application.

The status of the unnamed 12-foot alley is unknown. It is the responsibility of the petitioner to investigate and clarify status thereof. In dealing with Baltimore County regarding the alley if abandoned, care is contracted as a private alley.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Storm Drainage:

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.

Maryland Department of Transportation
State Highway Administration

Hermann K. Intemann
Secretary

M. S. Caltrider
Administrator

May 22, 1978

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 9, 1978
ITEM: 236.
Property Owner: Mary A. Mix & John W. Billet
Location: NW/C York Rd.(Rte 45) & Main Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340
District: 8th

Dear Mr. DiNenna:

There is no access proposed from York Road, therefore, there will be no requirements by the State Highway Administration. The proposed variances will have no adverse effects on the State highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

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

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 7, 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 #236, Zoning Advisory Committee Meeting, May 9, 1973, are as follows:

Property Owner: Mary A. Mix and John W. Billet
Location: NW/C York Road and Main Blvd
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'
Acres: 0.340
District: 8th

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.

The type of screening and landscaping must be shown on the site plan.

Very truly yours,

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

May 24, 1978

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

Item No. 236 - ZAC - May 9, 1978
Property Owner: Mary A. Mix & John W. Billet
Location: NW/C York Rd. & Main Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340
District: 8th

Dear Mr. DiNenna:

The special exception should increase the trip density from 54 trips/day to 105 trips/day and will only have a minor effect on traffic.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEW/dmm

baltimore county
department of health
TOWSON, MARYLAND 21204

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

June 1, 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 #236, Zoning Advisory Committee Meeting of May 9, 1978:

Property Owner: Mary A. Mix & John W. Billet
Location: NW/C York Rd. & Main Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340
District: 8th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Any new installations of fuel burning equipment should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installations before work begins.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth

cc: W. L. Phillips

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

August 15, 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 # 236 Zoning Advisory Committee Meeting, July 11, 1978 are as follows:

Property Owner: Mary A. Mix & John W. Billet
Location: N/W/C York Road and Main Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340
District: 8th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and Aged and other applicable codes.

X 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.

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.

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.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Plat does not comply with Maryland State Code for the Handicapped and Aged - Parking, Signs, Curb Cuts, building access.

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494 3610

JOHN ROSEVEART
DIRECTOR

May 5, 1978

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

Dear Mr. DiNenna:

Comments on Item # 236 Zoning Advisory Committee Meeting, May 9, 1978 are as follows:

Property Owner: Mary A. Mix & John W. Billet
Location: NW/C York Road and Main Blvd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.
Acres: 0.340
District: 8th

The items checked below are applicable:

XA. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

XB. A building permit shall be required before construction can begin.

XC. Additional: miscellaneous 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.

XF. 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 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 conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

XJ. Comment: Indicate handicapped parking, signs, curb cuts, ramps, building access, etc. on plat plans.

XK. 5'-0 setback may require a fire rating of that wall to satisfy Table 5.

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

CEB:rrj

---

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Mary A. Mix & John W. Billet

Location: NW/C York Rd. & Main Blvd.

Item No. 236 Zoning Agenda Meeting of 05/09/78

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 required and shall be located at intervals or _____ 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.

(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.

REVIEWER: Paul H. Reincke
Planning Group
Special Inspection Division

Noted and Approved: George M. Wernodt
Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

Z.A.C. Meeting of: May 9, 1978

RE: Item No: 236
Property Owner: Mary A. Mix & John N. Billet
Location: NW/C York Rd. & Main Blvd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-30-X) and Variance to permit a front setback of 10' in lieu of the required 30' and a side setback of 5' in lieu of the required 25'.

District: 8th
No. Acres: 0.340

Dear Mr. DiNenna:

No bearing on student population.

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

NNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

2-Signs 79-19-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting July 7 1978
Posted for: Petitions For (1) Variances (2) Special Exception
Petitioner: Mary Mix, et al
Location of property: NW/Cor. of York Rd and Main Blvd
Location of Signs: NW/Cor. of York Rd. & Main Blvd
Remarks:
Posted by Thomas K. Boland Date of return July 13, 1978
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 28 day of April 1978. Filing Fee $50.00. Received ___Check ___Cash ___Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Mix + Billet Submitted by Pat DiNi
Petitioner's Attorney _____ Reviewed by CB

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

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					5-4	MP				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [illegible] _____ Revised Plans:
Change in outline or description ___Yes ___No
Previous case: 74-246 XA Map # 15A NW

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 6 1978

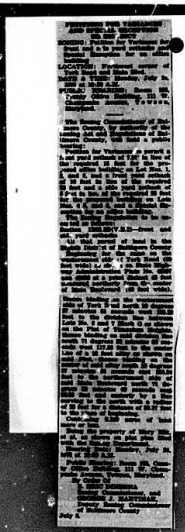
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE AND SPECIAL EXCEPTION - Mary Mix, et al was inserted in the following:

☐ 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 7th day of July 1978, that is to say, the same was inserted in the issues of July 6, 1978

STROMBERG PUBLICATIONS, INC.

BY Edith Barger



CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6, 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., once in each one time successive weeks before the 24th day of July, 1978, the first publication appearing on the 6th day of July 1978.

THE JEFFERSONIAN,
L. Leland Streaker
Manager.

Cost of Advertisement, $_____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65580

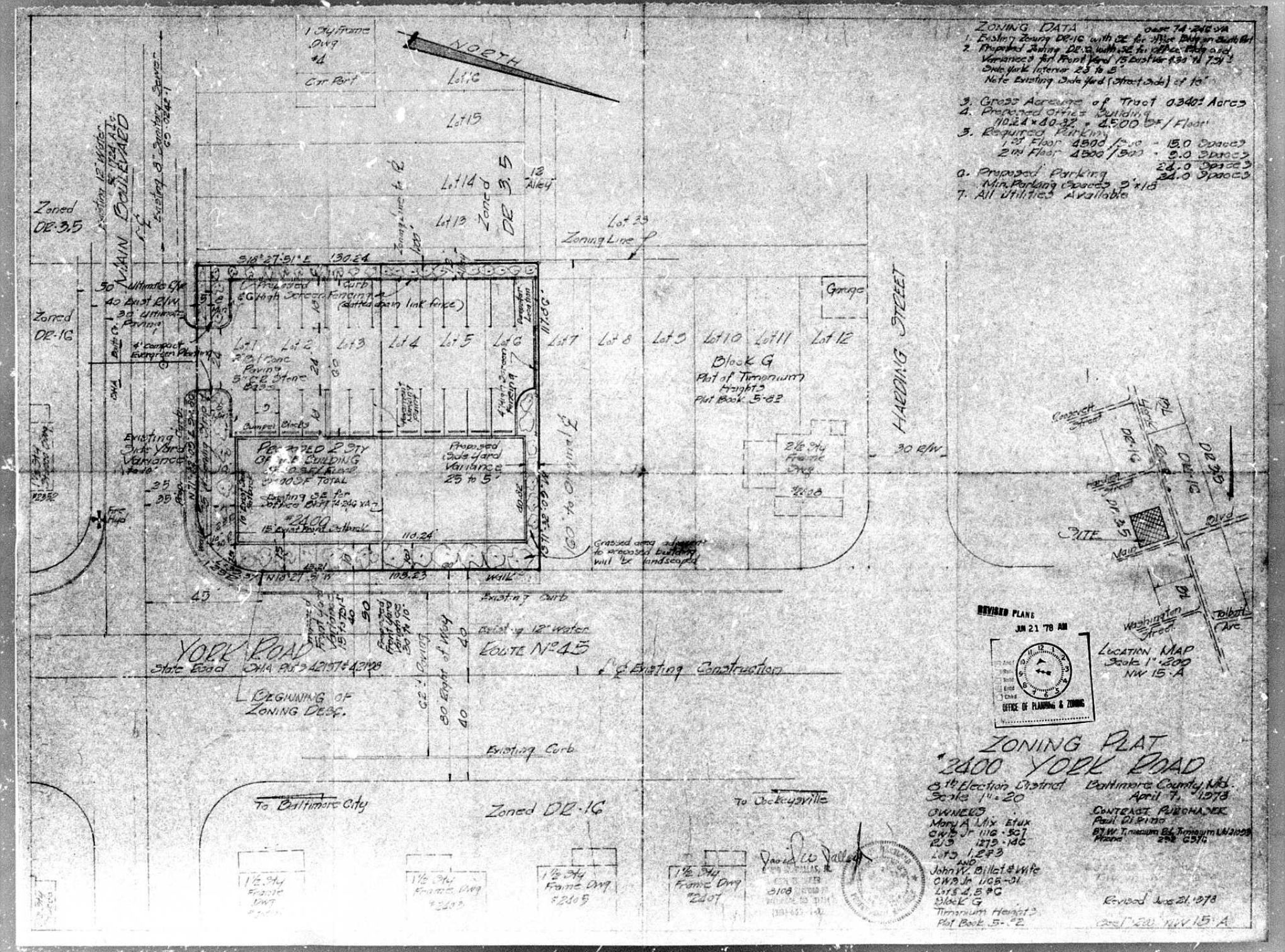
DATE 4- ACCOUNT 01-662
AMOUNT $50.00
RECEIVED FROM Paul J. DiPino
FOR Special Exception
10524 Lake Spring Way
Baltimore, Maryland 21030
50.00 MSC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73467

DATE August 18, 1978 ACCOUNT 01-662
AMOUNT 67.47
RECEIVED FROM Paul DiPino, 10524 Lake Spring Way, Cockeysville, Md. 21030, Cost of Advertising and Posting for Case.
FOR 79-19-XA
67.47 MSC
VALIDATION OR SIGNATURE OF CASHIER

ZONING DATA Case 74-246-XA

1. Existing Zoning DR-16 with OE for Office Bldg on South Part
2. Proposed Zoning DR-16 with OE for Office Bldg and Variances for Front Yard 15 Exist Var 33 to 7.5'; Side Yard Interior 25 to 5'. Note Existing Side Yard (Street Side) of 10'
3. Gross Acreage of Tract 0.3401 Acres
4. Proposed Office Building 110.24 x 40.32 = 2,500 SF/Floor
5. Required Parking
   1st Floor 4300/300 = 15.0 Spaces
   2nd Floor 4300/300 = 9.0 Spaces
   24.0 Spaces
6. Proposed Parking 24.0 Spaces
   Min. Parking Spaces 9'x18'
7. All Utilities Available



ZONING PLAT
#2400 YORK ROAD

8th Election District
Scale 1" = 20

Baltimore County, Md.
April 7, 1978

OWNERS
Mary A. Mix Et ux
O.W.B. Jr. 1116-507
R/3 1273-166
Lots 1, 2 & 3
AND
John W. Billet & Wife
O.W.B. Jr. 1165-31
Lots 4, 5 & 6
Block G
Timonium Heights
Plat Book 5-82

CONTRACT PURCHASER
Paul Di Pinto
87 W. Timonium Rd. Timonium Md. 21093
Phone 252-6371

Revised June 21, 1978

Case 74-246 XA NW 15-A

ZONING DATA
Case 74-246-XA
1. Existing Zoning DR-16 with SE for Office Bldg on South Part
2. Proposed Zoning DR-16 with SE for Office Bldg and Variances for Front Yard 15 East for 30 to 10' Side Yard Interior 25 to 5' Note Existing Side Yard (Street Side) at 10'
3. Gross Acreage of Tract 0.340± Acres
4. Proposed Office Building 110.24 x 40.82 = 4,500 SF / Floor
5. Required Parking
1st Floor 4500 / 300 = 15.0 Spaces
2nd Floor 4500 / 500 = 9.0 Spaces
24.0 Spaces
6. Proposed Parking 24.0 Spaces
Min. Parking Spaces 9' x 18'
7. All Utilities Available

NORTH

1 Sty Frame Dwg #4
Car Port
Lot 16
Lot 15
Lot 14
Lot 13
Zoned DR 3.5
Zoning Line to be
Alley
Lot 38
Zoning Line
Existing 12" Water
Existing 8" Sanitary Sewer
Zoned DR-3.5
MAIN BOULEVARD
Zoned DR-16
30' Ultimate R/W
40 East R/W
30' Ultimate Paving
Bell Co.
SHA
Existing Side Yard Variance to 10'
25
35
Fire Hyd
S18°27'51"E 130.24
Proposed Curb
6' High Screen Fencing
Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 10 Lot 11 Lot 12
21 Bit Conc Paving
5" CE Stone Base
Bumper Blocks
Proposed Screen Fencing
Proposed Lighting
PROPOSED 2 STY OFFICE BUILDING
4500 SF/FLOOR
9000 SF TOTAL
Existing SE for Office Bldg 74-246 XA
#2400
15' Front Yard Setback
Proposed Side Yard Variance 25 to 5'
110.24
N18°27'51"W
105.23
Walk
Existing Curb
Existing 12" Water
Proposed Front Yard Variance 15 to 10'
Proposed Front Yard Variance 30 to 10'
50
40
80' Right of Way
62' Paving
YORK ROAD
State Road
SHA Plats 42107 & 42105
ROUTE No 45
℄ Existing Construction
BEGINNING OF ZONING DESC.
Existing Curb
To Baltimore City
Zoned DR-16
To Cockeysville
1½ Sty Frame Dwg #2401
1½ Sty Frame Dwg #2403
1½ Sty Frame Dwg #2405
1½ Sty Frame Dwg #2407
Garage
HARDING STREET
30 R/W
Block G
Plat of Timonium Heights
Plat Book 5-82
2½ Sty Frame Dwg #2408
160' to Cockeysville
Map 33 NW15-A
54-78
Rossoch Street
Hedge Street
DR-16
DR 3.5
SITE
Main
Blvd
Washington Street
Tilbitt Ave.
LOCATION MAP
Scale 1" = 200
NW 15-A

ZONING PLAT
#2400 YORK ROAD

8th Election District
Scale 1" = 20
Baltimore County, Md.
April 7, 1978

OWNERS
Mary A. Mix Etux
CWB Jr 1116-507
R/S 1275-146
Lots 1, 2 & 3
AND
John W. Billet & Wife
CWB Jr 1165-81
Lots 4, 5 & 6
Block G
Timonium Heights
Plat Book 5-82

CONTRACT PURCHASER
Paul DiPietro
87 W. Timonium Rd. Timonium Md. 21093
Phone 252-6576

Scale 1" = 20 NW 15-A

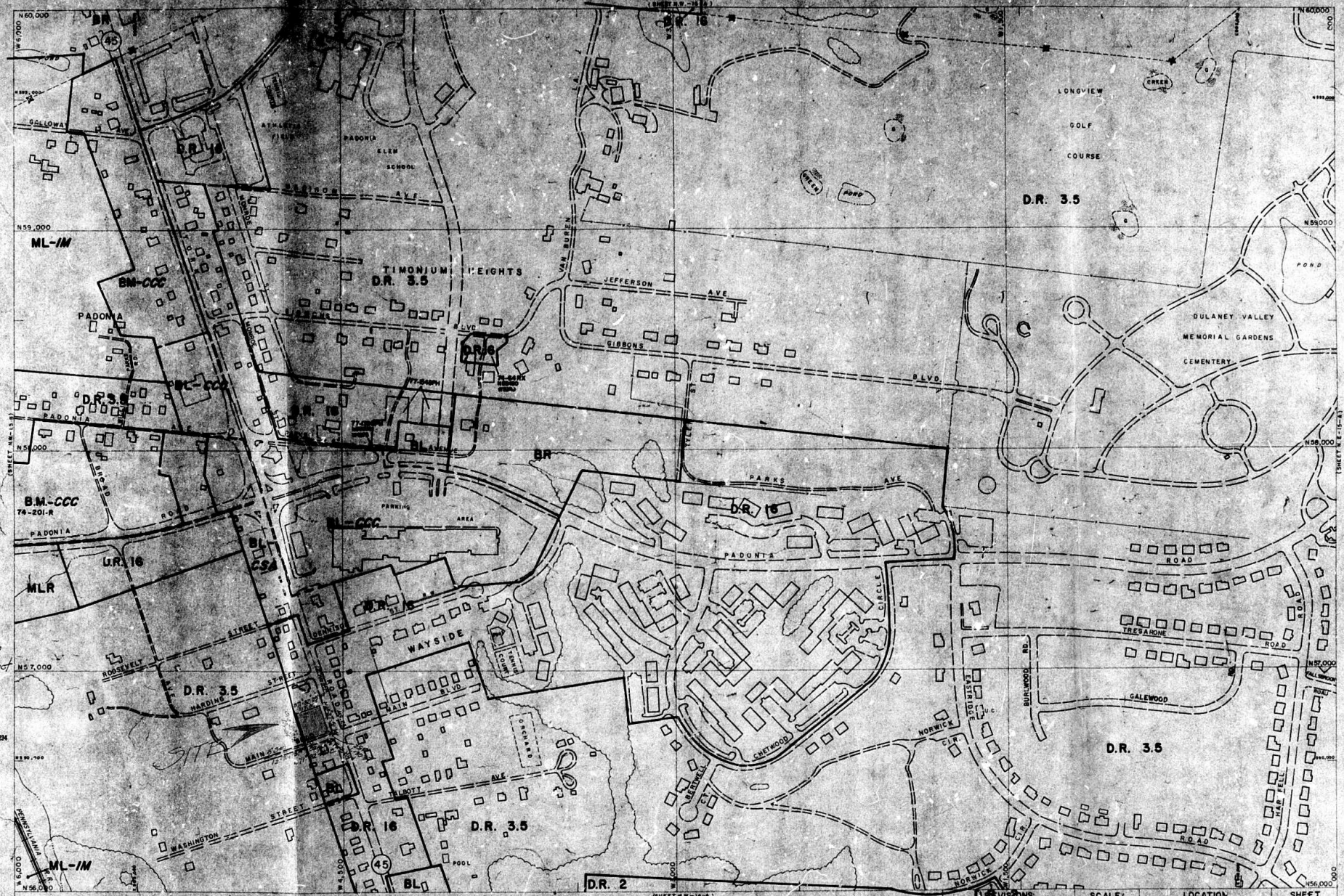
S-NE R-NW
V-SE U-SW

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	PADONIA	N.W. 15-A
Topographic	MAPS, INC.	4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		

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

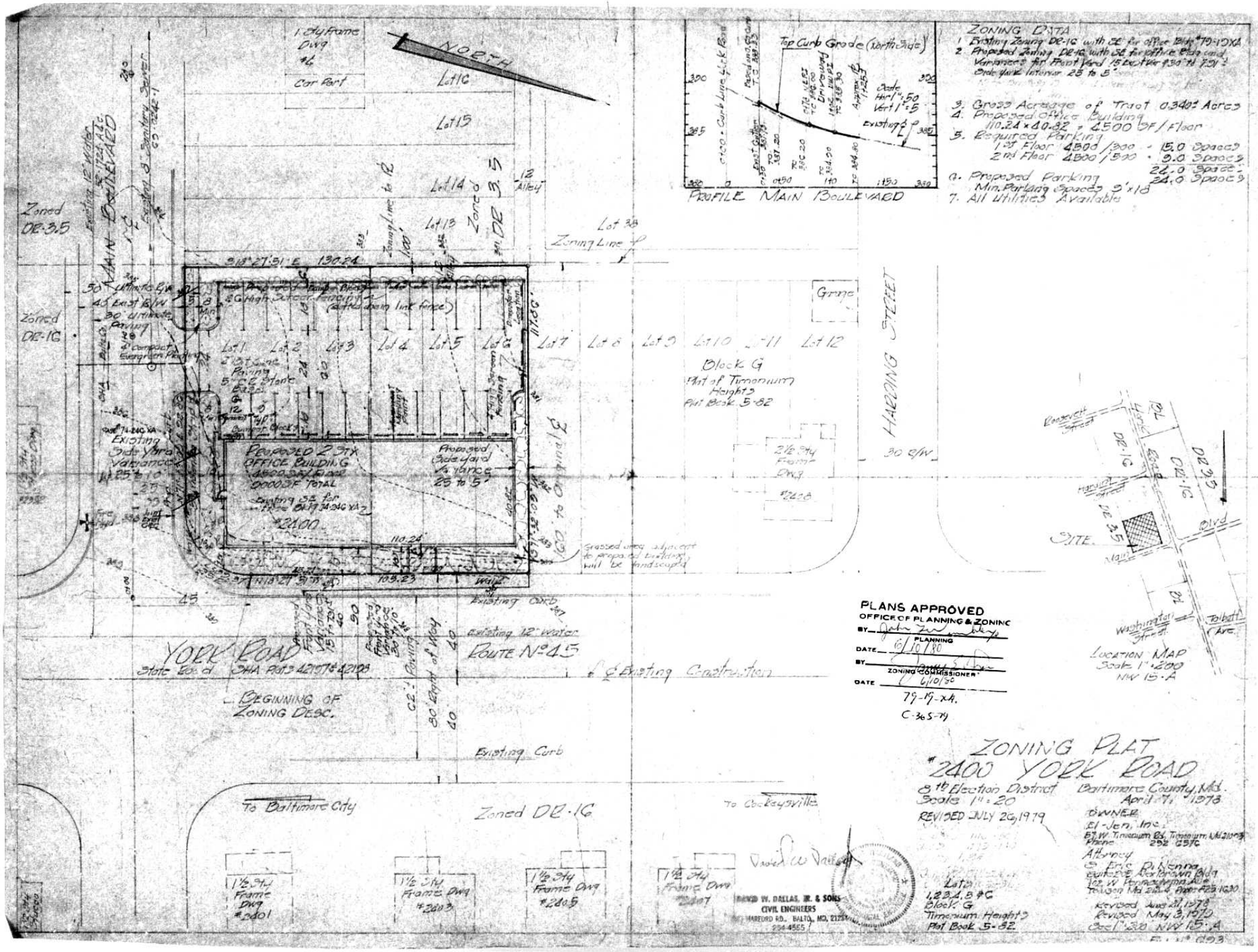
1DCA
2400 YORK ROAD
8th Election District
Scale 1" = 200
April 17, 78
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8108 HARFORD RD., BALTO., MD. 21234
661-7422



IDCA
2400 York Road
8th Election District
Scale 1" = 200'
Zoning Map
April 17, 73
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8108 HARFORD RD., BALTO., MD. 21224
665-7422

SITE

ZONING DATA
1. Existing Zoning DR-16 with SE for office Bldg *79-19XA
2. Proposed Zoning DR-16 with SE for office Bldg and Variances for Front Yard 15 Ex Var #30 to 7.51'; Side Yard Interior 25 to 5'
3. Gross Acreage of Tract 0.3403 Acres
4. Proposed office Building 110.24 x 40.82 = 4500 SF/Floor
5. Required Parking
   1st Floor 4500/300 = 15.0 Spaces
   2nd Floor 4500/500 = 9.0 Spaces
   24.0 Spaces
6. Proposed Parking 24.0 Spaces
   Min. Parking Spaces 9'x18'
7. All Utilities Available



ZONING PLAT
#2400 YORK ROAD
8th Election District
Scale 1" = 20
Baltimore County, Md.
April 7, 1978
REVISED JULY 26, 1979

Lots 1, 2, 3, 4, 5 & 6
Block G
Timonium Heights
Plat Book 5-82

OWNER
El-Jen, Inc.
67 W. Timonium Rd. Timonium, Md. 21093
Phone 252-0570

Attorney
S. Eric DiNenna
Suite 206 Dickman Bldg
102 W. Pennsylvania Ave.
Towson, Md. 21204 Phone 823-1630

Revised June 21, 1978
Revised May 3, 1979
Scale 1" = 20 NW 15-A