

79-47-78 258 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis J. Leyhe, Sr., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an MC-15 zone to an MC-15 zone; for the following reasons:

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

no sufficient land to provide for required 25 feet.

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 as to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

William F. Wilke Francis J. Leyhe, Sr.
Contract purchaser Legal Owner
Address 8831 Satyr Hill Road Address 275 Lake Palms Drive
Baltimore, Maryland 21234 Largo, Florida 33540
Petitioner's Attorney Protestor's Attorney

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

Deputy Zoning Commissioner of Baltimore County.

(over)

RE: Petitions for Special Exception and Variances
E/S of Satyr Hill Road, 290' S of Lowell Ridge Road - 9th Electric District
Francis J. Leyhe, Sr. - Petitioner
NO. 79-47-XA (Item No. 258)

Dear Mr. Leyhe:

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

CJM:mr

cc: Mr. Albert Freeman, Jr.
907 Beaverbank Circle
Towson, Maryland 21204

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

79-47-78 10CA 258 18-12 K **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis J. Leyhe, Sr., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an MC-15 zone to an MC-15 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 OFFICES and office building

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 as to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

William F. Wilke Francis J. Leyhe, Sr.
Contract purchaser Legal Owner
Address 8831 Satyr Hill Road Address 275 Lake Palms Drive
Baltimore, Maryland 21234 Largo, Florida 33540
Petitioner's Attorney Protestor's Attorney

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

Deputy Zoning Commissioner of Baltimore County.

(over)

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

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

AREA CODE 901
Phone: 685-7422

ZONING DESCRIPTION
8829 SATYR HILL ROAD
FRANCIS J. LEYHE, SR.

BEGINNING for the same on the easternmost side of Satyr Hill Road at a point distant 290 feet more or less southerly from the center line of Lowell Ridge Road, thence running on the easternmost side of Satyr Hill Road south 20 degrees 05 minutes east 60.71 feet, thence running on the line the three following courses and distances north 25 degrees 15 minutes east 198.82 feet, north 14 degrees 45 minutes east 50.00 feet, and south 78 degrees 02 minutes 23 seconds west 206.40 feet to the place of beginning.

CONTAINING 0.25 acres of land more or less.

May 27, 1978

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
E/S of Satyr Hill Road, 290' S of Lowell Ridge Road - 9th Electric District
Francis J. Leyhe, Sr. - Petitioner
NO. 79-47-XA (Item No. 258)

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, additionally, Variances to permit side yard setbacks of six feet and nine feet in lieu of the required 25 feet. The subject property consists of 0.25 of an acre and is improved with a one and one-half story brick dwelling, now vacant. The Variances are intended to legalize the existing side yard setbacks.

Testimony on behalf of the Petitioner indicated that he intends to remove the two accessory buildings on the lot, one of which was described as a bath house and the other an office trailer, and that the swimming pool will be eliminated by filling in. Written comments by the Director of Planning indicated that the tract is in the path of the proposed extension oferring Parkway.

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. Likewise, the Variances should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of October, 1978, that the Petitions for the aforementioned Special Exception and Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the following:

1. Submittal of an overall site plan, encompassing the subject site and the adjacent Wilke property (8831 Satyr Hill Road).

BALTIMORE COUNTY, MARYLAND

LATER-OFFICE CORRESPONDENCE

5. Eric D'Nemio
To: Zoning Commissioner
Lettie H. Groat
FROM: Director of Planning
SUBJECT: Petition #79-47-XA, Item 258
Petition for Special Exception for office building and offices and Variance for side yard setbacks
East side of Satyr Hill Road, 290 feet South of Lowell Ridge Road
Petitioner - Francis J. Leyhe, Sr.

9th District

HEARING: Wednesday, August 30, 1978 (11:00 A.M.)

It should be noted that a portion of this property is in the path of the proposed extension of Perring Parkway shown on the Comprehensive Plan.

The convenion of this structure to office use would not be inappropriate; however, it is suggested that the petition not be granted unless the following items are adequately provided for.

1. The submittal of an overall plan encompassing the subject site and the adjacent Wilke property (8831 Satyr Hill Road).
2. A revised integrated parking plan for both properties.
3. A detailed landscaping plan for review and approval by the Current Development and Design Division.
4. That the office use be restricted to conversion of the existing dwelling only.



LHGJGH:mr

Eric D'Nemio
Director of Planning

RE: PETITION FOR SPECIAL EXCEPTION
E/S of Satyr Hill Road, 290' S of Lowell Ridge Rd., 9th District
Francis J. Leyhe, Sr., Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 79-47-XA

ORDER TO ENTER APPEARANCE

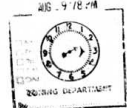
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceedings. 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 Zimmar
Peter Max Zimmar
Deputy People's Counsel
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREWIT CERTIFY that on this 8th day of August, 1978, a copy of the foregoing Order was mailed to Mr. Francis J. Leyhe, Sr., 275 Lake Palms Drive, Largo, Florida 33540, Petitioner; and Mr. William F. Wilke, 8831 Satyr Hill Road, Baltimore, Maryland 21234, Lessee.

John W. Heslian, III
John W. Heslian, III



MAR 16 1979

**IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, FRANCIS J. LEYHE, Sr., LEGAL OWNER OF THE PROPERTY SITUED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH DIMENSIONS AND DISTANCES ON THE PLAT MAP, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO THE ZONING COMMISSIONER FOR A SPECIAL EXCEPTION TO THE D.R. 16 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR CONSTRUCTION OF OFFICES.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 11,050 S.F. DEED REF. 3553 292
GRADING 20 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 32 x 30 AREA 960
TOTAL FLOOR AREA 960 TOTAL HEIGHT 22
NUMBER OF FLOORS 3 BASEMENT 1
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .325

BUILDING USE
GROUND FLOOR OFFICES OTHER FLOORS OFFICES
Basement File Storage

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 4 OTHER FLOORS 6 TOTAL 10

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 3600 S.F.
(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 _____

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

William L. Miller, President Francis J. Leyhe, Sr.
OFFICER, LEYHE & COMPANY, INC. LEGAL OWNER

ADDRESS: 8031 Satyr Hill Rd. ADDRESS: 8031 Satyr Hill Rd.
Baltimore, Maryland 21234 Baltimore, Maryland 21234

THE PLANNING BOARD HAS DETERMINED ON 5-16-78 THAT THE PROPOSED DEVELOPMENT DOES OR SUBSTANTIALLY CONFORMS TO THE REQUIREMENTS OF SUBSECTION 2-21(b)(1) OF THE BALTIMORE COUNTY ZONING ORDINANCE.

Signed: William L. Miller 5/17/78
DATE CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

RECEIVED

FEB 3 1978

OFFICE OF
ZONING

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
DIRECTOR

July 18, 1978

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

Re: Item #258 (1977-1978)
Property Owner: Francis J. Leyhe, Sr.
E/S Satyr Hill Rd. 290' S. Lowell Ridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-12X)
Special Exception for offices (IDCA 78-12X) and Variance to permit side setbacks of 6' and 9' in lieu of the required 25'.
Acres: 0.25 District: 9th

Dear Mr. DiNenna:

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

General:

Comments were supplied for this property for Project IDCA No. 78-12X.

Highways:

Satyr Hill Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Perring Parkway is proposed to be extended in the future within an 80-foot right-of-way, which will traverse the northeastern portion of this site.

Highway rights-of-way, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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

Soil/Climate Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #258 (1977-1978)
Property Owner: Francis J. Leyhe, Sr.
Page 2
July 18, 1978

Storm Drainage:

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 nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist adjacent to this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
William L. Miller
WILLIAM L. MILLER, P.E.,
Chief, Bureau of Engineering

END: EAM/PWR:SS

cc: J. Tranner

J. Somers

W. Munchel

H-NE Key Sheet
38 NE 14 Post. Sheet
NE 10 D Topo
71 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
11 N. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari

Chairman

Members:

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Protection

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

August 21, 1978

Mr. Francis J. Leyhe, Sr.
275 Lake Palms Drive
Largo, Florida 33540

RE: Special Exception/Variance
Item No. 258
Petitioner: Francis J. Leyhe, Sr.

Dear Mr. Leyhe:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site filed 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 bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the east side of Satyr Hill Road approximately 290' south of Lowell Ridge Road in the 9th Election District, the subject property is presently improved with a one and one-half story brick dwelling. Immediate contiguous properties to the north and south are zoned D.R. 16, as is the subject property, and consist of an existing office building (Case No. 69-250-X) and vacant land, respectively, while a car dealership exists to the west of this site.

This Special Exception is necessitated by your proposal to convert the existing dwelling into office use with accessory parking to the rear. The Variance are included to "legalize" the side setbacks of this building. If this petition is granted and at the time of application for the necessary building permits, the site plans must be revised to indicate all comments from the Office of Current Planning and Development, especially the note that all parking areas must be paved, as well as an indication of the 80' right of way of Perring Parkway, as indicated in the comments of the Bureau of Engineering.

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 496-2171

LESLIE H. GIBNEY
DIRECTOR

August 8, 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 #258, Zoning Advisory Committee Meeting, June 13, 1978, are as follows:

Property Owner: Francis J. Leyhe, Sr.
Location: E/S Satyr Hill Road 290' S. Lowell Ridge Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-12-X) and Variance to permit side setbacks of 6' and 9' in lieu of the required 25'
Acres: 0.25
District: 9th

The office has reviewed the subject petition and affords 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 the petition.

The site should be developed with one driveway in common for both properties.

All parking areas must be paved.

Landscaping should be provided and shown on the site plan.

Very truly yours,

John P. Dumbally
John P. Dumbally
Planner III
Current Planning and Development

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 496-3805
STEPHEN COLLINS
DIRECTOR

June 23, 1978

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

Item No. 258 - SAC - June 13, 1978
Property Owner: Francis J. Leyhe, Sr.
Location: E/S Satyr Hill Rd. 290' S. Lowell Ridge Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-12-X) and Variance to permit side setbacks of 6' in lieu of the required 25'.

Acres: 0.25
District: 9th

Dear Mr. DiNenna:

The Special Exception for offices should not increase the trip density over D.R. 16, and will therefore have little effect on traffic. The entrance should have a minimum width of 24', rather than the 18' scaled from the plan. It is suggested that the turn-around space at the eastern end of the lot be widened from the 5' scaled from the plan to 9'.

Very truly yours,

Stephen E. Heber
Stephen E. Heber
Engineer I

SEM/ham

MAR 16 1979

July 25, 1978

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

Dear Mr. DiMenna:
Comments on Item #258, Zoning Advisory Committee Meeting of June 13, 1978, are as follows:

Property Owner: Francis J. Leyhe, Sr.
Location: E/S Satyr Hill Rd. 290' S Lowell Ridge Rd.
Building Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-12-X)
and Variance to permit side setbacks of 6' and 9' in lieu of the required 25'.
Acres: 0.25
District: 9th

Metropolitan water and sewer are available, therefore 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.

The property owner should have the parking area surfaced with a dustless, impervious material.

Very truly yours,

Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JP/Chc

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

Attention: N. Compadari, Chairman
Zoning Advisory Committee

Re: Property Owner: Francis J. Leyhe, Sr.

Location: E/S Satyr Hill Rd. 290' S Lowell Ridge Rd.

Item No. 258 Zoning Agenda Meeting of 06/13/78

Comments:

Aurum to your request, the referenced property has been surveyed by the 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 _____ 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved as shown.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: _____
Planning Group _____
Special Inspection Division _____
Fire Prevention Bureau _____

June 8, 1978

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

Dear Mr. DiMenna:

Comments on Item #258 Zoning Advisory Committee Meeting, June 13, 1978 are as follows:

Property Owner: Francis J. Leyhe, Sr.

Location: E/S Satyr Hill Rd. 290' S Lowell Ridge Rd.

Building Zoning: D.R. 16

Proposed Zoning: Special Exception for offices (IDCA 78-12-X) and Variance to permit side setbacks of 6' and 9' in lieu of the required 25'.

Acres: 0.25

District: 9th

The items checked below are applicable:

X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and meet all other applicable codes.

X 2. Building permit shall be required before construction can begin.

X 3. Additional _____ Variance shall be required.

X 4. Building shall be upgraded to new use - requires alteration permit.

X 5. Three sets of construction drawings will be required to file an application for a building permit.

X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's or Seal and will be required to file an application for a building permit.

X 7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 6'.

X 8. Requested setback variance conflict with the Baltimore County Building Code. See Section _____

1. No comment.

X 9. Comment: Site plan shall indicate compliance to the State Handicapped Code.

Very truly yours,

Charles E. Burden
Plans Review Chief

CD/JP

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 8, 1978

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

I.A.C. Meeting of: June 13, 1978

RE: Item No: 258

Property Owner: Francis J. Leyhe, Sr.
Location: E/S Satyr Hill Rd. 290' S Lowell Ridge Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices (IDCA 78-12-X) and Variance to permit side setbacks of 6' and 9' in lieu of the required 25'.

District: 9th
No. Acres: 0.25

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH H. MCCORMACK, PRESIDENT
T. DAYTON WILLIAMS, JR., VICE-PRESIDENT
MARCOUS H. BUTRANS

THOMAS H. ROYER
R.W. LORRAINE F. CHURCH
ROGER A. HARTZ

ALVIN LORRICK
MR. HILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

79-49KA

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 10, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on _____ day of _____, 1978, at _____ o'clock _____ before the _____ day of _____, 1978, the _____ publication appearing on the _____ day of _____, 1978.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

NOTICE TO THE PUBLIC
The undersigned, _____, of the County of _____, State of _____, do hereby certify that the foregoing is a true and correct copy of the _____ as the same appears in the _____ of _____, dated _____, 1978, and that the same has been duly filed for record in the _____ of _____, Baltimore County, Maryland, at _____ o'clock _____ of the _____ day of _____, 1978.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 August 10 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Francis J. Leyhe, Sr. 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 _____ day of _____, 1978, that is to say, the same was inserted in the issues of August 10, 1978

STROMBERG PUBLICATIONS, INC.

By _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District _____ Date of Posting _____
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by: _____ Date of return: _____

MAR 18 1979

Case # 79-49-XA

79-49-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting Sept. 12, 1978
Posted for Special Exception for use of property
Petitioner: Francis J. Leys, Sr.
Location of property 111 W. Chesapeake Ave. 200 S. of Towson Rd.
Location of Sign 2 signs at 3329 Salisbury Hill Rd.
Remarks: None
Filed by Eric DiNenna Date of return: 3 signs

Case # 79-49-XA
Item No. 258

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 13th day of June 1978.

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Leys
Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee
cc: Mr. David W. Dallas, Jr.
8180 Harford Road
Falmouth, Maryland 21234

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>AD</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>NE 10-D</u>									
Previous case: <u>None</u>										



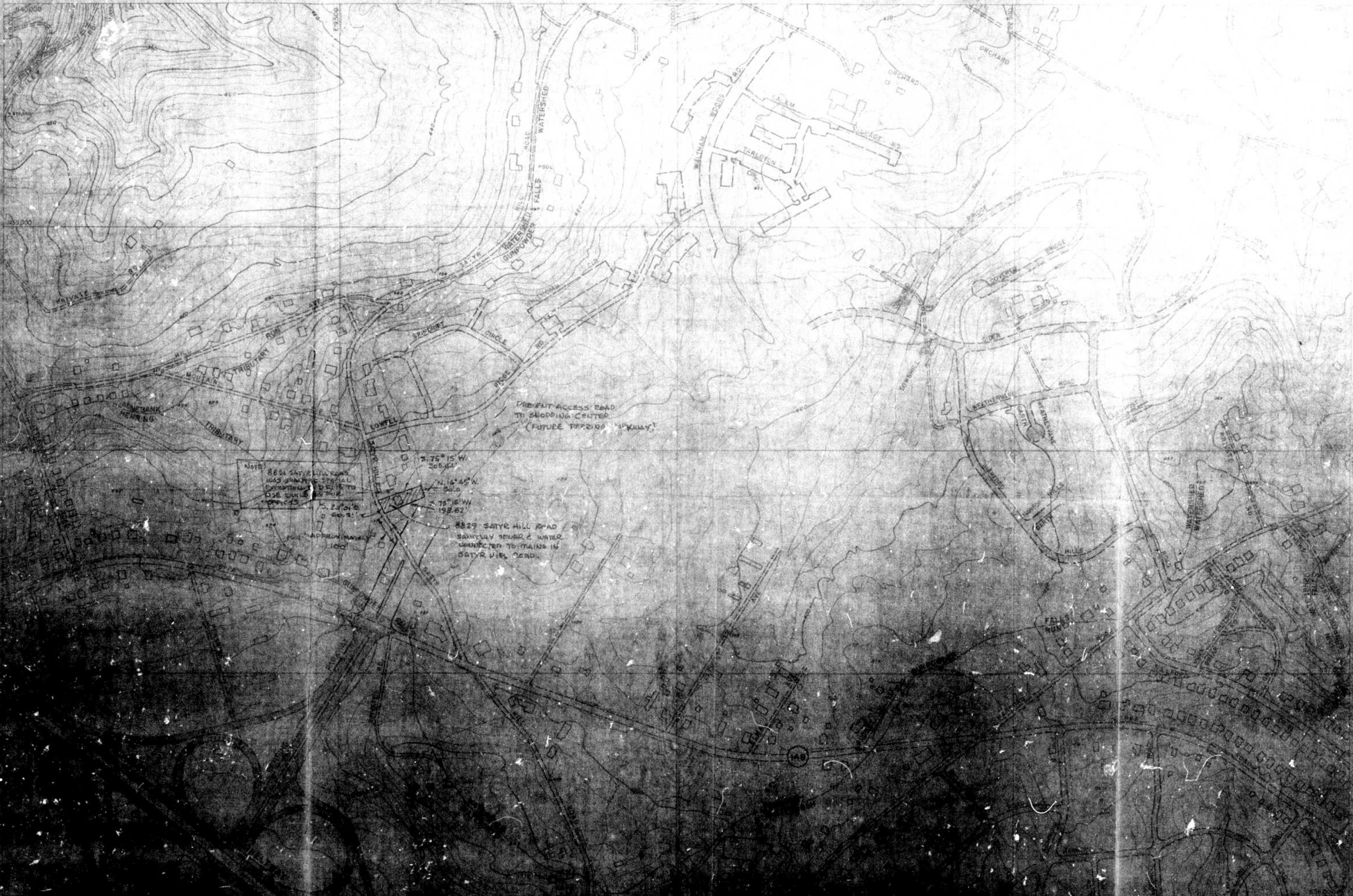
PETITION MAPPING PROGRESS SHEET

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>AD</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u>NE 10-D</u>									
Previous case: <u>None</u>										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73426
DATE August 3, 1978 ACCOUNT CI-662
AMOUNT \$50.00
RECEIVED William F. Wilke, Inc., P.O. Box 8553, Balto.,
Md. 21234, Filing Fee for Case No. 79-49-XA
FOR 50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73508
DATE September 11, 1978 ACCOUNT CI-662
AMOUNT \$52.77
RECEIVED William F. Wilke, Inc. Contractors
FOR 52.77
FOR Cost of Advertising and Posting for Case No. 79-49-XA
VALIDATION OR SIGNATURE OF CASHIER





NOTE: SATE HILL ROAD WAS SANDY GRAVEL, CONNECTED TO MAIN IN SATYR VILL. ROAD.

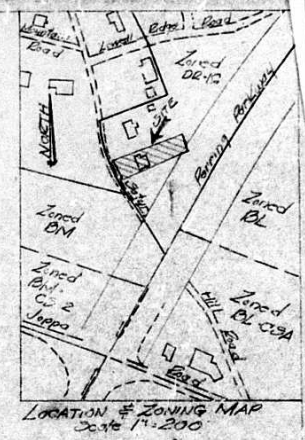
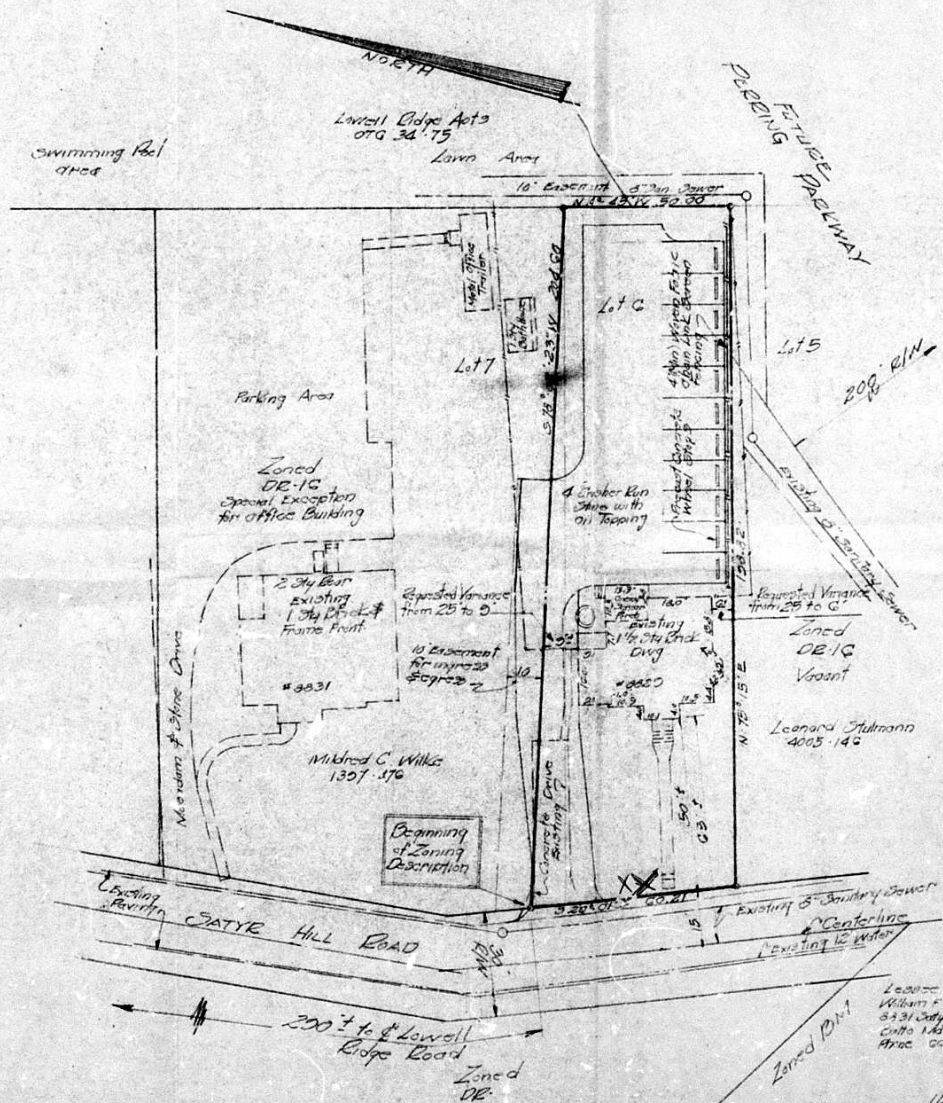
PRESENT ACCESS ROAD TO SHOPPING CENTER (FUTURE PERMITS "K" WAY)

SATE HILL ROAD SANDY, GRAVEL, WATER, CONNECTED TO MAIN IN SATYR VILL. ROAD.

18-6 SW



4



- ZONING DATA**
1. Existing Zoning of Tract DE-1C
 2. Proposed Zoning of Tract DE-1C with Special Exception for office Building
 3. Requested Side Yard Variance from 25' to Existing 0' and 5'
 4. Existing Gross Acreage 7.25± Acres
 5. Area of Building 1140 SF
1st Floor 1140 SF | Basement 1140 SF
 6. Required Parking 3.32
1st Floor 1140 / 300 2.20±
Basement 1140 / 300 1.12±
2.20± + 1.12± = 3.32±
 7. Proposed Parking 11 Spaces
 8. Height of Bldg 27'± Feet

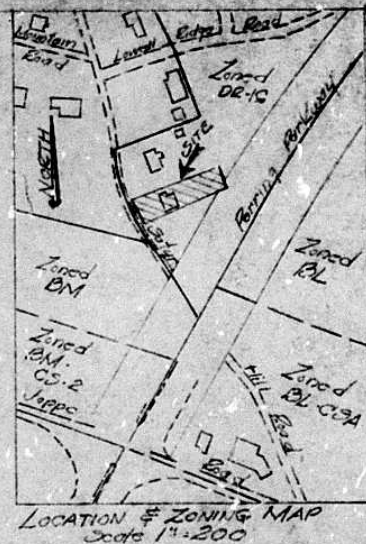
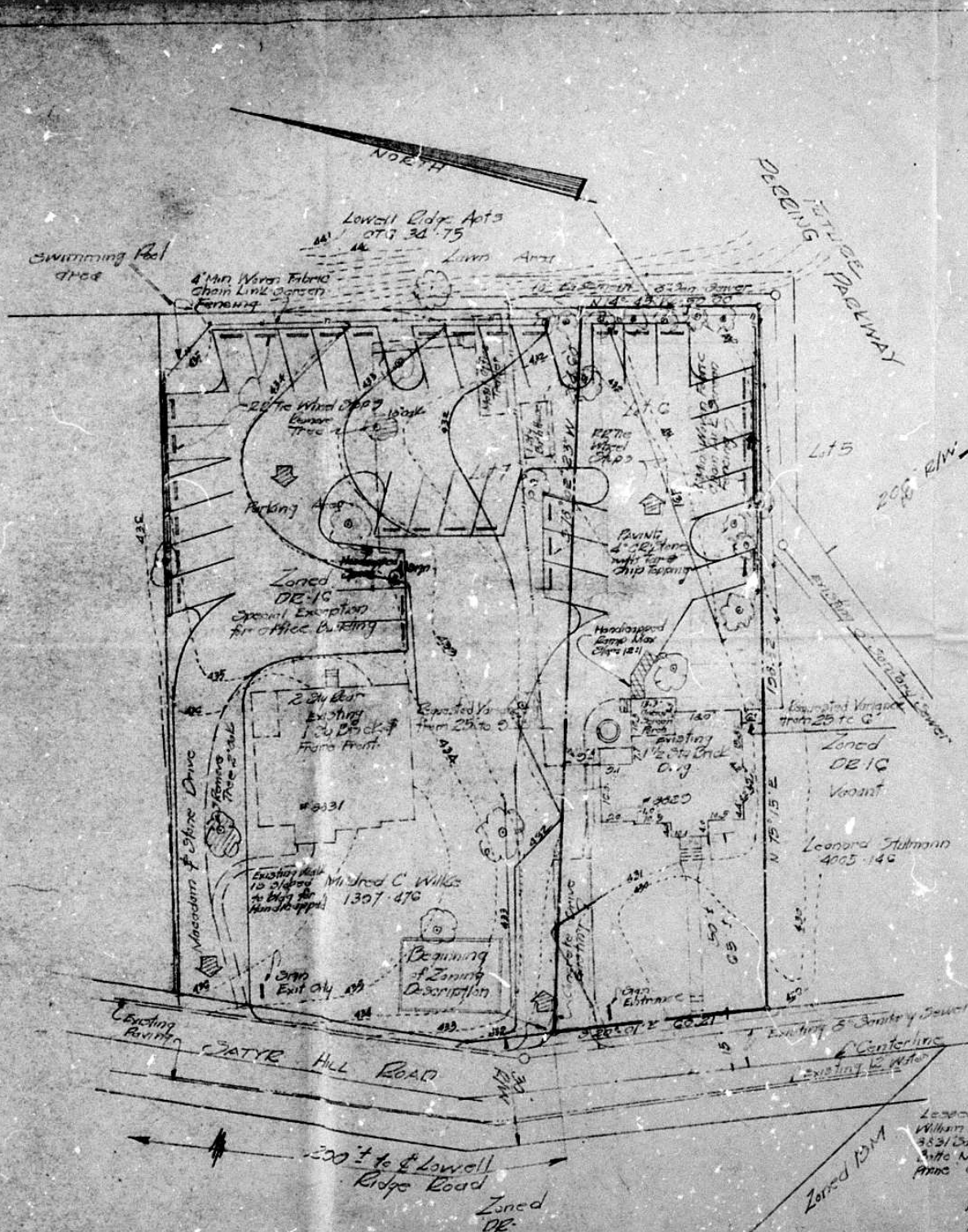
MAP NO. 100
SECTION 1
DATE 1-1-78
BY [Signature]

ZONING PLAT
3820 CATYE HILL ROAD
 5th Election District
 Baltimore Co., Md.
 May 23, 1978

OWNER
 FRANK J. LAYNE JR.
 3551 230
 Lot 6 Part of Lot 7
 Subdivision of Lot 52
 JOSEPH HIGHTS
 275 Lake Ridge Drive
 Largo, Fla. 33548



100A-78-12X



- ZONING DATA**
- Existing Zoning of Tract DE-1C
 - Proposed Zoning of Tract DE-1C with Special Exception for Office Building
 - Requested side yard variance from 25' to existing 3' and 0'.
 - Existing Gross Acreage 0.25+ Acres
 - Area of Building

1st Floor 1140 SF	Basement 1140 SF
2nd Floor 1140 SF	
 - Required Parking

1st Floor 1140 / 300	3.80
Basement 2nd Floor 1140 / 500	2.28 + 2.28 = 4.56
	3.30 Spaces
 - Proposed Parking 33 Spaces
 - Height of Bldg 27'4" feet
- NOTE: THE OFFICE USE SHALL BE RESTRICTED TO CONVERSION OF THE EXISTING DWELLING ONLY. (RESTRICTION #3 ZONING ORDER 79-49-XA)

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY John F. Williams
 DATE 3-7-79
 79-49-XA

SITE PLAN
3820 CATYE HILL ROAD
 5th Election District
 Code 1-20
 Bldg. Co. Md
 May 23, 1978
 Rev Nov 19, 1978

OWNER
 FRANCIS J. Layton Jr.
 3531 23rd
 Lot 8 Part of Lot 7
 Subdivision of Lot 52
 JOSEFA HEIGHTS
 275 Lake Palms Drive
 Largo, Fla. 33540

Lessee
 William F. Wilke
 3831 Catye Hill Rd
 Bldg. No. 31234
 Phone 661-400

APPL # 1402-78
 10CA # 78-12X

DAVID W. DALLAS, JR. & SONS
 CIVIL ENGINEERS
 700 MARFORD RD., SALISBURY, MD. 21784
 254-4555

DAVID W. DALLAS, JR.
 CIVIL ENGINEER
 254-4555

SEAL OF THE STATE OF MARYLAND
 DEPARTMENT OF PLANNING & ZONING
 JOHN F. WILLIAMS
 COMMISSIONER