

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had, and it is hereby appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, it is hereby ordered that a front yard setback of 1 foot in lieu of the required 40 feet, a zero foot side yard setback in lieu of the required 30 feet, a building to be a minimum of 40 feet from a D.R. 16 Zone and zero feet from a D.R. 8.5.5 Zone in lieu of the required 100 feet, a floor area ratio of 0.623 in lieu of the maximum permitted ratio of 0.6, and parking within 25 feet of a residential zone in lieu of the required 100 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had, and it is hereby appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, it is hereby ordered that a front yard setback of 1 foot in lieu of the required 40 feet, a zero foot side yard setback in lieu of the required 30 feet, a building to be a minimum of 40 feet from a D.R. 16 Zone and zero feet from a D.R. 8.5.5 Zone in lieu of the required 100 feet, a floor area ratio of 0.623 in lieu of the maximum permitted ratio of 0.6, and parking within 25 feet of a residential zone in lieu of the required 100 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County Office of Planning and Zoning.

Zoning Commissioner of Baltimore County



THOMPTON M. MOURING, P.E.
DIRECTOR

October 26, 1978

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

Re: Item #45 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
N/25 Fenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100', to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25' District: 1.6 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:

The comments which were supplied for this property for Project IDCA 77-57X, and for Zoning Items 90 and 196 (1977-1978) 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 #45 (1978-1979).

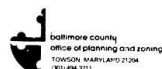
Very truly yours,

THOMPTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:SLAM:PMW:SS

R-54 Key Sheet
41 & 42 1/2 1 Pw. Sheets
NS 11 A Topo
70 Tax Map

Attachments



LEIGH CRAFT
DIRECTOR

October 23, 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:

Comment on Item #45, Zoning Advisory Committee Meeting, August 29, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: N/25 Fenilworth Drive 418.75' SE West Road
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100', to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.
Acres: 1.6
District: 9th

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

May 11, 1978

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

Re: Item #106 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
N/25 Fenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 100', respectively, to permit a building to be a minimum of 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100' and to permit the parking within 0' of a residential zone and within 3' of the rear property line in lieu of the required 25' and a Special Hearing to allow off street parking in a residential zone (IDCA 77-57 891).
Acres: 1.6 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. 77-57X and in connection with the Zoning Advisory Committee review of this property for Item #90 (1977-1978). 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 #106 (1977-1978).

Very truly yours,

THOMPTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:CMF:PMW:SS

Attachments
R-54 Key Sheet
41 & 42 1/2 1 Pw. Sheets
NS 11 A Topo
70 Tax Map



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

September 26, 1978

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

Dear Mr. DiNenna:

Comments on Item #45, Zoning Advisory Committee Meeting, August 29, 1978, are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: N/25 Fenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100', to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.
Acres: 1.6
District: 9th

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

Any new installation of fuel burning equipment should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins. The parking areas should be surfaced with a dustless, bonding material.

Very truly yours,

Thomas A. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD:RP:jlc
cc: W. L. Phillips

December 8, 1977

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

Re: Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
N/25 Fenilworth Dr. 418.75' S/E West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 25' in lieu of the required 40', a side setback of 10' and a sum of the side yards of 70' in lieu of the required 30' and 100' respectively, to permit a building to be a minimum of 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100' and to permit the parking within 0' of a residential zone in lieu of the required 25' and a Special Hearing to permit off street parking in a residential zone.
Acres: 1.6 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 77-57X.

Remarks:

Fenilworth Drive is an existing County road, improved as a closed section roadway of varying width on an surface right-of-way at this location. Further road improvements are not proposed at this time in the vicinity of this site.

The construction and/or reconstruction of concrete sidewalks 15 feet wide, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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

Sequenced Control:

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



STEFANIE C. GUNDS
DIRECTOR

October 20, 1978

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

Re: Item #45 - DCA- Meeting of August 29, 1978
Prop. 175 (DCA)
Location: N/25 Fenilworth Dr. 418.75' SE West Rd.
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 Zone and 0' from a D.R. 8.5.5 Zone in lieu of the required 100', to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.
Acres: 1.6
District: 9th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances.

Very truly yours,

William S. Flinn
Engineer Associate II

NSF:MM

Item #90 (1977-1978)
Property Owner: George E. & Jeanne R. Houck
Page 2
December 8, 1977

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 nuisances 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.

This property is subject to the Baltimore County Storm Water Management Policy.

Water and Sanitary Sewer

Public water main and sanitary sewerage exist in Fenilworth Drive. This property is tributary to the Jonesville Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

THOMPTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:SLAM:PMW:SS

R-54 Key Sheet
41 & 42 1/2 1 Pw. Sheets
NS 11 A Topo
70 Tax Map

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Compadari, Zoning Advisory Committee

Date: August 25, 1978

FROM: Rozellen Plant, Industrial Development Commission

SUBJECT: Item No. 45 - Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Road
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100'; to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Map, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the map.

Rozellen Plant
ROZELLEN J. PLANT

RJP:p



Paul H. Reincke, Chief

October 5, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: N. Compadari, Chairman
Zoning Advisory Committee

Re: Property Owner: George E. & Jeanne R. Houck

Location: NE/S Kenilworth Dr. 418.75' SE West Road

Item No. 45 Zoning Agenda Meeting of 06/29/78

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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ WORKING the maximum allowed by the Fire Department.
- (4) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (5) 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) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *Thomas K. Kelly* Planning Group
Special Inspection Division
George M. Wagnell Fire Prevention Bureau



John D. Street, Director

August 22, 1978

Mr. E. Eric Dillman, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dillman:
Comments on Item # 45 Zoning Advisory Committee Meeting, August 29, 1978 are as follows:

Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Road
Existing Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30' to permit the building to be located 40' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100'; to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.

The items checked below are applicable:

- X1. 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 used and other applicable codes.
- X2. A building permit shall be required before construction can begin.
- X3. Additional _____ Permits shall be required.
- X4. Building shall be upgraded to new use - requires alteration permit.
- X5. Three sets of construction drawings will be required to file an application for a building permit.
- X6. 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.
- X7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 40' of property line.
- X8. Requested variance conflicts with the Baltimore County Building Code. See Section _____
- X9. No Comment.
- X10. Comments: Building or portions of buildings shall not project over property lines.

Very truly yours,

Charles E. Dillman
Charles E. Dillman
Zoning Commissioner

(C817)

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 28, 1978

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

Z.A.C. Meeting of: August 29, 1978

RE: Item No. 45
Property Owner: George E. & Jeanne R. Houck
Location: NE/S Kenilworth Dr. 418.75' SE West Rd.
Present Zoning: M.L.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 3' in lieu of the required 40', a 0' side setback in lieu of the required 30', to permit the building to be located 40' from a D.R. 16 zone and 0' from a D.R. 5.5 zone in lieu of the required 100'; to permit a F.A.R. of 0.623 in lieu of the maximum 0.6 F.A.R. and to permit parking within 0' of a residential zone in lieu of the required 25'.

District: 9th
No. Acres: 1.6

Dear Mr. Dillman:

No hearing on student population.

Very truly yours,

W. Nick Potrowski
W. Nick Potrowski
Field Representative

WNP/bp

JOSEPH H. WILSON, CHAIRMAN
J. HAROLD WILSON, JR., VICE-CHAIRMAN
MARCOUS W. ROTHMAN

THOMAS H. BRYEN
WILLIAM L. LAMBERT, JR., CLERK
ROBERT A. HARTON
ALVIN LORELL
MARK B. BRYEN - TRUSTEE
THOMAS W. TRACY - TRUSTEE



TOWSON MD 21204 October 26, 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - George E. Houck 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 20 successive weeks before the 21st day of October, 1978, that is to say, the said was inserted in the issues of October 26, 1978

STROMBERG PUBLICATIONS, INC.

BY *Leslie Bourgeois*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 OCTOBER 26, 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 of 20 consecutive weeks before the _____ day of _____, 1978, the 21st day of October, 1978.

THE JEFFERSONIAN
Charles E. Dillman
Manager

Cost of Advertisement \$

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Oct. 18, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: R. Bruce Alderman, Mayor

for Filing Fee for Case No. 79-110-4

2137400 19 25.00

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th
Posted for: *Petition for Variance*
Petitioner: *George E. Houck et al*
Location of property: *NE/S Kenilworth Dr. 418.75' SE West Rd.*
Location of Sign: *NE/S Kenilworth Dr. 418.75' SE West Rd.*
Remarks: *Thomas K. Kelly*
Posted by: *Thomas K. Kelly*
Date of return: *Nov. 3, 1978*
1-Sign

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Init. Map		Original		Duplicate		Transp.		CC Sheet
	date	by	date	by	date	by	date	by	
Descriptions - located and outline plotted on map									
Petition number added to outline									
Checked									
Granted by	ZC, RA, CC, CA								
Reviewed by	DI								
Previous case	68-212R								
	72-62R 70-21R54A								

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 _____

Petitioner: *George E. Houck et al*
Submitted by: *R. Bruce Alderman*
Petitioner's Attorney: *R. Bruce Alderman*
Reviewed by: *Eric Dillman*
This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



MacKenzie & Associates Inc.

President
CLARK F. MACKENZIE
Vice President
GEORGE A. REIER
DAVID R. HORN
Assistant Vice President
GARY T. GILL

ZONING PETITION #79-110-A

PROPERTY OF GEORGE E. HOUCK AND WIFE
LOCATED ON THE NORTH SIDE OF
KENILWORTH DRIVE BETWEEN WEST ROAD
AND ROSLEY AVENUE

Clark F. MacKenzie, Lessee
MacKenzie & Associates, Inc., Developer

LETTER OF TRANSMITTAL

November 13, 1978

R. Bruce Alderman, Esquire
White, Mindel, Clarke & Hill
305 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Houck Property
North Side Kenilworth Drive
Towson, Maryland

Dear Mr. Alderman,

In preparation of the Zoning Hearing to be held on Monday November 13, 1978 at 10:00 am before the Zoning Commissioner of Baltimore County (Petition #79-110-A), I have assembled some data which may be informative concerning this case.

Sincerely,

Clark F. MacKenzie
Clark F. MacKenzie

CFM:aja

REALTORS • DEVELOPERS • APPRAISERS
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md 21093
(301) 821-8585

SUBJECT PROPERTY

Location:

The property is located on the North Side of Penilworth Drive approximately 650 feet East of the centerline of West Road and an additional 1800 feet further from the centerline of York Road to the North. It is also 4,100 feet East of Charles Street and 2,950 feet West of Rosley Avenue. The property is in the 9th Election District of Baltimore County, and the property is also shown on Tax Plat #70 as prepared by the State Department of Assessments and Taxation and noted as Parcel #14. (See Exhibits "A" and "B" in back of this report.)

Size:

1.6 acres ± or 69,596 square feet ±

Shape:

Very irregular with 272 feet ± on the North Side of Kenilworth Drive, and a rear property line on the South Side of the Board of Education property, for approximately 481 feet ± with an average depth of 225 feet ±.

Utilities:

All metropolitan utilities exist.
12 inch Water with fire hydrant at 300 feet
8 inch Sanitary Sewer with house connections
Storm drains with inlet at Property line
Telephone and Electricity
(See Plat Attached "C")

Zoning:

D.R. 5.5 and M.L.R. (See Plat Attached "D")
(DR 5.5 - 40,000 square feet ± or 56.7%)
(MLR - 10,500 square feet ± or 43.3%)

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md 21093
(301) 821-8585

BRIEF HISTORY OF PROPERTY:

Upon the widening of Kenilworth Drive, a portion of the subject tract became the residue of a larger tract owned by George Houck and wife. Mr. Houck then exchanged some of his land (to the East) for land (to the North) from the Board of Education. (See Plat Attached "E") In August of 1977, Clark F. MacKenzie leased the land from George Houck and wife and upon a detailed investigation found that the property was not entirely zoned MLR and that to utilize the rear portion of the land, application must be made to the I.D.C.A. Committee. Since the closest arterial intersection was noted to be West and York Roads, (Note that the Baltimore Avenue, West Road and Charles Street intersections are closer to the subject), the permission to use this land for parking only could not be achieved since the intersection is noted as "F". Therefore, the present petition reflects only minor variances after being advised through many meetings with Baltimore County. The proposed plan actually utilizes only 60% ± of the site.)

PETITIONER'S REQUEST:

Variance to -

- (1) Front Yard: 3 feet instead of 40 feet required in an "A" zone.
- (2) Side Yard: 3 feet instead of 30 feet required in an MLR zone.
- (3) Proximity of E. frontage to Residential Zone: 40 feet ± 0 feet instead of the required 100 feet
- (4) Parking setback: 0 feet instead of the required 25 feet
- (5) Floor Area Ratio: 5.421 instead of the required 0.600

NOTE: Items #1 and #4 must not back from property actually owned by the petitioner

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md 21093
(301) 821-8585

EXHIBIT "A"

PROPOSED BUILDING AND PARKING:

Building: 2 Story Building with Basement

Lower Level 5,000 square feet
First Level 12,000 square feet
Second Level 7,900 square feet
24,900 square feet

Brick and wood effect, not elevator, no public lobby, use of landscaping and shrubbery.

Parking:

Since only 60% of site is useable due to zoning lines the parking requirement suffers, since the residentially zoned land is only used for drives.

Provided - 70
Required - 68

REASONS FOR VARIANCE:

- (1) Zoning lines are in error as property is split into a manufacturing zone and a residential zone. Therefore, request for 2 of variances.
- (2) Both zones are not applicable when you consider adjacent land is office and nursing home use to West and Institutional to North and East.
- (3) Set Backs render the property unusable if a variance is not granted.
- (4) Floor area ratio variance is very minor and needed to properly site and develop building, since only the MLR land can be used in calculation. (24,900 square feet ± 40,000 square feet.)
- (5) Parking Requirement setback is only from petitioner's land.

MacKenzie & Associates Inc.
Green Spring Village Professional Building
Suite 301
10807 Falls Rd., Lutherville, Md 21093
(301) 821-8585

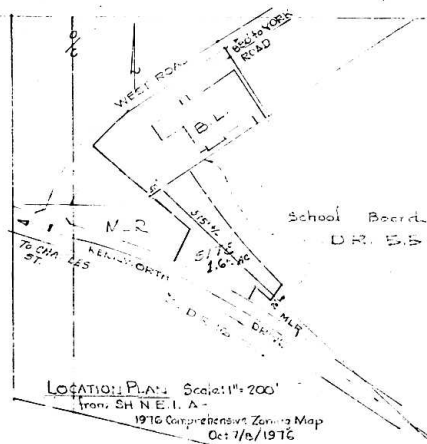


EXHIBIT "B"

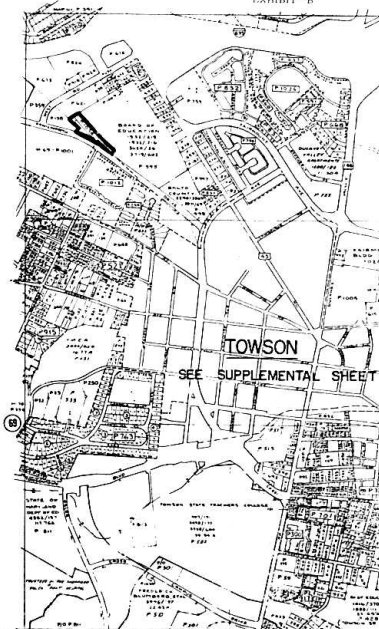
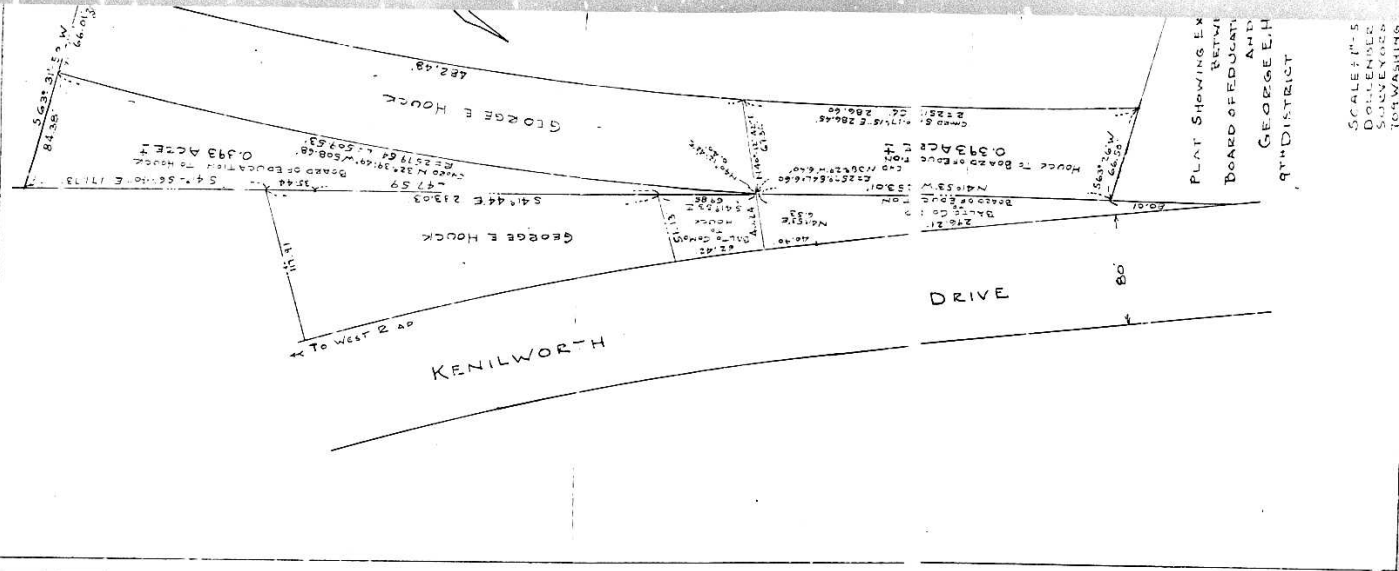


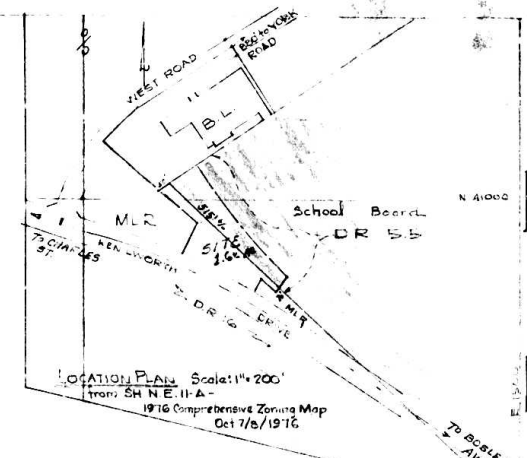
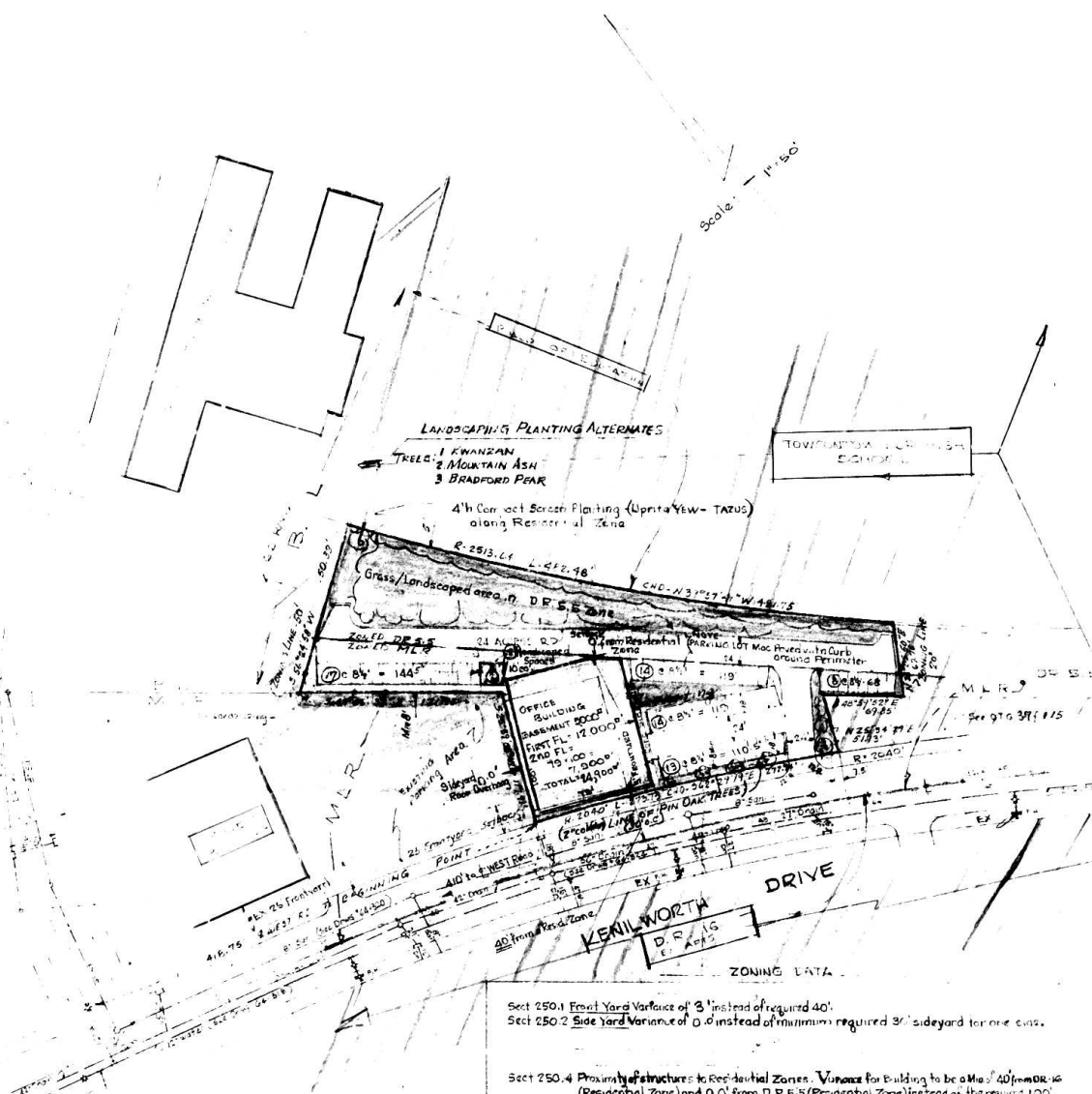
EXHIBIT "C"



A hand-drawn sketch of a building footprint, possibly a house, with a chimney on the left side. The sketch is labeled 'MLK' and 'BL'.

EXHIBIT "E"

SCALE 1"-5
DOMINER
SOMEVOR
TO4 WASHING



ZONING DATA

1.6 Ac. w/ 270 on Fully Improved Road.
 Zoned M.L.R. - 0.32 Ac. (40,000 sq. ft.)
 Zoned D.R. 5 - 0.74 Ac.
 Prop. Use: Office Building with parking in M.L.R. Zone
 Office Bldg: 12,000 - 500 - 40'
 12,000' - 500' - 10'
 Required TOTAL 60 Car Spaces (Minimum)

PUBLIC WORKS
 KENILWORTH DRIVE on fully improved Road (50' paved on 60' RW)
 Water Meters: Connection by Plumbing Application
 Sewer: Existing Connection by Plumbing Application
 Storm/Drains: Existing
 Fire Hydrants: Existing as shown
 250' Lighting (if used) shall be regulated as to location, direction of illumination, glare and intensity as required by policy in effect at time of building permit
 Landscaping to conform to latest City Ord. 77/17 (See Site Plan Alternates) (etc.)

ZONING DATA

Sect 250.1 Front Yard Variance of 3' instead of required 40'.
 Sect 250.2 Side Yard Variance of 0' instead of minimum required 30' sideyard for one story.

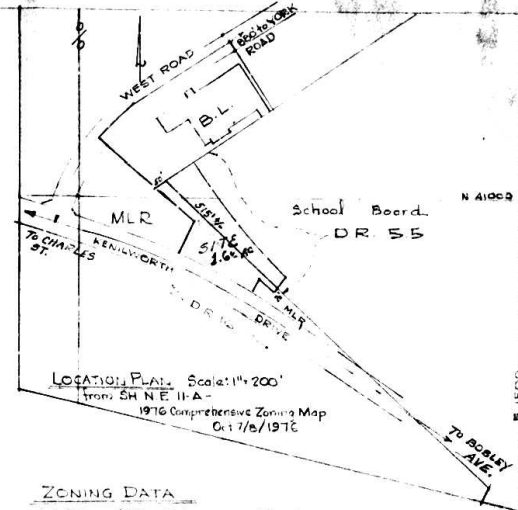
Sect 250.4 Proximity of structures to Residential Zones. Variance for Building to be a Max 40' from D.R. 5 (Residential Zone) and 0.0' from D.R. 5 (Residential Zone) instead of the required 100'.
 Sect 250.5 Off-street Parking. Variance: for parking with 0.0' of the residential zone boundary instead of the required 25'.
 Sect 250.5 Floor Area Ratio. Variance to Permit a F.A.R. = 35,000 = 0.623 instead of the maximum permitted F.A.R. = 0.6.

FLAT FOR KENILWORTH DRIVE

Contract: KENILWORTH DRIVE, OFFICE BUILDING
 APPLICANT: CLAIR F. MALKENZ & CO. 807 Falls Rd. Lutherville, Md 21073
 OWNER: GEORGE W. KENNER & SONS

This Application is for ZONING DATA

PRESENT LOT VACANT @ PERMITTED OFFICE BLDG. 12,000' - 500' - 40' WITH 60 CAR SPACES
 & TWO FLOORS BASEMENT 5,000' - 0' AREA - 10,000' - 500' - 40' SITE 100' - 100' - 100'
 F.A.R. = 35,000 = 0.623 @ PARKING 80' - 50' - 10' PROVIDED
 1 PAVED AREA 50,000' @ 36' GRADE @ 52%
 2nd DIST BALTO. CO. MD. PO BOX 3804
 SCALE 1" = 50'
 Revised: Dec 9, 1977
 Revised: JUNE 15, 1978



1 6" x 12" As w/ 270 on Fully Improved Road.
Zoned M.L.R. = 6.374 Ac (40,000 sq ft)
Zoned D.R.B. = 6.71 Ac
Prop Use: Office Building with Parking in M.L.R. Zone. PROVIDED
Permitted: 8,000 + 500 = 10
Office: 10,000 - 500 = 40 [63] SPACES +
Retail: 7,900 - 200 = 16 FOR THE
SUBCARTS
Required TOTAL 68 Car Spaces (40 Min)
250' - 6" Parking lot to be Macadam Paved with Curb, grassed planting strip
4 in Compete Green planting areas and residential use
(See Site Plan and Subdivision Survey)
KENDALWORTH DRIVE is a fully improved Road (56' paved to 60' R/W)
Water Exists: Connection by Plumbing Application
Sewer Exists: Connection by Plumbing Application
Storm/Drains Exist
Fire Hydrants Exist as shown
250' - 6" Lighting (if used) shall be regulated as to location, direction,
hours of illumination, glare and intensity as required
by policy in effect at time of building permit.
Landscape to conform to intent of Executive Order
(See Site Plan Alternatives) (Circled)

Sect 250.1 Front Yard Variance of 3' instead of required 40'.
Sect 250.2 Side Yard Variance of 0.0 instead of minimum required 30' sideyard for one side.

Sect 250.4 Proximity Structures to Residential Zones. Variance for Building to be a Max. of 40' from D.R. 16 (Residential Zone) and 0.0' from D.R. 5.5 (Residential Zone) instead of the required 100'.
Sect 250.4 Off-street Parking. Variance: for Parking within 0.3' of the residential zone boundary instead of the required 25'.

Sect 250.5 Floor Area Ratio - Variance to Permit a F.A.R. = $\frac{24,900}{10,000} = 0.023$ instead of the maximum permitted F.A.R. 0.6.

Contract KENILWORTH DRIVE - OFFICE BUILDING
 @ Purchaser APPLICANT / CLARK F MACKENZIE-10807 Falls Ed. Lutherville, Md 21093
CANCEL GEORGE E. JEFFNER & SON

4. This Application:

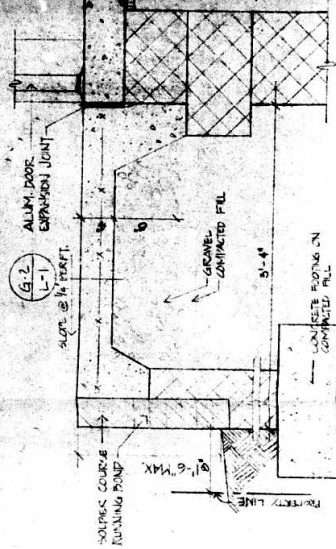
① PRESENT LOT WANT @ PROPOSED OFFICE BLDG. ~~15,000~~ 15,000
② TWO FLOORS W/ EASEMENT 15,000 - ① AREA 1 Office 14,900 ③ 14,900
④ CAR 14,900 ⑤ PARKING 14,900 ⑥ Proposed TRAVEL SPACES 14,900
⑦ PAVED AREA 14,900 ⑧ SEGREGATED 50%
9th DIST BALTO, CO. MD. PO BOX 1804
SCALE 1"=50' JUNE 1978
Revised: Dec 9, 1977
Revised: JUNE 1978

653 FENILWORTH
The Office Building
for MacKinnon & Associates

TV. A. C. C. C. C.



6-2



STEP DETAIL

[illegible]

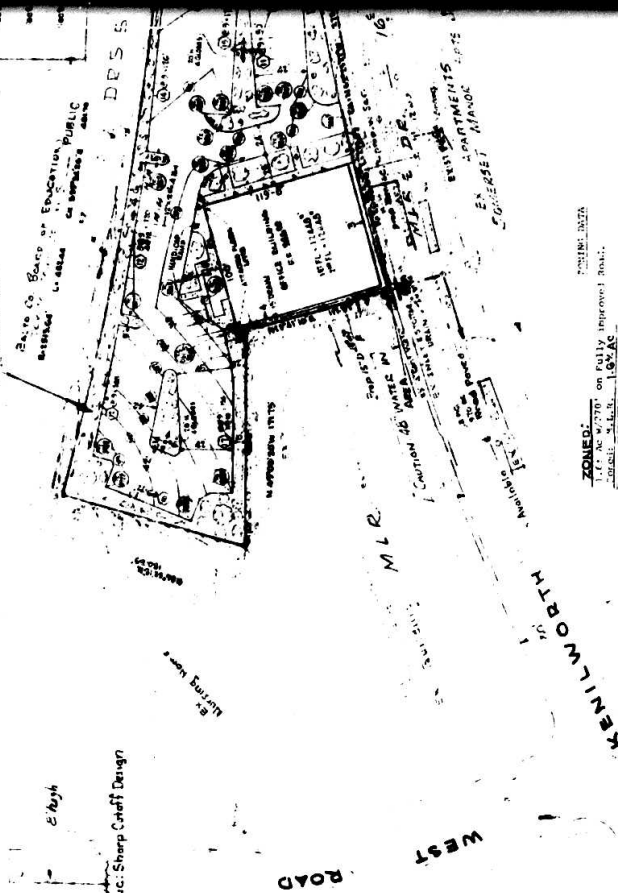
LANDSCAPING PLANTING ALTERNATES

TREES:

1. Mountain
2. Mountain Ash
3. Bradford Pear

4. High impact screen planting along residential zone

LICHTING: Sharp Cutoff Design



ZONED:
1.C: AC w/370' on Fully Improved Zoned.

Truck, 1st: Office Building with Parking in "L.R. Zone"
 PARKING: Office
 1st Fl. - 17,448 + 306 = 42
 2nd Fl. - 12,448 + 500 = 24
 Required: 7071. 66 Car Space (21 x 13' min.) : 10
Provided 96 spaces + 4
the "INDICATED" =

Public Works
size ZAC Evolution 3Nov78

Public Works
Kemlinway Drive is the Improved
5' Sidewalk 12" Entrance Required
All utilities are available
W/S Services by Plumbing Application
Fire Hydrant exist on show
Private Dr to exist met