

79-174-XA 120 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald P. Monroe, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.02.2b (V.B.2) to permit side yard setbacks of 12' and 19' instead of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The existing dwelling is a hardship to the granting of special exceptions and the request is reasonable in order to fulfill proper use of the premises hereto.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County accepted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Donald P. Monroe Legal Owner
Address 1521 York Road
Lutherville, Maryland 21093
Protestant's Attorney John W. Hession, III
Address 305 W. Allegheny Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of November, 1979, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of February, 1979, at 10:30 o'clock A.M.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald P. Monroe, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from ... 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 BUSINESS OFFICES

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 Donald P. Monroe Legal Owner
Address 1521 York Road
Lutherville, Md. MD 21093
Protestant's Attorney John W. Hession, III
Address 305 W. Allegheny Avenue
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(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Donald P. Monroe, legal owner of the property situate in Baltimore County, the property outline of which is shown 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 20-24 Zone) to use the herein described property for OFFICES (in a 20-24 Zone) and Parking (in a 20-24 Zone).

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 0.228 ACRES DEED REF. C.L.D. 1952-229
GRADING 50 % OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 38.7' x 26' (approx) AREA 1002 S.F.
NUMBER OF FLOORS 2 TOTAL HEIGHT 26' 6"
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.16

BUILDING USE
GROUND FLOOR OFFICES OTHER FLOORS OFFICES

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 6 OTHER FLOORS 2 TOTAL 8

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES = 492 S.F.
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 340)

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.

Donald P. Monroe
DONALD P. MONROE, IDCA PROJECT PURCHASER
ADDRESS 1521 York Road
Lutherville, Maryland 21093
PHONE 272-5856

THE PLANNING BOARD HAS DETERMINED ON 9/16/79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 20-24(b) OF THE BALTIMORE COUNTY CODE.
SIGNED: John W. Hession, III
DATE 9/16/79 CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 6-12-77

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dickson Zoning Commissioner Date: February 9, 1979
FROM: Leslie H. Groel, Director Office of Planning and Zoning
SUBJECT: Petition # 79-174-XA, Item 120

Petition for Special Exception for offices and Variance to permit side yard setbacks of 12 feet and 19 feet instead of the required 25 feet
East side of York Rd., 50 feet South of Croftley Rd.
Petitioner - Donald P. Monroe

8th District

HEARING: Wednesday, February 14, 1979 (10:30 A.M.)

Office use would be appropriate here. If granted, the order should be conditioned to require approval of a landscaping plan by the Division of Current Planning and Development. Additionally, provision should be made for future internal circulation to adjacent properties. Finally, it is requested that the special exception be limited to the existing structure.

Leslie H. Groel
Office of Planning and Zoning

LHG:JGH:rw



RE: PETITION FOR SPECIAL EXCEPTION - BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
E/S of York Rd., 50'
S of Croftley Rd., 8th District OF BALTIMORE COUNTY

DONALD P. MONROE, Petitioner : Case No. 79-174-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. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
477-2188

I HEREBY CERTIFY that on this 23rd day of January, 1979, a copy of the foregoing Order was mailed to Richard W. Correll, Esquire, 305 W. Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-0283

April 25, 1979

Mr. Donald P. Monroe
1521 York Road
Lutherville, Maryland 21093

RE: Petitions for Special Exception
and Variances
E/S of York Road, 50' S of
Croftley Road - 8th Election
District
Donald P. Monroe - Petitioner
NO. 79-174-XA (Item No. 120)

Dear Mr. Monroe:

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

Very truly yours,
S. Eric Dickson
Zoning Commissioner

SED:mr

Attachments

cc: Mrs. Jo Hirschmann
21 Thornhill Road
Lutherville, Maryland 21093

Mr. Edward A. Cockey
8 Grafton Road
Lutherville, Maryland 21093

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

DESCRIPTION TO ACCOMMODATE DRAINAGE UTILITIES
FOR SPECIAL EXCEPTION FOR OFFICES IN AN
EXISTING DB 16 ZONE WITH VARIANCE REQUESTED
TO SIDE YARDS
#1521 York Road
0.145 Acres ±

Beginning for the same at a point on the east side of York Road 44 feet wide at the distance of 50 feet southerly along the east side of said York Road from the centerline of Croftley Road 50 feet wide and running thence southerly on the east side of said York Road (1) South 16° 15' East 45.00 feet thence to the said road (2) North 73° 45' East 92 feet more or less to intersect the existing zoning line between the DB 16 zone and the DB 5.5 zone, thence binding on said zoning line (3) North 65° 15' West 70.00 feet to the south side of said Croftley Road, thence (4) South 65° 15' West 67 feet more or less, thence southerly to a curve to the left having a radius of 25.00 feet and a length of 39.27 feet to the place of beginning.

containing 0.145 acres of land more or less.



MONROE INSURANCE AGENCY

728 YORK ROAD, THE YORK BUILDING - TOWSON, MARYLAND 21204 PHONE 423-7666

MEMO-LETTER

Eric Dickson 4/16/79
DR & Clayton (S. Office)
1521 York Rd. Lutherville

I shall (hope) have an agreement with Redwood Ave. (Mrs. Hession) within 10 days - Please bill your order up. Hopefully I can settle this with them so they won't appeal your decision if it is favorable.
79-174-XA

Re letter to Eric Dickson re York Rd. zoning etc. Eric Dickson and future case to me - Richard Groel re long requests re -

Pursuant to the advertisement, posting of property, and public hearing on the 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 Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit side yard setbacks of 12 feet and 19 feet in lieu of the required 23 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1973, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

6. Except as provided herein and in addition to any other remedy provided by law, either party hereto may seek enforcement of this Agreement by application to a court of appropriate jurisdiction.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement and affixed their hands and seals the date above written.

WITNESSES:

Donald P. Monroe
Donald P. Monroe (SEAL)

BRIDLEWOOD COMMUNITY ASSOCIATION, INC.

By: *John W. B...*
President
Robert E. B...
Vice President

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for subject should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1973, that the herein Petition for Special Exception for subject should be and the same is GRANTED, from and after the date of this Order, subject to: (1) ingress and egress on York Road and (2) approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Said Special Exception must be utilized within five years or become null and void.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

APPENDIX USE AND APPEARANCE SPECIFICATIONS 1521 York Road

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THIS AGREEMENT, made this 24th day of April, 1973, by and between DONALD P. MONROE of Baltimore County, Maryland, hereinafter called MONROE, and BRIDLEWOOD COMMUNITY ASSOCIATION, INC., a Maryland Corporation, hereinafter called BRIDLEWOOD.

WHEREAS, Monroe is the owner of the real property known as 1521 York Road, Baltimore County, Maryland, the subject property, situated in the residential community of Bridlewood which he intends to use principally as an office in which to conduct an insurance business;

WHEREAS, there is presently pending before the Zoning Commissioner for Baltimore County a Petition for Special Exceptions and Variance, Case No. 73-1742A, pertaining to the use and physical description of the aforesaid property;

WHEREAS, Bridlewood desires to establish and maintain certain standards and criteria for the appearance and use of said property for the purpose of preserving and maintaining the continuity and general scheme of development of the Bridlewood community.

WHEREAS, the parties acknowledging the existence of certain restrictive covenants duly recorded among the Land Records of Baltimore County in Liber 1616, folio 315, fear alia, restricting the use of the subject property to residential use.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and promises made herein, the parties agree as follows:

1. The physical characteristics, appearance and use of the real property known as 1521 York Road, Baltimore County, Maryland shall be in accordance with the Use and Appearance Specifications attached hereto as Appendix I and incorporated by reference herein.

1521 York Road

I. Fencing

A. Completion

-as stipulated by Baltimore County Zoning Regulations and the Zoning Commissioner of Baltimore County.

B. Fabric

- shall be six (6) feet wide PermaGreen (Reg. TM) "Woodland Green" (anterior brand vinyl coated steel chain link fabric 9 (.143 inches) gauge woven of Permafused wire with uniform square mesh measuring two (2) inches plus or minus one-eighth inch between its parallel sides. The minimum breaking strength shall apply as per U.S. Gov't. Spec. KR-F191/1A for 9(.148 inches) Gauge at 1,200 pounds.

C. Framing

- line posts shall be "Woodland Green" over galvanized steel roll formed "C" sections 1.875 inches by 1.625 inches, 2.34 lbs./ft., and shall be sufficient length to allow for installation to a depth of approximately three (3) feet below ground level.
- terminal posts, end, corner and pull posts shall be two and one-half inches square "Woodland Green" tubing.
- gate posts shall be two and one-half inches "Woodland Green" tubing.
- each post shall be of sufficient length to allow for a depth of approximately three (3) feet below ground level.
- tubular post tops are required, except for "C" section line posts, and are square.
- a 6 (.193) inches gauge Permafused tension wire shall be provided along the top of the fence and the fabric fastened to the tension wire at twenty-four (24) inch intervals with Permafused hog rings.
- truss braces consisting of a brace rail of 1 and five eighth inch O.D. vinyl coated tubing weighing 1.35 lbs. per linear foot, along with a five-sixteenth inch vinyl coated truss rod and turnbuckle attachment shall be installed between terminal post and each adjacent line post.

2. The aforesaid Use and Appearance Specifications shall be submitted to the Zoning Commissioner for Baltimore County within three days from the execution of this Agreement for the purpose of being incorporated in the pending proceeding for Special Exceptions and Variance, Case No. 73-1742A, and adopted by Order of the Zoning Commissioner to the extent authorized and permitted by the applicable zoning law and regulations.

2. Bridlewood, for itself and its individual members, hereby agrees to forbear and refrain from instituting or participating in any proceeding at law or in equity intended to enforce any restrictive covenant or agreement contained in any deed or other duly recorded instrument restricting the use of the subject property to residential uses.

4. Bridlewood shall take no action of any kind to cause Croftley Road to be designated one-way for westbound vehicular traffic, and further shall take no action to cause any change in the present location on the south side of Croftley Road in the vicinity of the subject property of the traffic sign indicating "No Parking, Here To Corner", or to cause any change.

5. This Agreement is limited to the provisions contained herein and neither party intends in any way to waive, release, enlarge or diminish any rights or remedies he or it might have at law or in equity with respect to the subject property or any other property which could or may be affected thereby.

6. The terms of the Agreement cannot be amended, changed, altered or modified in any manner except by the written consent of the parties hereto.

7. This Agreement constitutes the entire agreement of the parties and shall be binding upon the parties hereto, their heirs, personal representatives, successors in title and all persons claiming through them.

8. In the nature or duration of the parking on the south side of Croftley Road.

1521 York Road (I.C. cont'd.)

- tension bars, bands and fittings shall attach fabric to a secure terminal posts by a tension bar secured by clips and shall attach fabric to "C" section line posts by Permafused coated steel ties at intervals not to exceed fifteen (15) inches.
- a single gate, measuring 39 inches by 77 inches, shall consist of a frame constructed of vinyl coated two (2) inches square aluminum tubing joined at the corners by corner fittings, internal bracing, if required, shall be 1 1/2 inch square vinyl coated aluminum tubing; gate fabric shall be attached to the frame on all four sides with hook connectors and tension rods; galvanized steel hinges and latch may be field coated and must provide secure padlock potential.
- one half of a driveway spanning gate must be provided, with proper supporting structure. (See I., F.)
D. Installation
- chain link fabric, gate and accessories shall be installed in strict accordance with plans and specifications.
- line posts shall be spaced not more than ten (10) feet on centers in the fence line, plumb, with tops properly aligned.
- posts shall be held rigidly upright by two (2) galvanized steel angle bar "Drive Anchors" per post which are driven diagonally through fittings attached to opposite sides of the post; the anchor blades shall be galvanized as per ASTM A525 Designation G90 and shall be the following sizes: 1 1/2 x 1 1/2 x 30 inches for 1 7/8 inch "C" section post; 1 1/2 x 1 1/2 x 30 inches for 2 1/2 inches square post
or
posts shall be set in cylindrical concrete footings consisting of a hole excavated for the full depth of the post, not less than ten (10) inches in diameter for line posts, using concrete made in proportion of 1-3-5 using best Portland cement, clean sharp sand and gravel or broken stone.

1521 York Road (I., D. cont'd.)

- pull posts shall be installed at all points of deflection greater than thirty (30) degrees in the line of the fence and also at all points where there are abrupt changes in grade, if any.
- chain link fabric rolls shall be joined by weaving a single strand into the ends of the rolls to form a continuous mesh pattern.
- fabric shall be stretched taut and securely fastened to line posts.
- fabric shall be cut and attached independently at all terminal posts.
- fabric shall be installed on the outside of the fence.

E. Clean up

- contractor shall promptly remove from the site all excess excavated materials and other debris resulting from fence construction on completion of construction.

F. Boundaries

- commencing at the southeast (SE) rear yard property corner and running northerly to the northeast (NE) rear yard property corner, the fence line shall be set in eight (8) feet westerly and run parallel to the rear property line, said eight (8) feet including five (5) foot rear easement.
- continuing westerly from the eight (8) foot set in at the northeast (NE) rear yard corner on a line parallel with and eight (8) feet within the north side yard property line and intersecting with a line running southerly along the rear building line to within approximately thirty-nine (39) inches of the northeast (NE) corner of the one story frame portion of the existing improvement.
- the approximately thirty-nine (39) inch hiatus shall be spanned by a gate thirty-nine (39) inches by seventy-two (72) inches. (See I., C.)
- a gate spanning the driveway to be constructed to the south of the existing improvement and running parallel with and to the south side yard property line shall be

1521 York Road (I., F. cont'd.)

- considered as one half of a gate in common, the supporting post or supporting structure of which shall abut the southeast (SE) rear corner of the existing brick improvement.
- the driveway gate, or gate in common, shall not be required unless, or until, the remaining five (5) single detached residences to the south of the improvement at 1521 York Road which comprise the remainder of the block on the east side of York Road extending between Croftley Road to the north and Thornhill Road on the south, shall have been converted to office use.

II. Security

- gate at the northeast (NE) corner of the existing frame one story improvement (See I., F.), and gate or gate in common (See I., F.), shall be locked except during the office hours specified at that time, when and if, the remaining five (5) residential properties are converted to office use.

III. Paving and grading

- all paving and grading must conform to the Baltimore County Zoning Regulations and the stipulations of the Zoning Commissioner of Baltimore County.

IV. Screening

- shall consist of two and one-half to three feet tall (measuring from upper surface of root ball and not including leader tip) evergreen arborescences of Thuja, or other variety, set in three (3) foot centers, planted exterior to all fencing, excluding gates.
- planting to occur within one month after completion of fence (See I., A.) excepting the months of October through March, in which case the earliest date from completion shall apply.

V. Vehicle access

- ingress and egress shall be provided from Croftley Road, if necessary, for the purpose of grading, paving, and fence erection at which time no further access to Croftley Road is allowed.
- ingress and egress shall be from York Road only by

1521 York Road (V., cont'd.)

- means of driveway(s) constructed to run directly from rear yard parking area/paved area and perpendicular to both the parking/paved area and to York Road.

VI. Non-access road traffic/parking

- owner of the property and improvement at 1521 York Road may request, from the proper Baltimore County authority, the removal of the present "No Parking to Corner" sign from its present location, on the south side of Croftley Road adjacent to the north side yard of the said property, to a position as near to York Road as is deemed safe for ingress/egress at York Road and Croftley Road.
- the Bridlewood Community Association, Inc. will not request one-way traffic flow on Croftley Road nor will it request "No Parking" signs on Croftley Road.

VII. Parking and rear paved area

- all parking must be confined to the DR. 16 portion of the rear yard which extends approximately eighteen (18) feet eastward from the rear building line of the existing improvement.
- paved area, DR. 5.5, must consist of no more than twenty (20) feet directly continuous with and running eastward from the parking area, the total of the two (2) areas being approximately thirty-eight (38) feet east to west.
- parking and paved area must be reserved for properly licensed automobiles in regular use by the property owner, his renters and clients during office hours, saving overnight parking for upper floor apartment tenant, if any.
- no two wheeled motorized vehicle other than that specified for street use, licensed if required, and operated by licensed driver as required by Baltimore County may have access to parking or paved area, such

1521 York Road (VII. cont'd.)

- access being limited to business hours as specified excepting an apartment tenant who shall be subject to noise restriction (See XIV.).
- no boats or trailers of any kind may have access to or be stored on the parking or paved area.

VIII. Rear yard lawn area

- subject to same restrictions as rear yard parking and paved area.

IX. Lawn area maintenance

- front, rear and side areas shall be maintained to a grass or lawn height of no more than two (2) inches.
- leaves and other vegetative debris must be seasonally raked and removed from the property.
- street trash resulting from discards or traffic must be removed from lawn areas.

- and further pruning or tree surgery of debilitating consequence is permitted and any such necessary pruning or surgery must be contracted to a landscape company or corporation licensed and insured, qualified for such work and generally so recognized (i.e. Davey Co.) or its equal.

- no further trees may be removed, specifically: two (2) fifty (50) foot oaks or taller in the rear yard DR. 5.5 unpaved area one (1) fifty (50) foot or taller triple oak adjacent to the north side of the existing one story frame improvement and one (1) fifty (50) foot oak adjacent to the northwest (NW) front yard property corner.

X. Exterior lighting

- one (1) residential fixture at the front and rear doors of existing improvement utilizing no more than one (1) one hundred (100) watt bulb each.
- one existing pole lantern, or a replacement of equal approximate four (4) foot height, at the north side yard walk way, utilizing no more than one (1) one hundred (100) watt bulb.
- two (2) spot lights, no more than one hundred fifty (150) watts each attached to the yard sign four by four inch supports at ground level and focused directly upon the sign body, one light to each sign face.

1521 York Road (X. cont'd.)

- no other exterior lighting is allowed.

XI. Signs

A. Number and kind

- one (1) yard sign, double faced, and four (4) or less horizontal independent signs of equal dimension, equally spaced one from another, below and attached to the side supports of the yard sign in such a manner as to appear routed into the side supports.
- one (1) building sign per leased tenant displayed at the appropriate building entrance for that tenant.

B. Construction

- all signs shall be wood entirely except for necessary hardware and paint.

- yard sign shall consist of a double face measuring three (3) by four (4) feet, including all decorative planes, angles or curves, the longer measurement being horizontal, the lower horizontal being no more than three (3) feet above ground level, the whole to be supported by two (2) four by four inch redwood posts integral to the lateral edges of the double face and extending no more than six (6) feet above ground level and at least two feet below ground level in concrete footings. Additionally, four (4) or less signs of double face may extend below the aforementioned sign, the top most edge of the first such sign may be four (4) inches below the main sign face and each additional sign spaced two (2) inches below the bottom edge of the preceding sign. Each independent sign of the four (4) or less signs may be four and one-half inches from top to bottom edge.

- building signs may be four by fourteen inches or less and must be of the same dimension as decided by the owner.

- background color of all signs shall be "Williamsburg" Reg. TM W970 Simulated Whitewash Alkyd or mixed as Saxon Gloss Latex.

1521 York Road (XI., B. cont'd.)

- all lettering and numerals shall be painted with "Williamsburg" Reg. TM W85-1066 Bracken House Brown as shall the four by four inch redwood supports and the capping trim of the upper edge of the yard sign.
- the main faces of the yard sign may consist of centered house numerals approximately six (6) inches tall, an address name approximately nine (9) inches tall, and address legend approximately four (4) inches tall, the remaining seventeen (17) inches, approximate, reserved as background color. House numerals shall be uppermost. Address name shall consist of "Home Agency". Address legend shall consist of "Insurance" or "Nationwide Insurance".

- the four (4) or less dependent signs (See XI., A.) shall display a proper name and identifying degree therefor, if desired, or in lieu of the proper name with or without degree, may display a proper name or a company or corporate name but not both proper name and company or corporate name. Lettering for the aforementioned may be approximately two (2) inches tall, with equal amounts of background color above and below.
- the same print or script style(s) shall be used throughout all parts of the yard sign and building signs.
- no signs other than those specified shall be allowed.

C. Illumination

- may commence at dark and must terminate at ten (10:00 P.M.)
- spot lights must be white only.
- See X.

D. Yard sign placement

- must be positioned within the western property line with double faces directed north and south.
- must be positioned in accordance with Baltimore County requirements for unobstructed road traffic view.

E. Office hours

- Monday through Saturday no earlier than 8:00 A.M. or later than 9:00 P.M.
- Sunday no earlier than 11:00 A.M. or no later than 9:00 P.M.

1521 York Road

XIII. Refuse

- no dumpsters, roll-offs, or containers other than standard residential thirty (30) gallon garbage cans which are to be placed at curbside for collection.
- no compactor trash collection trucks may have access to the rear area behind the improvement.
- all refuse cans must be maintained within the fence and to the rear of the improvement and screened from visibility of the adjoining DR. 5.5 and other residential usage properties and improvements.

XIV. Noise

- no increase in decibel level of sound above ordinary residential use, other than that attributable to rear yard parking use, may emanate from the property or improvement.

XV. Nuisance

- any activity occurring within the existing improvement or within the property limits other than usage as an office facility for the conduct of lawful business by the owner and the renters, whether as an office or as an apartment, will be considered a common nuisance and/or improper usage subject to investigation by the appropriate zoning and/or law enforcement agency at the request of the Bridlewood Community Association, Inc. through the office of its President, Officers, Board of Directors, or any member or property owner whose residence therein.
- the owner of the property and improvement at 1521 York Road being liable for any such nuisance or other unlawful activity in his position as owner and/or landlord.

1521 York Road

XVI. Exterior Improvement

- existing residential architecture must present windows dressed interiorly with drapes, and lowered horizontal blinds if desired, which present a neutral color ranging from ecru, through beige, cream, or white to the exterior of the improvement.
- maintenance, repair, addition of shutters, window-boxes, and painting of existing exterior woodwork is allowed maintaining the existing colors of white, or substituting any of the thirty-three (33) "Williamsburg" Reg. TM Exterior House Paint Colors, or substituting "Williamsburg Simulated Whitewash W970" mixed as a House Paint.
- any addition of aluminum siding over existing woodwork must match as closely as possible one of the "Williamsburg" colors.
- there may be no other additions, alterations, improvements or enclosures to the existing individual detached structure than those specified above.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

cc: Nicholas B. Commodari
Chairman

cc: Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

February 1, 1979

Bruce W. Carrell, Esquire
305 West Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 120
Petitioner - Donald P. Monroe
Special Exception & Variance
Petition

Dear Mr. Carrell:

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 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 southeast corner of York and Croftley Roads in the 8th Election District, the subject of this petition is a 2 1/2 story brick dwelling. Immediately contiguous properties are improved with individual dwellings zoned D.R. 16 and D.R. 5.5.

Because of your client's proposal to convert the existing structure to offices, this Special Exception is required, while the Variances are included in order to legalize the existing side setbacks of said building. Particular attention should be afforded the comments of the Department of Permits and Licenses, as well as those of the Office of Current Planning, concerning an interconnection between this site and the adjacent property to the south.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing, date and time, which will be

Item No. 120
Page 2
February 1, 1979

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: George Wm. Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THURMONT M. MOURING, P.E.
DIRECTOR

January 17, 1979

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

Re: Item #120 (1978-1979)
Property Owner: Donald P. Monroe
E/S York Rd. 50' S, Croftley Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and
variance to permit side setbacks of 12' and 19' in lieu
of the required 25'.
Acres: 0.145 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 78-33X.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, advances and drainage requirements as they affect the road now under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Croftley Road, an existing County road, is improved as a 30-foot closed section roadway on a 50-foot right-of-way. Sidewalks do not exist along the Croftley Road frontage of this property.

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

Setback 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 striping of top soil.

Item #120 (1978-1979)
Property Owner: Donald P. Monroe
Page 2
January 17, 1979

Storm Drains:

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.

Water and Sanitary Sewers:

There are public 12 and 30-inch water mains in York Road and an 8-inch water main in Croftley Road. There is 8-inch sanitary sewerage in Croftley Road and York Road.

Fire hydrants are located approximately 270 feet east of this property on Croftley Road, at the Seminary Avenue-York Road intersection, approximately 560 feet south of this site, and at the Bellona Avenue-York Road intersection, approximately 600 feet north of this property.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering

END:PMH:CS

cc: J. Somers
W. Randall
S-DE 1/2 Sheet
46 HM 1 Pos. Sheet
HW 12 A Page
61 PM Nip

Maryland Department of Transportation
State Highway Administration

William H. Starnes
Secretary
100 N. Calverton
Baltimore, MD 21204

December 1, 1978

Re: Z.A.C. Committee Meeting,
November 25, 1978
ITEM: 120
Property Owner: Donald P. Monroe
Location: E/S York Rd.
(Route 45) 50' S Croftley Rd.
Existing Zoning: D.R. 16 &
D.R. 5.5
Proposed Zoning: Special
Exception for offices and
variance to permit side setbacks
of 12' & 19' in lieu of the
required 25'.
Acres: 0.145
District: 8th

Attention: Mr. N. Commodari

Dear Mr. DiNenna:

We have previously reviewed this subject property to determine the feasibility of providing direct access from York Road. Our investigation revealed that it was not feasible. The current plan, indicating all access from Croftley Road is preferred.

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

John E. Myers
John E. Myers

CLJEM:vrd

My telephone number is (301) 327-4320

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
202-486-3311

LESLIE H. GRANT
DIRECTOR

January 31, 1979

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

Dear Mr. DiNenna:

Comments on Item #120, Zoning Advisory Committee Meeting, November 28, 1978, are as follows:

I am the owner, Donald P. Monroe
Location: E/S York Road 50' S, Croftley Road
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 12' and 19' in lieu of the required 25'.
Acres: 0.145
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 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.

An easement for a future driveway must be provided for at the south property line.

Very truly yours,

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

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
202-486-3311

JOHN S. DIENNA
DIRECTOR

December 1, 1978

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

Dear Mr. DiNenna:

Comments on Item #120 Zoning Advisory Committee Meeting, November 28, 1978 are as follows:

Property Owner: Donald P. Monroe
Location: E/S York Road - 50' S Croftley Road
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 12' and 19' in lieu of the required 25'.

Acres: 0.145
District: 8th

The items checked below are applicable:

Xa. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1978 Edition and the 1971 Supplement, State of Maryland Code for the Baltimore and Annapolis and other applicable codes.

Xb. A building permit shall be required before construction can begin. Change of occupancy & other miscellaneous.

Xc. Additional. Permits shall be provided.

Xd. Building shall be upgraded to new use - requires attention permit. See Section 105.7.

Xe. 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.

Xg. 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.

Request setback variance conflicts with the Baltimore County Building Code. See Section 105.7.

1. No Comment.

Xh. Comment. Consult Table 6 - There could be problem concerning the allowable if exterior walls of the building are not masonry bearing walls. The applicants Architect should review the Building Code, for compliance to the proposed use (See Group 3) and also for compliance to the Baltimore Code reference above.

Very truly yours,
Nicholas B. Commodari
Nicholas B. Commodari
Planning Director

January 8, 1979

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

Item No. 120 - SAC - November 28, 1978
Property Owner: Donald P. Monroe
Location: E/S York Rd. 50' S Croftley Rd.
D.R. 16 & D.R. 5.5
Existing Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.

Acres: 0.145
District: 8th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested Special Exception for offices.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Engineer/Architect II

MSF/mbd

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

January 3, 1979

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

Dear Mr. DiNenna:

Comments on Item #120, Zoning Advisory Committee Meeting of November 28, 1978, are as follows:

Property Owner: Donald P. Monroe
Location: E/S York Rd. 50' S Croftley Rd.
D.R. 16 & D.R. 5.5
Existing Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.
Acres: 0.145
District: 8th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/JEP/rth

Paul H. Reinecke
CHIEF

December 8, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Donald P. Monroe

Location: E/S York Rd. 50' S Croftley Rd.

Item No. 120 Zoning Advisory Committee Meeting of 11/28/78

Sentiments:

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (x) 2. Fire hydrant needed at York Road and Croftley Road.
- (x) 3. A second means of vehicle access is required for the site.
- (x) 4. The vehicle access and condition shown at _____
- (x) 5. The building 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", 1978 Edition prior to occupancy.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Gammot* Approved: *George M. Gammot*
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 22, 1978

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

Z.A.C. Meeting of: November 28, 1978

RE: Item No. 120
Property Owner: Donald P. Monroe
Location: E/S York Rd. 50' S Croftley Rd.
D.R. 16 & D.R. 5.5
Present Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.
Proposed Zoning: Special Exception for offices and variance to permit side setbacks of 12' and 19' in lieu of the required 25'.

District: 8th
No. Acres: 0.145

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/lip

JOSEPH M. KOVAN, PRESIDENT
P. BARBARA WILLIAMS, JR., VICE-PRESIDENT
MARCOUS M. KOSTANS

ALVIN L. BUCKE
WILLIAM D. SMITH, JR.
ROBERT W. FRANK, IV
ROBERT V. FURBER, SUPERINTENDENT

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 28th day of November, 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Donald P. Monroe
Petitioner's Attorney: Carroll
Reviewed by: *Nicholas D. Commodari*
Chairman, Zoning Plans
Advisory Committee

Bruce W. Carroll, Esquire
305 West Allegheny Avenue
Towson, Maryland 21204

cc: George Wm. Stephens, Jr. & Assoc.
203 Allegheny Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received * this 17 day of

Nov 1978 Filing Fee \$ 32 Received ☒ Check
Cash
Other

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *D. P. Monroe* Submitted by: *Carroll*
Petitioner's Attorney: *Carroll* Reviewed by: *Carroll*

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



THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - Donald P. Monroe was inserted in the following:

- | | |
|---|---|
| ☒ Catonsville Times | ☒ Towson Times |
| ☒ Pundick Times | ☒ Arbutus Times |
| ☒ ELM+Times | ☒ Community Times |
| ☒ Suburban Times East | ☒ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for 178 successive weeks before the 28th day of January 1979, that is to say, the same was inserted in the issues of January 25, 1979

STROMBERG PUBLICATIONS, INC.

BY: *Esther Bungee*

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 25, 1979

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 one 2nd day of January 1979, before the 11th day of February 1979, the 1979 publication appearing on the 25th day of January 1979.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Walt Map	Original	Duplicate	Revised	200 Sheet
Descriptions checked and outline plotted on map	done by date	done by date	done by date	done by date	done by date
P.1. number added to outline					
Fenced					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>Carroll</i>					
Previous case:					

Revised Plans:
Change in outline or description Yes
No
Map # *Jan 12/79*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *9* Date of Posting: *1/12/79*
Posted for: *Carroll* Special Exception *Monroe*
Petitioner: *Carroll*
Location of property: *E/S York Rd. 50' S of Croftley Rd.*
Location of Sign: *Carroll*
Remarks: *Carroll*
Posted by: *Carroll* Signature
Date of return: *2/12*

2 signs

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

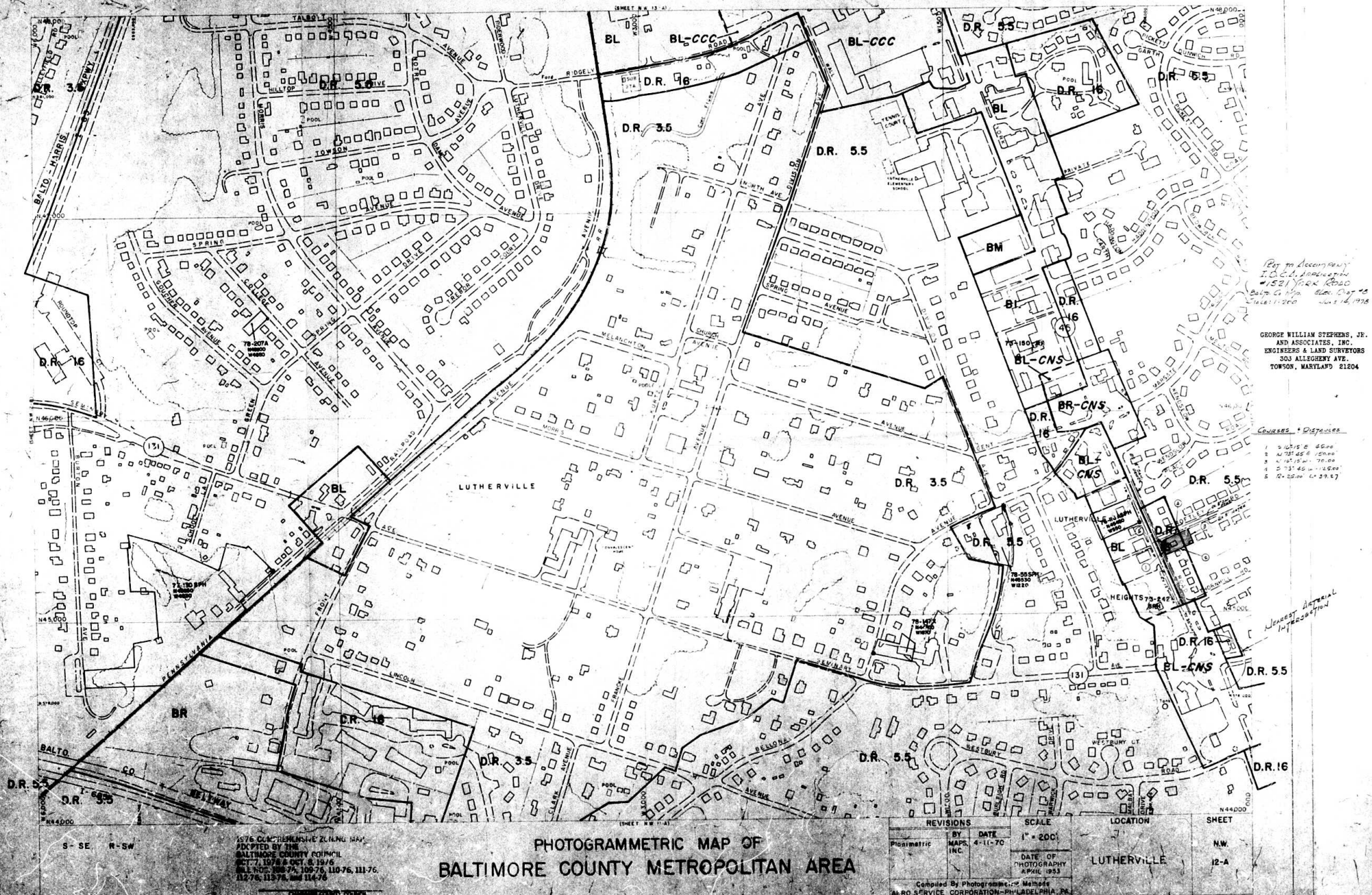
DATE: April 11, 1979 ACCOUNT: 01-662

AMOUNT: \$59.35

RECEIVED: Donald P. Monroe
FROM: *Carroll*
FOR: *Carroll*

836 APR 12 5935





By the County of
BALTIMORE
1521 Park Road
Baltimore, Md. 21204
Date: 1-1-70

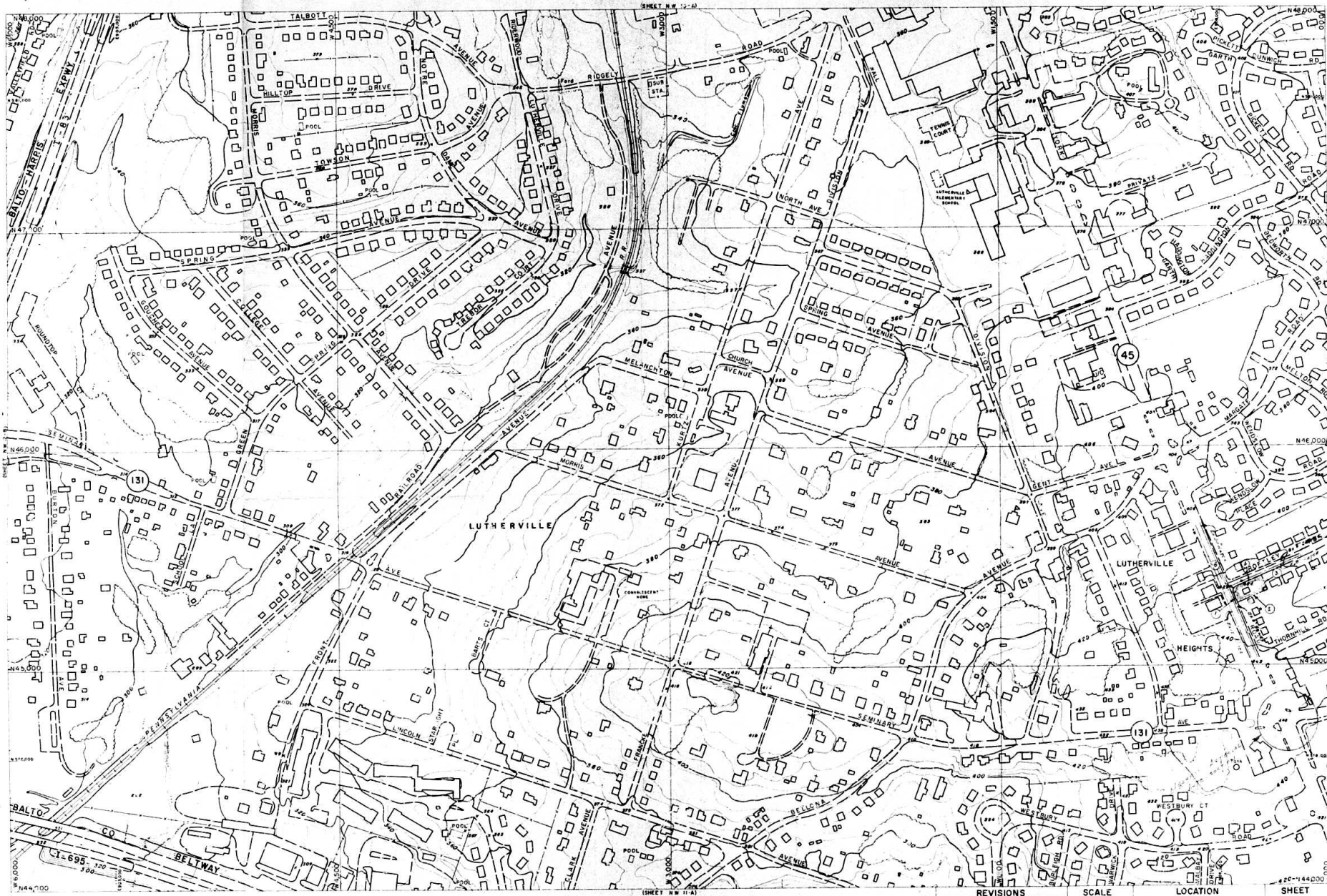
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
TOWSON, MARYLAND 21204

CONVEYANCE * DISTANCES

1 2-15-75 6-000
2 4-17-75 6-1000
3 4-17-75 10-000
4 4-17-75 11-2500
5 4-17-75 11-2500

Nearest Parcel
Intersected

JUN 1 1979



Courses & Distances
 1. 514° 12' E - 45.00'
 2. 147° 15' E - 150.00'
 3. 111° 15' W - 18.00'
 4. 273° 48' W - 125.00'
 5. 25° 00' W - 29.27'

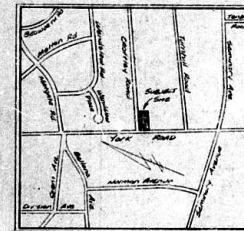
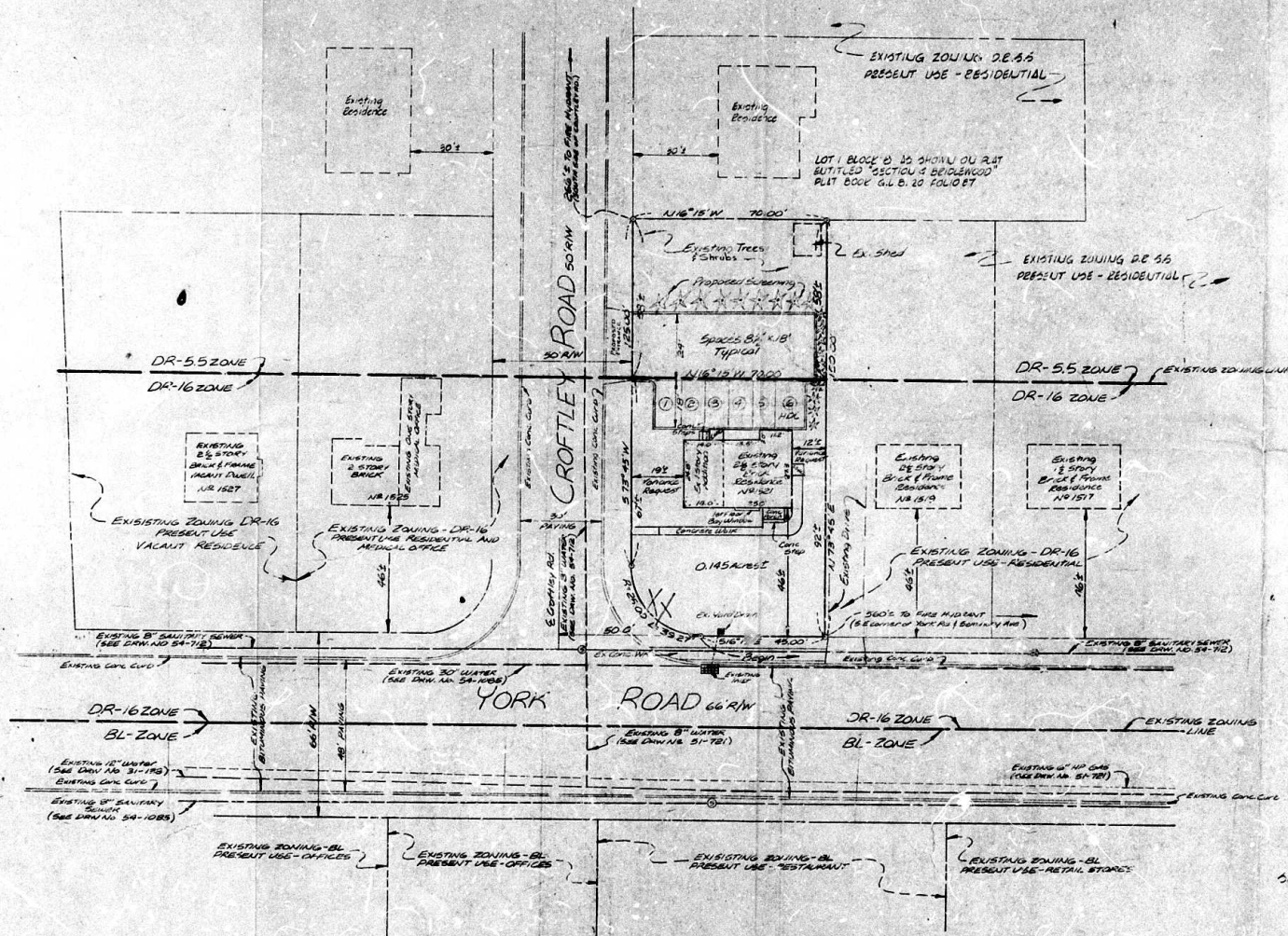
S - SE R - SW
 GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 700 ALLEGHENY AVE.
 TOWSON, MARYLAND 21204

(NOT TO SCALE)
 100.0' = 1" (approx)
 #1521 for RMD
 Balto. Co. 1/10. Elec. Dept. #8
 Scale: 1" = 200'
 June 16, 1978

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	LUTHERVILLE	N.W. 12-A
Topographic	MAPS, INC. 4-11-70			
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA				





LOCATION MAP
SCALE 1"=500'

GENERAL NOTES

1. Graded Area of Property is 0.120 Acres.
2. Present Zoning DR-16 (0.140 Ac) & DR-55 (0.005 Ac).
3. Present Use - Residential.
4. Proposed Use - Offices First & Second Floors in DR-16 Zone.
5. The Basement of the Existing Building Will Not Be Used for Offices.
6. Sanitary & Water Service Eject.
7. Screening Walls Required Shall Be Stone Masonry, Minimum Height 4 Feet.
8. Paving Shall Be Bituminous With Bituminous Curbs.
9. Lighting Cowl Be So Directed As Not To Street-Edge Into Adjacent Residential Areas.

PARKING TABULATION

First Floor Parking Required @ 1001 sq ft = 200 + 2 spaces
 Second Floor Parking Required @ 640 sq ft = 200 + 2 spaces
 Total Parking Required = 400 spaces
 Total Parking Provided = 400 spaces
 (Includes 1 space for the Handicapped)
 Typical Parking Space = 8'6" x 18'
 Handicapped Space = 12' x 16' (properly designated)

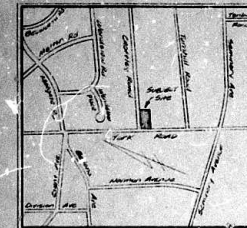
PLAT TO ACCOMPANY ZONING PETITION
 FOR
 SPECIAL EXCEPTION FOR OFFICES IN AN EXISTING DR-16 ZONE
 WITH
 VARIANCE REQUEST TO SIDE YARDS
 #1521 YORK ROAD

BALTIMORE CO. MD.
 SCALE: 1"=20'

BELT. DISTRICT No. 8
 NOV. 6, 1978

VARIANCE REQUESTED TO SECTION 18.02 Z.O.
 (YORK & C) OF THE BALTIMORE COUNTY ZONING
 REGULATIONS TO PERMIT SIDE YARDS OF 10' AND
 12' AS SHOWN RATHER THAN THE REQUIRED 25'.





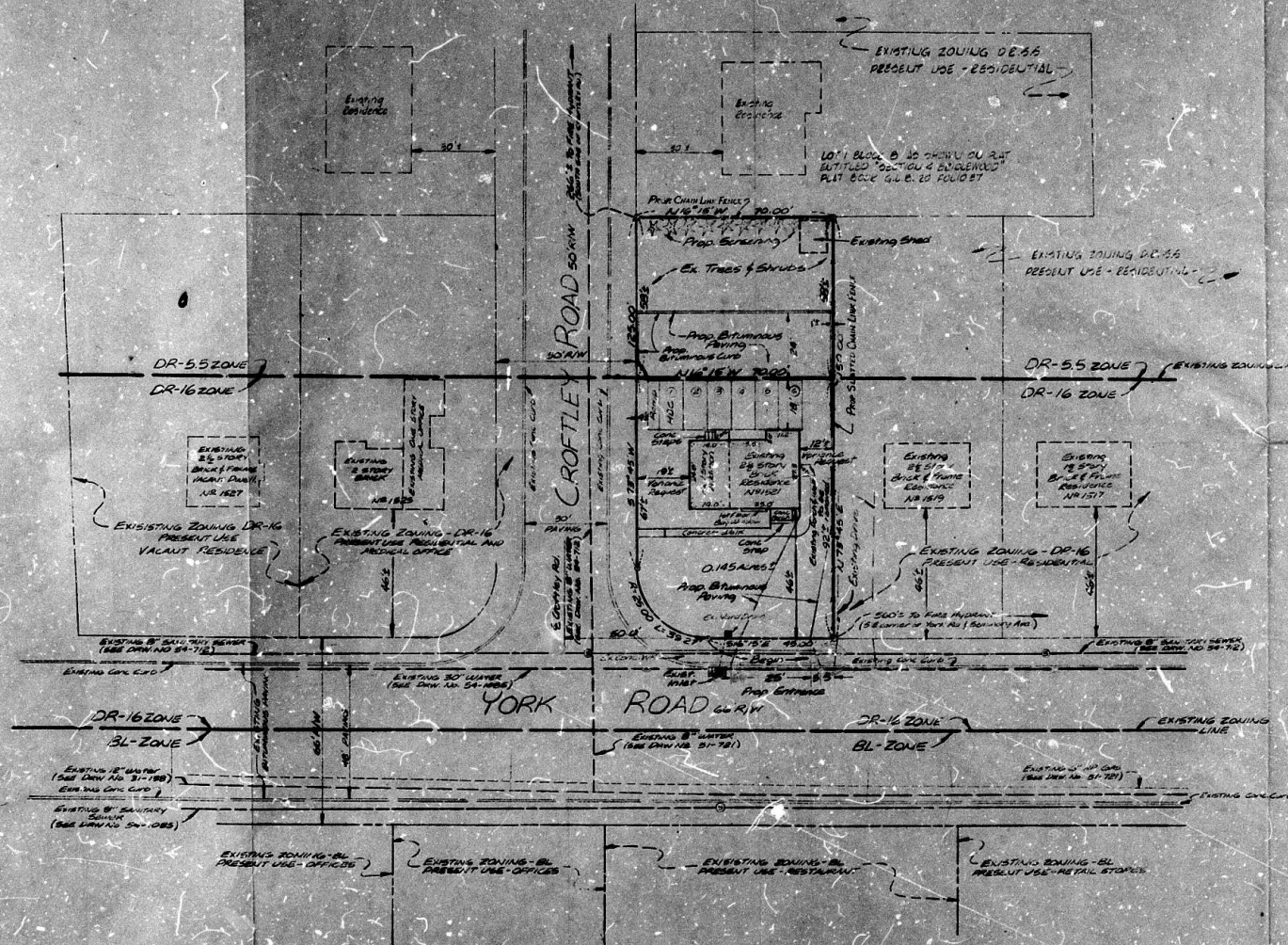
LOCATION MAP
SCALE 1"=500'

GENERAL NOTES

1. General Area: Property is 2.500 Acres.
2. Existing Zoning: DR-16 (R-16) and DR-55 (R-55).
3. Present Use: Residential.
4. Proposed Use: Office, Retail, and Restaurant.
5. The basement of the existing building will not be used for offices.
6. Sanitary & Water Service: S.W.
7. Screening: Where required, screen of trees and shrubs, minimum height 4 feet.
8. Parking: Street of Baltimore (and other streets shown) will be used to provide for the required parking spaces.
9. Existing building to be used as lot to direct traffic into adjacent residential areas.

PARKING TABULATION

First Floor Parking Required: 60 spaces by 1977, 40 spaces by 1980, 20 spaces by 1985.
Total Parking Required: 60 spaces.
Total Parking Proposed: 60 spaces (includes 1 space for the hardware store).
Typical Parking Space: 316 sq. ft.
Hardware store: 16 x 16 (designated).



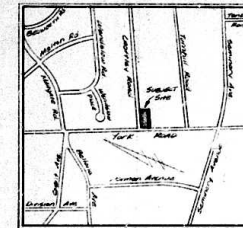
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
335 ALLEGANY AVE.
TOWSON, MARYLAND

VARIANCE REQUESTED TO SECTION 15-22.12
(BOLLY 5.2) OF THE BALTIMORE COUNTY ZONING
REGULATIONS TO PERMIT THE PROPOSED 18
18' x 30' GARAGE BUILT WITHIN THE EXISTING 25'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John D. Williams*
DATE: 5/14/78
79-1744A

PLAT TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION FOR OFFICES IN AN EXISTING DR-16 ZONE
WITH
VARIANCE REQUEST TO SIDE YARDS
#1521 YORK ROAD

BALTIMORE CO. MD.
SCALE 1"=75'
REVISED APRIL 30, 1979 - IN ACCORDANCE TO ZONING ORDER
DATED APRIL 25, 1978 (CASE: 79-1744A).



LOCATION MAP
SCALE 1"=500'

GENERAL NOTES

1. Gross Lot Area: 1.0000 Acres.
2. Present Zoning: DR-16 (R-40 & 1) & DR-55 (R-40 & 1).
3. Present Use: Residential.
4. Proposed Use: Office, Retail & General Office in DR-16 Zone.
5. The basement of the existing building will not be used for office.
6. Sanitary & Water Service: 30" & 12" respectively.
7. Access to street required shall be 20' wide driveway, minimum height 4' feet.
8. Paving shall be Bituminous (in Bituminous Curb Where Shown).
9. Lighting shall be so created as not to direct rays into adjacent residential areas.

PARKING TABULATION

First Floor Parking Required: 5' 100' x 42' x 200' = 200 spaces
Second Floor Parking Required: 5' 100' x 42' x 200' = 200 spaces
Total Parking Required: 400 spaces
Total Parking Provided: 400 spaces
(Includes 100 spaces for the handicapped)
Typical Parking Space: 8' 1/2' x 16'
Handicapped Space: 12' 6" x 16' (properly designated)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 6-26-79
79-174 KA
C-716-79

PLOT PLAN TO ACCOMPANY PERMIT APPLICATION

#1521 YORK ROAD

BALTIMORE CO. MD
SCALE: 1"=20'

ELECT DISTRICT NO. 3
NOVEMBER 6, 1978

REVISED APRIL 30, 1979 - IN ACCORDANCE TO ZONING ORDER
DATED APRIL 25, 1979 (CASE NO. 79-174 KA).

REVISED JUNE 11, 1979
(TITLE CHANGED)

VARIOUS REQUESTED TO SECTION 1802.20
(6641 B.2) OF THE BALTIMORE COUNTY ZONING
REGULATIONS TO PERMIT 200 YARDS OF 10' x 20'
12' x 10' SHOWS EITHER THAN THE REQUIRED 20'.

REFERENCE IS DIRECTED TO ZONING CASE
NO. 79-174 KA

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
703 ALLEGANY AVE.
TOWSON, MARYLAND

