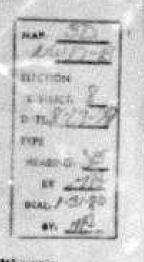
PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

...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 an zone to an



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ... Medical and/or general 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

	A Source Source			
		Contrac	t purchaser	
Address				

... 8 Cedar Knoll Road Cockeysville, Md. 21030

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Balthnore County, this 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

.A. M.

Zoning Commissioner of Baltimore County.

December 12, 1979

Mr. & Mrs. J. Allan Baldanza 8 Cedar Knoll Drive Cockeysville, Maryland 21036

> RE: Petitions for Special Exception and Variances E/S of York Road, 80' S of Hillside Avenue - 8th Election District J. Allan Baldanza, et ux -Petitioners NO. 80-124-XA (Item No. 52)

Dear Mr. & Mrs. Baldanza:

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

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl Attachments

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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

J. Allan & Joanne Baldanza I, or we,_____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 1 802.28 (V.B.2) to permit a setback of

16' in lieu of the required 30' from the front property line for the existing building and Section 301,1 to permit setback of 10' in lieu of the required 22.5' for an existing open porch from the front property line

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

The dwelling is existing

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

J. Allan Baldanza doanne Baldanza_ sanne & Boldania Contract purchaser Address #8 Cadar Knoll Drive Petitioner's Attorney

Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this...

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

_A_M

County, on the ____ 6th ____ day of _ December ___

Cockeysville, Md. 21030

OLUMBIA OFFICE WALTER PARK red Surveyor £ 730-9060

TOWSON OFFICE HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROA ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204 PHONE: 828-9960

BEL AIR OFFICE L GERALD WOLFF Landscape Architect PHONE 638.0888

August 20, 1379

DESCRIPTION TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION, AND VARIANCE 10629 YORK ROAD:

Beginning for the same at a point on the east side of York Road, (66 feet wide) said point beind distant South 14 degrees 45 minutes East 69 feet, more or less from the intersection formed by the east side of said York Road with the centerline of Hillside Avenue thence binding on the east side of said York Road South 14 degrees 45 mirutes East 97 feet thence leaving the east side of said York Road the three following courses and distances viz: (1) North 75 degrees 15 minutes East 200 feet (2) North 14 degrees 45 minutes West 97 feet and (3) South 75 degrees 15 minutes West 200 feet to the place of peginning.

Containing 0,445 Acres of land more or less.



Malcolm E. Hudkins Registered Surveyor #5095



IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMECEIVED

юса но 22-38 x

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY COUNTY, THE PROPERTY OUTLING OF WHICH IS DRIVEN TO SCALE, COMPLETE WITH SEATINGS AND DISTINCES, DICE OF SOO FT SCALE MAPS, WHICH ARE MITACHED HERETO, HEREBY MANE APPLICATION TO PILE FOR A SPECIAL _____ Medical offices

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS: GROSS SITE AREA 0.445 DEFT REF. 2972-905 _____ % OF OVERALL SITE WILL REQUIRE GRADING GROUND FLOOR 29 + x 40+ AREA __ 1189

NUMBER OF FLOORS __ 2 TOTAL HEIGHT _ 29 FLOOR AREA RATIO . TOTAL FLOOR AREA DIVIDED BY SITE AREA . 0.12 BUILDING USE GROUND FLOOR Medical offices other FLOORS __ Medical offices

REDUIRED NUMBER OF PARKING SPACES GROUND FLOOR 4 OTHER FLOORS 4 TOTAL 8

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES _____ 0.14 AC. (PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

WATER: PUBLIC PRIVATE, TYPE OF SYSTEM ------

ADDRESS ADDRESS #8 Cedar Knoll Road Cockeysville, Md. 21030

THERE IS PLANTING & MINUTE

BALTIMORE COUNTY, MARTAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond To Zoning Commissioner John D. Seyffert, Director PROM. Office of Planning and Zoning

Date_ November 20, 1979

CHAIRMAN, BALTIMORE COUNTY

SUBJECT Petition No. 80-124-XA. Item 52

Petition for Special Exception for Medical and/or General Offices and Variance for front yard setbacks East side of York Road, 80 feet South of Hillside Avenue Petitioner - J. Allan Baldanza, et ux

8th District

HEARING: Thursday, December f, 1979 (10:30 A.M.)

Office use would be appropriate here. If granted, it is requested that the petitioner be required to submit details of landscaping to the Division of Current Planning and Development for their approval.

JDS:JGH:dme

1111111

ORDER TO ENTER APPEARANCE

Mr. Commissioner

RE: PETITION FOR SPECIAL EXCEPTION

DR. J. ALLAN BALDANZA, et ux,

E/S of York Rd., 80' S of Hillside Ave.,

PETITION FOR VARIANCES

8th District

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 not ify 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.

Leter Max Zimmirmen Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

: BEFORE THE ZONING COMMISSIONER

· Case No. 80-124-XA

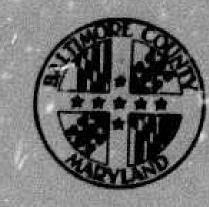
OF BALTIMORE COUNTY

I HEREBY CERTIFY that on this 21st day of November, 1979, a copy of the aforegoing Order was mailed to Dr. and Mrs. J. Allan Baldanza, 8 Cedur Knoll Road, Cockeysville, Maryland 21030, Petitioner.

alun W. The second

BALTIMORE COUNTY ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the store Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Pogulations having been met and the health, safety, and general welfare of the community not being adversely affected, the Special Exception for offices, including dental or medical offices, should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1979, that the herein Petition for Special Exception for offices, including dental or medical offices, is accordance with the site plan prepared by Hudkins Associates, Inc., dated July 24, 1979, and revised November 1, 1979, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Closure of the south entrance to the property, removal of surfacing material, and the planting and maintaining of grass and/or shrubbery thoreon.
- 2. Removal of all outbuildings.
- 3. Front porch being maintained as an open porch.
- 4. Approval of a site plan by the State Highway Administration, the Department of Postic Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by Lasson of the following finding of facts that strict compliance with the Beltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Patitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of __December_, 1979, that the herein Petition for Variances to permit Setbacks from the front property line of 16 feet in lieu of the required 30 feet for an existing building and 10 feet in lieu of the required 22.5 feet for an existing open perch should be and the same is GRANTED, from and after the date of this Order Leubject to the terms, provisions, and conditions of the Special Exception

> Zoning Commissioner of Baltimore County

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, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 ..., that the herein Petition for the Variance(s) to

> ------Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 26, 1979

RE: Item No. 52

Petitioners - J. Allan Baldanza, et u

Special Exception and

Variance Petitions

COUNTY OFFICE BLDG. 111 is. Chesuponice Ave-Towson, Maryland 31204

8 Cedar Knoll Road Micholas B. Commodati

Chalifean HEXISTRA Вигези об

Indineering

Department of

Traffic Engineering State Roads Commission Fire Frewentless boulth Department Project Planning

Industrial Development

Building Department Board of Education Soning Administration

Dear Mr. & Mrs. Baldanzia;

Mr. & Mrs. J. Allan Baldanza

Cockeysville, Maryland 21030

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 my 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 York Road approximately 69 feet from the center line of Hillside Avenue in the 8th Election District, the subject property, corrently zoned D.R. 16, is improved with a two story frame dwelling. Adjacent properties to the north and south are similiar zoued and are improved with an office use (Case No. 72-105-2 and an individual dwelling, respectively.

Because of your proposal to convert the existing structure to offices and provide accessory parking to the rear, this Special Exception is required. The Variances are included in order to legalize the front setb cks of the existing dwelling and open porch.

In view of the fact that revised site plans were submitted that reflect the enclosed comments from the State Highway Administration, this petition was scheduled for a hearing.

Item No. 52 Special Exception and Variance Petitions November 26, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> Very truly yours. NICHOLAS B, COMMODARI Chariman

Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Hudkins Associates 200 E. Joppa Road Suite 101 Shell Bldg. Towson, Md. 21204

Mr. & Mrs. J. Allan Baldanza

Cockeysville, Maryland 21030

8 Cedar Knoll Road

Petitioner's Attorney

cc: Hudkins Associates 200 E. Jopps Bond Saite 101 Shell Bldg. Towson, Md. 21204

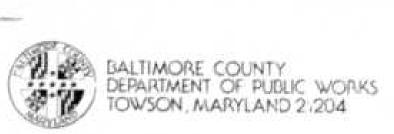
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this lat. of November , 1979.

WILLIAM E. HAMMOND Zoning Commissioner Petitioner J. Allan Baldanza

> Chairman, Zoning Plans **Advisory Committee**



THORNTON M. MIDURING

November 2, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #52 (19,9-1980) Property Owner: J. Allan & Joanne Baldanza E/S York Rd. 80° S. Hillside Avenue Existing Zoning: DR 16 Proposed Zoning: Special Exception for offices (IDCA 79-38X) Acres: 0,445 District: 8th

Dear Mr. Hammond:

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 PIP 79-38%.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come 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.

The construction of concrete sidewalks, curbs and gutters, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

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

Storm Drains:

Present and proposed provisions for accommodating storm water or drawinge have not been indicated on the submitted plan.



lames J. G'Donnell Secretary M. S. Caltrider

September 17, 1979

Mr. William E. Hammond Zoning Commissioner County Office Bldg. Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Sept. 4, 1979 ITEM: 52. Property Owner: J. Allan & Joanne Baldanza Location: E/S York Rd. (Route 45) 80' 5 Hillsdale Existing Zoning: D.R. 16 Proposed Zoning: Special Exception for offices (IDCA 79-38-X) Acres: 0.445 District: 8th

Dear Mr. Hammond:

Stopping sight distance is poor due to the vertical alignment of York Road to the south. If the entrance is located at the north side of the building, the situation would be improved.

Existing and proposed storm drains should be indicated (existing inlet, pipes and ditch).

The proposed 80' right of way for York Road must be indicated. Baltimore County Bureau of Engineering should be contacted

to determine if sidewalk is required. The plan must be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

CL:JEM:vrd

By: John E. Meyers

cc: Mr. F. Ringger

My telephone number is (301) 383-4320

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

Item #52 (1979-1980) Property Owner: J. Allan & Joanne Baldanga November 2, 1979

Storm Drains: (Cont'd)

Storm drains required in connection with further development of this property are to be designed and constructed in accordance with Baltimore County and State Highway Administration Standards and Specifications, as applicable. Drainage and utility easements may be required in connection therewith.

The Petitioner must provide necessary disinage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent preperties, 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 Petitiener.

Water and Samitary Sewer:

There is a public J.-inch water main, and also a public 30-inch transmission water main, and 8-inch public sanitary sewerage (Drawing #75-0085, Pile 1) in York Road. A formerly used septic tank remains on this site in the area of the indicated concrete pad.

Very truly yours,

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

END: EAM: PWR: 95

cc: D. Grise J. Meyors (SHA) P. Powell

V-SE Key Sheet 67 NW 5 & 6 Pos. Sheets NW 17 B Topo 51 Tax Map

JOHN D. SEYFFERT DIRECTOR

October 16, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

baltimare county

(3011-454-3610)

JOHN D. SEYFFERT

DIRECTOR

department of permits and licenses

Office of Planning and Zoning

Mr. William E. Harmond, Zoning Commissioner

Property Owner: J. Allan & Joanne Baldanss

8th

The items checket below are applicables

application for a building permit.

of property line.

I. No Comment.

an application for a building permit.

Existing Boning: D.R. 16 Road 80' S Hillside Ave.

Handicapped and aged and other applicable codes.

X C. Additional _____ Permits shall be required.

Proposed Zoning: Special Exception for offices (IDCA 79-38-X)

x A. Structure shall conform to Baltimore County Building Code (B.O.C.A.)

X B. A building permit shall be required before construction can begin.

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

E. Three sets of construction drawings will be required to file an

F. Three sets of construction drawings with a registered Maryland

H. Requested methack variance conflicts with the Baltimore County

Building Code. See Section

Architect or Engineer's original seal will be required to file

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0"

to be construed as the full extent of any permit.

IJ. Comment: Wood frame shed shall be 6'-0 from property line. Building access,

drawing submitted to the office of Flanning and Zoning and are not

baths, parking shall comply with State Handicapped Code when changing use. NOTS: These consents reflect only on the information provided by the

Plans Review

Change of occupancy, maning & miscellaneous

1970 Edition and the 1971 Supplement, State of Maryland Code for the

Comments on Item # 52 Zoning Advisory Committee Meeting, September 4, 1979

TOWSON, MARYLAND 21294

County Office Building

Towson, Maryland 21204

Dear Mr. Hammonds

are as follows:

Districts

Comments on Item #52, Zaning Advisory Committee Meeting, September 4, 1979, are as follows:

Property Owner: J. Allan & Joanne Balganto Location: E/S York Road 80' S. Hillside Ave. Existing Zoning: D.R.16 Proposed Zoning: Special Exception for offices (IDCA 79-38-X) Acres: 0.445 District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This office cancurs with the comments of the State P' shway Administration.

Very truly yours,

John L. Wimbley Planner III

Current Planning and Development

September 14, 1979

Lattimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHEN E. COLLINS

DIRECTOR

September 26, 1979

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Property Comer: J. Allan & Joanne Baldanza Location: E/S York Rd. 80' S Hillside Ave. Existing Zoning: D/R. 16 Proposed Zoning: Special Exception for offices (IDCA 79-38-X)

Acres: D'strict:

Dear Mr. Rammond:

No major traffic problems are anticipated by the requested special exception for offices.

0.445

Very truly yours, Michael S. Flanigan Engineering Associate II

MSF/m.jm

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 29, 1979

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

Z.A.C. Meeting of: September 4, 1979

RE: Item No: 49, 50, 51, 52, 53, 54 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

ROBERT T. DUBEL SUPERINTENGENT

Very truly yours Unch Feliouch W. Nick Petrovich. Field Representative

JOSEPH N. MCGOWAN, PHENDENT T BAYAR" WILLIAMS, JR. VICE-PRANCENT MARCUS M. BOTSARIS

ALVIN LORECE RICHARD W. TRACEY, D.V.M.

CERTIFICATE OF PUBLICATION

baltimore county

department of health

TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. William E. Hammond, Zoning Commissioner

Existing Zoning: D.R. 16

Office of Planning and Zoning

September 4, 1979, are as follows:

Property Owners

County Office Building

Towson, Maryland 21204

Acres District:

Dear Mr. Hammond:

are anticipated.

IJF/JRP/fthe-

Movember 8, 1979

Comments on Item #52, Zoning Advisory Johnittee meeting of

J. Allan & Joanne Baldanza

Proposed Zoning: Special Exception for offices (IDCA 79-38-X)

Metropolitan water and sewer exist; therefore, no health hazards

E/S York Rd. 80' S. Hillmide Ave.

Very traly yours,

Ian J. Forrest Director

BURRAU OF ENVIRONMENTAL SERVICES

Atones

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES ,a weekly newspaper in Towson, Md., Baltimore County. The ad was publishedBefore the..... the ... A. day t .. NOVEMBER. 19. 7.7 ...

PETITION FOR SPECIAL EXCEPTION AND WARLANCE StoleG. Person for Special Exception for Medical and or General Offices and Venance for Trans years settled in Nove Board all teet Smalls of Holeade Avenue CATE & THE PROPERTY DECEMBER & 1975 of 10.90 a.m.
PUBLIC HEARING Room 104 County Office Building 111 W. Chesay and Admire. Tow-Son: Maryland
The Zorong Commissioner of Ball more County, by authority of the Zorong Act and Regula-bone of Ballishore County, and hold a public hearing.
Pattion for Special Exemption for Medical and/or General Offices and Vortages to permit a setting to 7.16 hard or locular time required 30 that from the final property local time and one original transporting and it, permit a probability of 10 that in local of the required 22.5 has the on extering open porch from the front property line. The Zorong Regulations to be excepted as follows: Section (BID 2Brv B 2) — Brant sand settled: Decision 107.1 — It attached to the importance of company or a company or a company open process, with or withhout a soft may stated into any required years or a company open process, with the content of a soft years of the basis or dear yord for the continuum required depth of a basis or dear yord for oil the continuum required with of a soft years.

An that parties of forest in the Eights Septect of Businesses. County

Beginning for the partie of page on 0.1 and 0.2 for 80 and 100 that wide; sent point before distance South 10 biggress 6.5 continues a risk 60 form more or less from the intervention. Noticed by the sent pole of sent York Road forth the contention of instantion Andrew South 10 biggress 6.5 continues and characteristic of the sent sent and the form there is an object of any time. Both for the there is an object of any time. Both for the there is an object of any time. Both for the there is an object of any time. Both for the fore there is an object of any time. Both for the forest the parties of the sent characteristics of the parties of the sent characteristics.

I apt 07 feet there is an object to a sent side of an 200 feet (2) fourth 64 degrees 65 continues there is 10 feet and 200 feet (2) fourth 64 degrees 65 continues there is 10 feet and 200 feet (2) fourth 64 degrees 65 continues there is 10 feet and 200 feet (2) fourth 64 degrees 65 continues there is 10 feet and 200 feet (2) fourth 64 degrees 65 continues there is 10 feet and 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fourth 64 degrees 65 continues the 200 feet (2) fe Containing 2 445 Acres of land intre or less. Being the property of J. Atlan Stattenes, et us, as shown on Pilet gran filled with the Zuming Hearing Date: Thursday December 6, 1979 at 30 30 a.m. Public Hearing Room 106. County Office Building, 211 W. Chesaposte Assnut. Transco. BY DRIDER OF MILLIAM E. HARMONG ZUNING COMMISSIONER

OF BALTIMORE COUNTY

THE TOWSON TIMES 18. Venetal. Editor

battimore county fire department TOWSON, MARYLAND 21204

Paul R. Reincke

September 11, 1979

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

Zoning Advisory Committee

Attention: Mr. William Hammond, Zoning Commissioner

Location: E/S York Rd. 80' S Hillside Ave.

Re: Property Owner J. Allan & Josnne Baldanza

Zoning Agenda: Meeting of 9,4/79 Item No. 52

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCENDS 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 Pire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.

() 5. Site plans are approved as drawn.

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

REVIEWER Cast Joseph Kelly 9-11-11 Noted and Leonge M Wegomen

Special Inspection Division

PETITION FOR SPECIAL EXCEPTION AND VARIANCE SIG DISTRICT

BOMING Puttien for Special Six-ception for Medical and/or Gen-eral Or less and Variance for front pard actions: LOCATION: East aids of York Board, 80 feet South of Hillaids

Petition for Special Exception for Medical Aud/or General Offices

and Varisons to permit a setback

is feet to lies of the required 36 feet from the freest property line for the required to the front property line for the restinct of 10 feet in her of the required 22.5 feet for an

winthur open porch from the free

property line. The Zoning Regulation to be ex-

Section 1203 08 (V.R.2) -front part

Section 2013 -- If attorned to the

m state, a surpost or a one star, sper porch with or without a

roof, may extend into any require

yard not may then 20% or the minimum regard width of a side yard.

All first percel of land in the

Beginning for the same at a point on the cast side of York Road, if

feet wide) said post being distant South of degrees 45 minutes class of feet, soute or less from the inter-

section formed by the east side a said York Road with the securities

of Hillside Action thence bindle on the core side of said York Rose

footh 2s degrees 45 minutes Kee 97 feet thereos leaving the east and of said Tork Kond the three follow

ng conress and distunces we-

North 75 degrees 15 misutes that

minutes West 22 feet and (1) South 15 degrees Il minutes West 200 feet to the plane of deglories:

Containing fl.445 Acres of late

Heling the property of J. Alla Buidanna, et un, as shown an Pla-last flied with the Sening Depart

Bearing State: The many Decem-ter 6, 1979 at 18:39 A M

Public Hearing: Recen 196, Courty Office Building, all W. Cheen-peaks Avenue, Towns, Maryland.

By Order Of Wil.Lie E. HAMMOND,

town or local

CERTIFICATE OF PUBLICATION

TOWSON, MD. Hoxember 15 19.79

Arrens
DATE & TIME: Thursday, December e. 1979 at 15-10 L.St.
PUBLIS: HEARING: hoom 106.
Cannty Office Building, 113 W.
Chespeake Averse, Towarn,
Maryland THIS IS TO CERTIFY, that the annexed advertisement was The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Pairing County, will haid a pub-lik hearing. published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., concretion each of one time ... xxxxxxxxxxxxxxx before the fith

, 1972., the street publication day of December

appearing on the ________day of ___ Movember ______ 19.79.

Cost of Advertisement, \$...

CEBIETS

Charles 3. Lumban Charles E. Durnham, Ch of

THOMAS HE BOYCE MAS. LORRAINE F. CHIRCUT ROGER B. HATDEN

OFFICE OF I	COUNTY I INANCE HER EOUS CASH	ENUE DIVISION		No. 83285
Den	mber 6, 1	979Accoun	01–66	2
		AMOUN	- \$82.03	
RECEIVED	Josma E.		~_ \$ 82 . 03	
FROM		Baldanss		se No. 80-124-1
FOR POST		Baldanse rtising pro		se No. 80-124-

OFFICE	FINANCE REVENUE DIVISION ANEOUS CASH RECEIPT
	cember 5, 1979 A. COUNT D1-662
	AMDUNT_\$50.00
FOR 3	Marvey L. Okum, Require
16	\$264880 7 50,00M

VALIDATION OR SIGNATURE OF CASHIE





	457	
)	90-18	 24

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District	Date of Posting 11/13/79
Posted for LELESTEE STREET	- Garage All Marketter St. C.
Petitioner: J. Collan Balan	Mayor of Callette
Location of property: 6.65. Good	4. s. 50 5
arte	
Location of Signs: French of Recents	exty Clock & Josh Mal
Remarks:	
Posted by Scan Colonian	Date of return:
3 rigno	

PETITION	MA	APPI	NG	PRC	OGRE	SS	SHEE	T		
FUNCTION	Wall Map		Ori	ginal	Duplicate		Tracing		200 Sheet	
renerion	date	by	date	by	date	by	cate	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 6013		_			ed Pla e in ou		or des	cripti		
Previous case:				Map #					-	_No

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

Your Petition has been received this	day of
Filing Fee \$ 22 =	Received: Check
	Cash
Will	iam E. Hammond, Zoning C. missioner
	nitted by
Carachine and the control of the con	Reviewed by

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

