

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Petition No. 80-165-XASPH Item 87

Date: February 12, 1980

Petition for Special Exception for offices, Variance and Special Hearing for parking
East side of York Road, 87 feet South of Wight Avenue
Petitioner- Arthur Pindell, et al

Eighth District

HEARING: Tuesday, February 26, 1980 (2:00 P.M.)

This office does not support the requested variance for storage and display in the front yard; It is suggested that a portion of the front yard be utilized for landscaping.

If requested that a detailed landscaping plan, approved by the Division of Current Planning and Development, be required.

JDS:JGH:ab

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

February 11, 1980

Lee Stuart Thomson, Esquire
800 Equitable Towson Building
Towson, Maryland 21204

RE: Petition for Special Exception,
Variance and Special Hearing -
E/S York Rd., 87' S of Wight Ave
Arthur Pindell, et al
Case No. 80-165-XASPH

Dear Sir:

This is to advise you that \$110.00 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEE:esj

ARTHUR PINDELL READS: CRUMWELL

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 26, 1979

Lee Stuart Thomson, Esquire
401 Washington Avenue
Suite 800
Towson, Maryland 21204

RE: Petition for Variance
Foard Brothers, Inc.
11035 York Road -
8th Election District
Item No. 87

Dear Mr. Thomson:

Reference is made to your letter of November 12, 1979, requesting that this office amend the procedures for advertising Variance Petition requests. The Zoning Commissioner has discussed your request with me and has instructed me to provide you with the following reply.

It has been a long-standing policy, procedure, etc., for this office to advertise both the requested variance and the Baltimore County zoning regulation from which it is requested. It is our opinion that an advertisement that does not include the zoning regulation from which the variance is requested would not legally apprise those for which the advertisement was intended of the full extent of the variance. Therefore, it is requested that you amend your Petition to include said requirement.

Notwithstanding this request, if you do not agree with our interpretation, we will be most happy to arrange a meeting for further discussion regarding the matter at some future date which is acceptable to all parties involved.

Very truly yours,
JAMES E. DYER
Zoning Supervisor

JED/sf

cc: Mr. William E. Hammond, Zoning Commissioner

Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

Mr. Nicholas B. Commodari, Chief, Development Control Section

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Special Exception for offices in an
existing DR-16 Zone and for Special Hearing
to Permit Parking in an Existing DR-16 Zone
October 27, 1979

Beginning for the same in the center of York Road at the corner formed by the existing zoning line between the ML-IM Zone on the west side of said Road and the existing BR Zone and the existing DR-16 Zone on the east side of said Road, said place of beginning being measured South 19° 01' 55" East 87 feet more or less from the center line intersection of the existing York Road and the existing Wight Avenue; thence from said place of beginning, binding on the existing zoning line between the ML-IM Zone and DR-16 Zone and binding on the center line of York Road (1) North 19° 01' 55" West 251 feet more or less, thence leaving York Road (2) North 71° 16' 35" East 291 feet more or less to the existing zoning line between the existing DR-16 Zone and existing DR 3.5 Zone, thence binding on said zoning line (3) South 19° 01' 55" East 251 feet more or less to the existing zoning line between DR-16 Zone and existing BR Zone, thence binding on said zoning line (4) South 71° 16' 35" West 291 feet more or less to the place of beginning.

Containing 1.7 Acres more or less.



LAW OFFICES
LEE STUART THOMSON
401 WASHINGTON AVE.
SUITE 800
TOWSON, MARYLAND 21204
301-821-6600

November 12, 1979

William E. Hammond
Zoning Commissioner
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Foard Brothers, Inc.
Request for Variance from Section 238.4
(To Permit Storage and Display Within
-0- feet of the front property line
in lieu of the Setback Requirements
Under the Regulations)

Dear Mr. Hammond:

As counsel for the Petitioners in the above captioned matter, it is requested that the required advertising read as originally submitted under our Petition which is "to permit storage and display within -0- feet of the front property line in lieu of the setback requirements under the regulations."

It is felt that to advertise using a 35 foot setback as suggested by your zoning staff, could possibly prejudice my clients' position and interpretation of the subject regulations, to permit the granting of the continued use with no existing setback.

Trusting that our position will be considered and preserved for argument at the hearing, the above request for advertising is being made.

Very truly yours,

Lee Stuart Thomson

LST:jb

copy: Mr. W. C. Foard

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8 Date of Posting: 2/10/80
Posted for: Petition for Special Exception, Variance, and Special Hearing
Petitioner: Arthur Pindell, et al
Location of property: E/S York Rd., 87' S of Wight Ave.
Location of Signs: Variance-North entrance to existing property; Special Exception and Special Hearing-in front of property opposite Wight Ave.
Remarks:
Posted by: [Signature] Date of return: 2/10/80
3 signs

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u> </u>										

Lee Stuart Thomson, Esquire
800 Equitable Towson Building
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing -
E/S York Rd., 87' S of Wight Avenue - Arthur Pindell, et al
Case No. 80-165-XASPH

TIME: 2:00 P.M.

DATE: Tuesday, February 26, 1980

PLACE: ROOM 104 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Foard Brothers, Inc.
W.C. Foard, President
11035 York Road
Cockeysville, Maryland 21030

George W. Stephens & Assoc.
Jack Stann
303 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 25 day of October, 1980

Filing Fee \$ 50 Received: [Signature] Check
Cash
Other

Petitioner: [Signature] Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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

No. 85648

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
MISCELLANEOUS CASH RECEIPT

DATE: February 26, 1980 ACCOUNT: 31-662

AMOUNT: \$110.00

RECEIVED William C. Foard

FOR: Advertising and Posting for Case No. 80-165-XASPH

VALIDATION OR SIGNATURE OF CARRIER
11600000

No. 85605

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
MISCELLANEOUS CASH RECEIPT

DATE: January 31, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED Foard Brothers, Inc.

FOR: Filing Fee for Case No. 80-165-XASPH

VALIDATION OR SIGNATURE OF CARRIER
50000000

LEGAL NOTICES

Petition for Special Exception, Variance & Special Hearing

8th District
Zoning: Petition for Special Exception for office, Variance and Special Hearing for Parking.
Location: East side of York Road, 87 feet South of Wight Avenue.

Date & Time: Tuesday, February 26, 1980 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in an existing D.R. 16 zone. Variance to permit storage and display within 0 feet of the front property line in lieu of the required 35 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve parking in an existing D.R. 16 zone (based on Section 409.4 of the Baltimore County zoning regulations.)

The Zoning Regulations to be excepted as follows:
Section 238.4 - Area Regulations

Section 409.4 - Business of Industrial Parking in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same in the center of York road at the corner formed by the existing zoning line between the ML-IM Zone on the west side of said road and the existing BR zone and the existing DR-16 zone on the east side of said road, said place of beginning being measured South 19° 01' 55" East 87 feet more or less from the center line intersection of the existing York road and the existing Wight Avenue; thence from said place of beginning, binding on the existing zoning line between the ML-IM zone and DR-16 zone and binding on the center line of York road (1) North 19° 01' 55" West 251 feet more or less, thence leaving York road (2) North 71° 16' 35" East 291 feet more or less to the existing zoning line between the existing DR-16 zone and existing DR 3.5 zone, thence binding on said zoning line (3) South 19° 01' 55" East 251 feet more or less to the existing zoning line between DR-16 zone and existing BR zone, thence binding on said zoning line (4) South 71° 16' 35" West 291 feet more or less to the place of beginning.

Containing 1.7 acres more or less.

Beginning for the same in the center of York road at the corner formed by the existing zoning line between the ML-IM zone on the west of said road and the existing BR zone and the existing DR-16 zone on the east side of said road, said place of beginning measured South 19° 01' 55" East 87 feet more or less from the centerline intersection of the existing York road and the existing Wight Avenue; thence from said place of beginning leaving said York road binding on the existing zoning line between the ML-IM zone and the BR zone (1) North 71° 16' 35" East 539 feet more or less to the existing zoning line between the BR zone and the DR 3.5 zone, thence binding on said zoning line the three following courses viz: (2) South 19° 01' 55" East 187 feet more or less (3) South 2° 58' 43" East 84 feet more or less, and (4) South 19° 01' 55" East 116 feet more or less to the existing zoning line between the BR zone and the DR 3.5 zone, thence binding on the existing zoning line between the BR zone and the DR 3.5 and BL-CS-2 zones, on the south (5) 71° 16' 35" West 516 feet more or less to the existing zoning line between the BR zone and the ML-IM zone and to the existing centerline of York road, thence binding on said zoning line and said centerline (6) North 19° 01' 55" West 384 feet more or less to the place of beginning.

Containing 4.67 acres more or less.

Being the property of Arthur Pindell, et al. as shown on plat plan filed with the Zoning Department.

Hearing Date: TUESDAY, FEBRUARY 26, 1980 AT 2:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

THE AEGIS

ESSEX TIMES

Bel Air, Md., Feb 7 1980

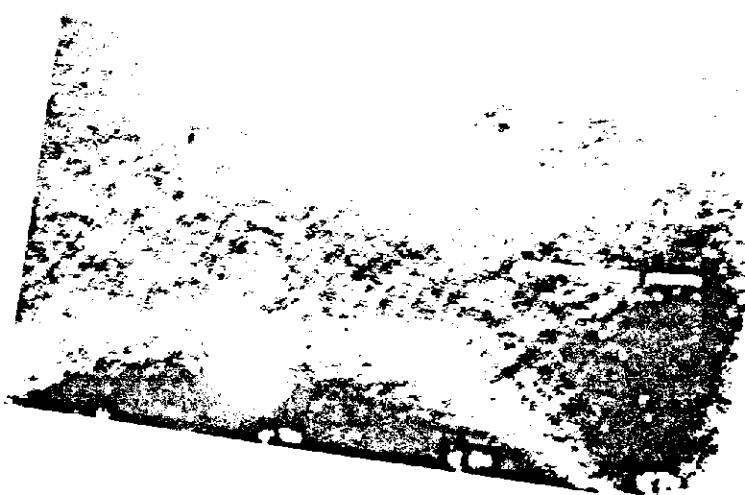
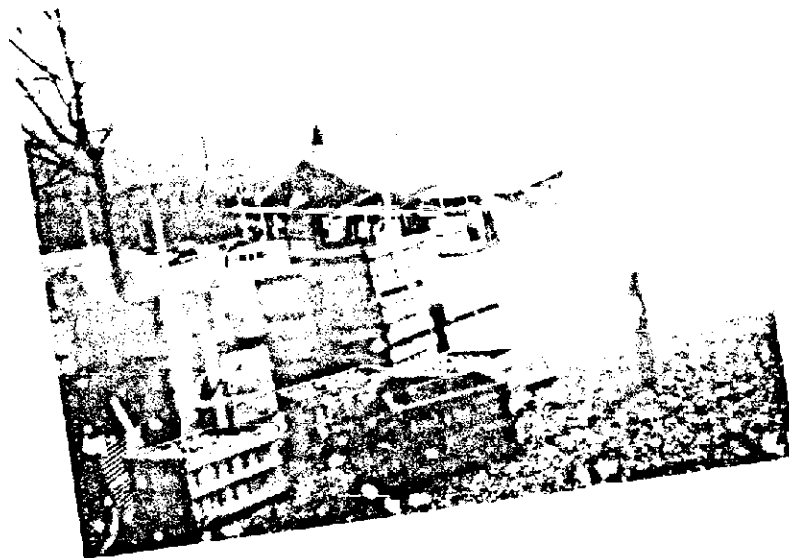
This is to Certify, That the annexed

ESSEX TIMES

was inserted in THE AEGIS, a newspaper printed and published in Harford County, once in each of successive

weeks before the 26th day of February, 1980

Publisher.



PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING 8th DISTRICT

ZONING: Petition for Special Exception for office, Variance and Special Hearing for parking
LOCATION: East side of York Road, 87 feet South of Wight Avenue

DATE & TIME: Tuesday, February 26, 1980 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in an existing D.R. 16 zone. Variance to permit storage and display within 0 feet of the front property line in lieu of the required 35 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve parking in an existing D.R. 16 zone (based on Section 409.4 of the Baltimore County zoning regulations.)

The Zoning Regulations to be excepted as follows:

Section 238.4 - Area Regulations
Section 409.4 - Business of Industrial Parking in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same in the center of York Road at the corner formed by the existing zoning line between the ML-IM Zone on the west side of said Road and the existing BR Zone and the existing DR-16 Zone on the east side of said Road, said place of beginning being measured South 19° 01' 55" East 87 feet more or less from the center line intersection of the existing York Road and the existing Wight Avenue; thence from said place of beginning, binding on the existing zoning line between the ML-IM Zone and DR-16 Zone and binding on the center line of York Road (1) North 19° 01' 55" West 251 feet more or less, thence leaving York Road (2) North 71° 16' 35" East 291 feet more or less to the existing zoning line between the existing DR-16 Zone and existing DR 3.5 Zone, thence binding on said zoning line (3) South 19° 01' 55" East 251 feet more or less to the existing zoning line between DR-16 zone and existing BR zone, thence binding on said zoning line (4) South 71° 16' 35" West 291 feet more or less to the place of beginning.

Containing 1.7 Acres more or less.

Beginning for the same in the center of York Road at the corner formed by the existing zoning line between the ML-IM Zone on the west of said Road and the existing BR Zone and the existing DR-16 Zone on the east side of said Road, said place of beginning measured South 19° 01' 55" East 87 feet more or less from the centerline intersection of the existing York Road and the existing Wight Avenue; thence from said place of beginning leaving said York Road binding on the existing zoning line between the ML-IM Zone and the BR Zone (1) North 71° 16' 35" East 539 feet more or less to the existing zoning line between the BR Zone and the DR 3.5 Zone, thence binding on said zoning line the three following courses viz: (2) South 19° 01' 55" East 187 feet more or less (3) South 2° 58' 43" East 84 feet more or less, and (4) South 19° 01' 55" East 116 feet more or less to the existing zoning line between the BR zone and the DR 3.5 zone, thence binding on the existing zoning line between the BR zone and the DR 3.5 and BL-CS-2 zones, on the south (5) South 71° 16' 35" West 516 feet more or less to the existing zoning line between the BR zone and the ML-IM Zone and to the existing centerline of York Road, thence binding on said zoning line and said centerline (6) North 19° 01' 55" West 384 feet more or less to the place of beginning.

Containing 4.67 acres more or less.

Being the property of Arthur Pindell, et al. as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 26, 1980 at 2:00 P.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

Feb. 7.

DUPLICATE

CERTIFICATE OF PUBLICATION

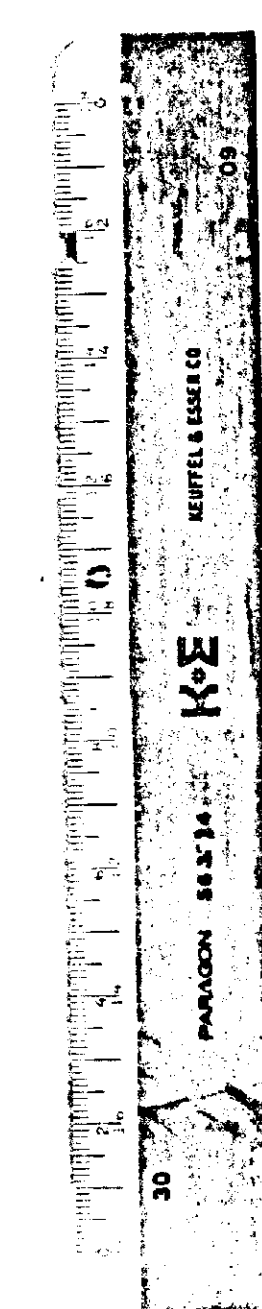
TOWSON, MD., Feb 7, 1980

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 successive weeks before the 26th day of February, 1980, the first publication appearing on the 7th day of February, 1980.

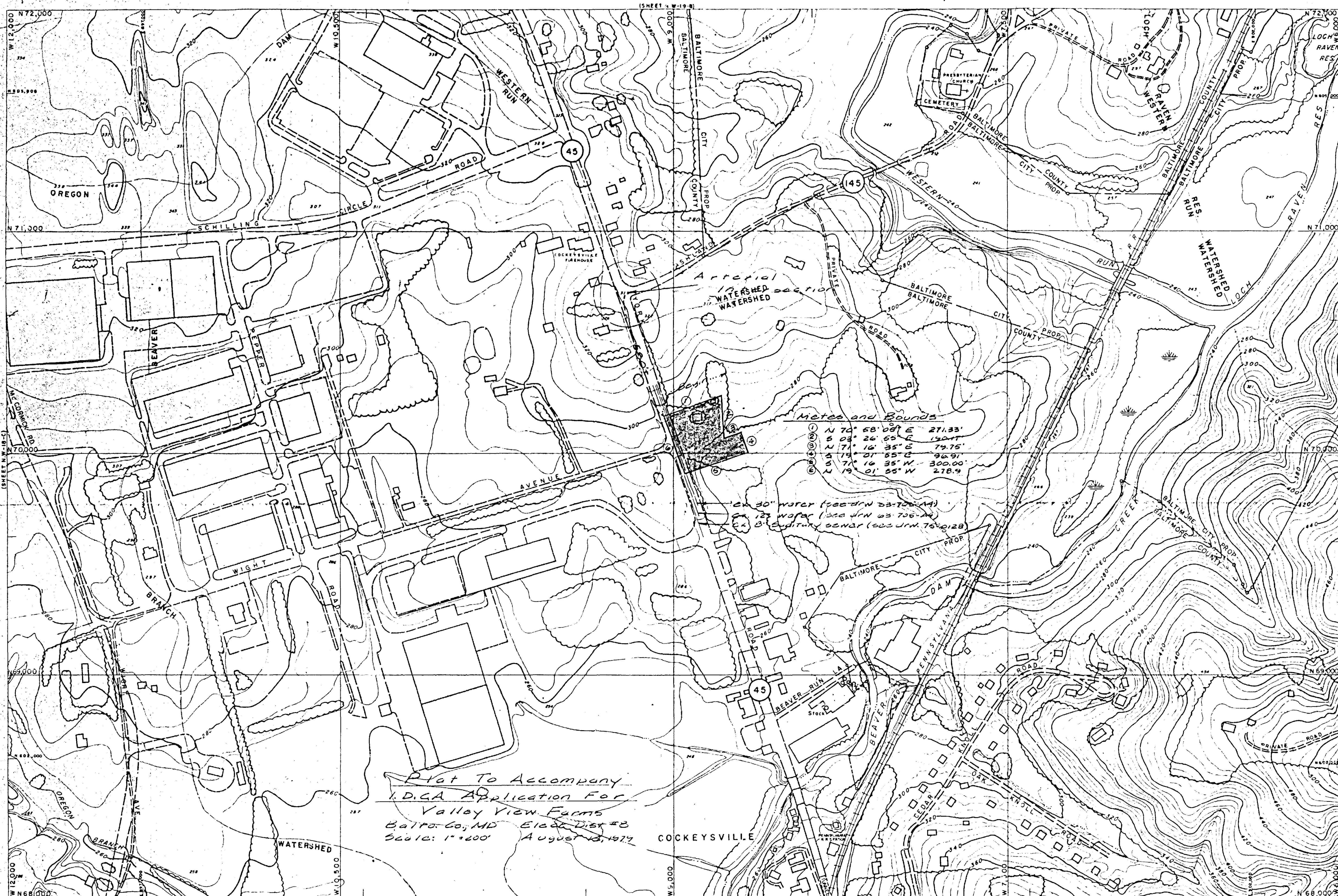
THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$ 45.00



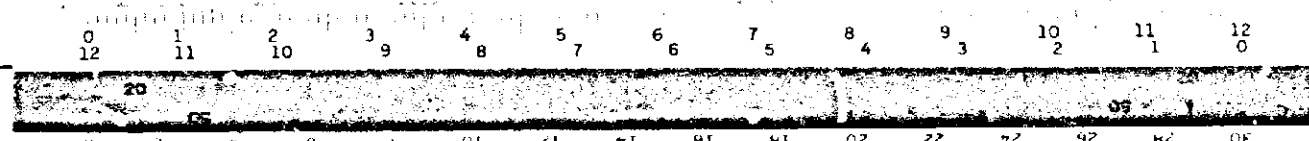
PN 0409.



V-SE
V-NE

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVE.
PIMMS, MARYLAND 21224

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

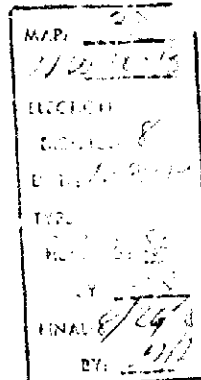


REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY MAPS INC	DATE 4-11-70	1" = 200'	COCKEYSVILLE	N.W. 18-B
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA			DATE OF PHOTOGRAPHY APRIL 1953		

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ARTHUR PINDELL, REBECCA CROMWELL 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 _____ zone; for the following reasons:



and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Offices in an existing DR-16 zone

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

FOARD BROTHERS, INCORPORATED
Contract purchaser
Address: 11035 York Road,
Cockeysville, Maryland 21030.
ARTHUR PINDELL
Legal Owner
Address: Ashland Road,
Cockeysville, Maryland 21030.
LEE STUART THOMPSON
Petitioner's Attorney
Address: 800 Equitable Towson Building
Towson, MD 21204 - 621-6600

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1980, at 2:00 o'clock P.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ARTHUR & ELIZABETH PINDELL 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 238.4 to permit storage and display within 0 feet of the front property line in lieu of the required 35'

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

The area which is the subject of this Petition has been used continuously since 1962 for the storage and display of live plant materials and cut Christmas trees and for that purpose alone. The Petitioners were unaware during that period that such use might have been in violation of the Baltimore County Zoning Regulations nor were there any complaints or allegations of violations with respect to such use. The area is enclosed by a security fence. The required set-back under BCZR # 238.4 would deprive Petitioners of the use of a substantial portion of their business premises and the use of the same for the purposes hereinbefore set forth would not adversely affect the health, safety and general welfare of the community.

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 Zoning Law for Baltimore County.

FOARD BROTHERS, INCORPORATED
Contract purchaser
Address: 11035 York Road,
Cockeysville, Md. 21030
ARTHUR & ELIZABETH PINDELL
Legal Owners
Address: Ashland Road,
Cockeysville, Md. 21030
LEE STUART THOMPSON
Petitioner's Attorney
Address: 401 Washington Avenue, Suite 800
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1980, at 2:00 o'clock P.M.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ARTHUR PINDELL, REBECCA CROMWELL 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Parking in an existing DR-16 zone (based on Section 409.4 of the Baltimore County zoning regulations.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

FOARD BROTHERS, INCORPORATED
Contract purchaser
Address: 11035 York Road,
Cockeysville, Maryland 21030
ARTHUR PINDELL
Legal Owner
Address: Ashland Road,
Cockeysville, Maryland 21030
LEE STUART THOMPSON
Petitioner's Attorney
Address: 800 Equitable Towson Building
Towson, MD 21204 - 621-6600

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of January, 1980, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1980, at 2:00 o'clock P.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, ARTHUR & ELIZABETH PINDELL legal owner... of the property situate in Baltimore County, the property outline of which is drawn to scale, complete with bearings and distances on 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A: SPECIAL ZONING exception & special hearing in a DR-16 zone TO USE THE HEREIN DESCRIBED PROPERTY FOR Offices & supporting parking and for off street parking in a DR-16 zone

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 1.84c. DEED REF. M.P.C. 482-322
GRADING 75 % OF OVERALL SITE WILL REQUIRE GRADING.
BUILDING SIZE
GROUND FLOOR 36' x 32' BAY AREA 1,150 Sq. Ft.
NUMBER OF FLOORS 2-1/2 TOTAL HEIGHT 30' ±
FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 0.03

BUILDING USE
GROUND FLOOR residential OTHER FLOORS Same

REQUIRED NUMBER OF PARKING SPACES
GROUND FLOOR 5 OTHER FLOORS 4 TOTAL 9

PAVING
AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 52,000 Sq. Ft. (estimated)
(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES
WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____
SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM _____

UTILITIES SECURITY APPROVAL John W. Hession, III 8/5/80
BUREAU OF LAND DEVELOPMENT

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
John W. Hession, III LEGAL OWNER
Address: Ashland Road,
Cockeysville, Maryland 21030

THE PLANNING BOARD HAS DETERMINED ON 10-12-79 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 52-11 (1) OF THE BALTIMORE COUNTY CODE, 1968.
John D. Siefert CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

DATE Aug 15 79 PM

IDCA FORM NO. 2 REVISED 8-12-77

Seal of the Zoning Commissioner of Baltimore County

Seal of the Planning Board of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
PETITION FOR SPECIAL HEARING :
E/S of York Rd., 87' S of Wight Ave.,
8th District :

ARTHUR PINDELL, et al, Petitioners : Case No. 90-165-XASPH

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of February, 1980, a copy of the foregoing Order was mailed to Foard Brothers, Inc., 11035 York Road, Cockeysville, Maryland 21030; and to Jack Thompson, Esquire, 800 Equitable Towson Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

Lee Stuart Thompson, Esquire
800 Equitable Towson Building
Towson, Maryland 21204

cc: George William Stephens, Jr.
and Associates, Inc.
293 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 and accepted for filing this 5th day of January, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Arthur Pindell, et al

Petitioner's Attorney Lee Stuart Thompson, Esq. Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 15, 1980

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

cc: Nicholas B. Commodari
Chairman

cc: MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Fire Protection
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Lee Stuart Thompson, Esquire
800 Equitable Towson Building
Towson, Maryland 21204

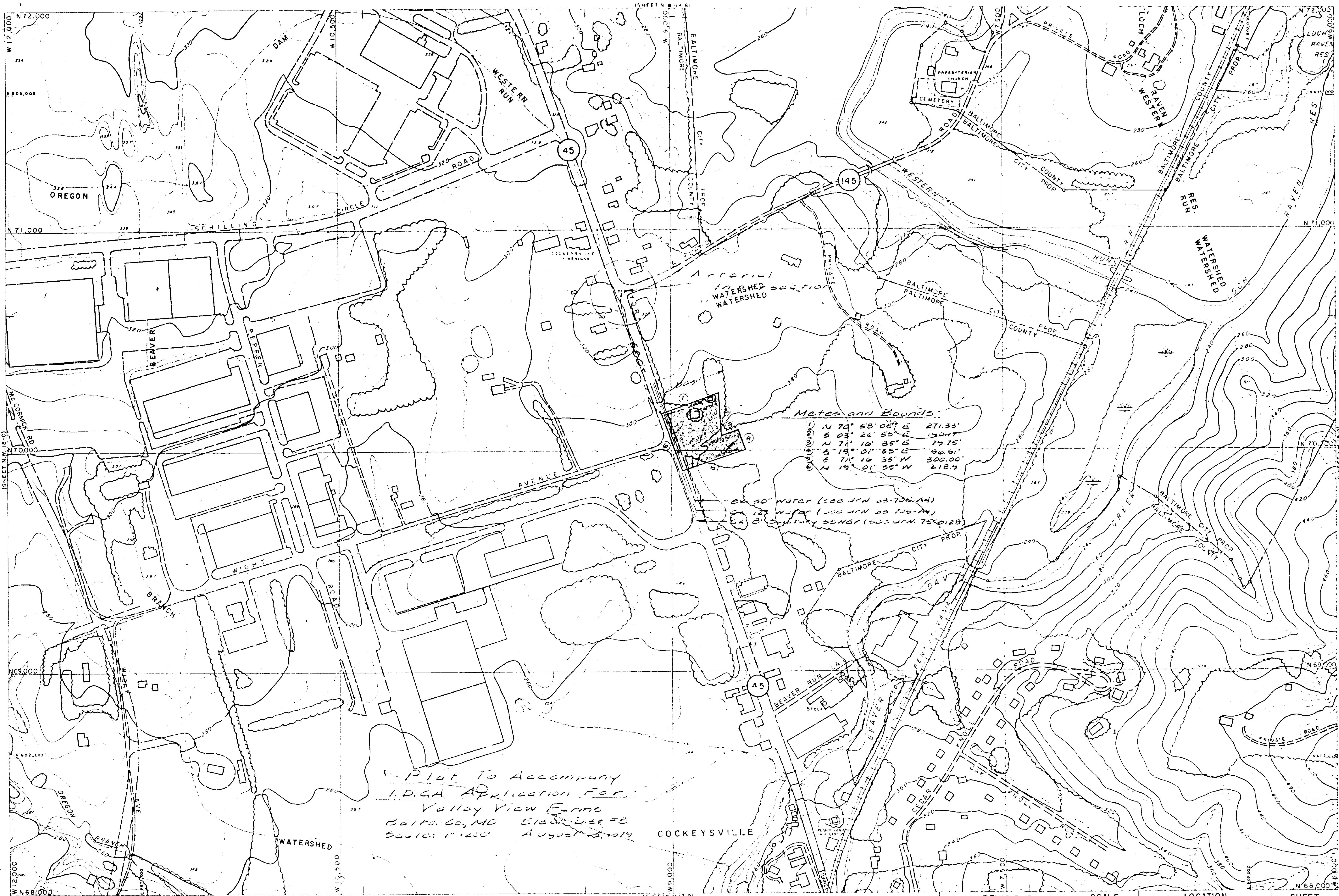
RE: Item No. 87
Petitioner - Arthur Pindell, et al
Special Exception, Special
Hearing and Variance Petitions

Dear Mr. Thompson:

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 east side of York Road, directly opposite Wight Avenue in the 8th Election District, the subject property is presently improved with the facilities of Valley View Farms. Because of your clients' proposal to legalize the setback of the existing outdoor display area along York Road and provide additional storage area, the Variance is required. The Special Exception is required in order to convert the existing dwelling located to the north of the main facility to offices, while the Special Hearing is requested in order to allow this property to be utilized for additional off-street parking.

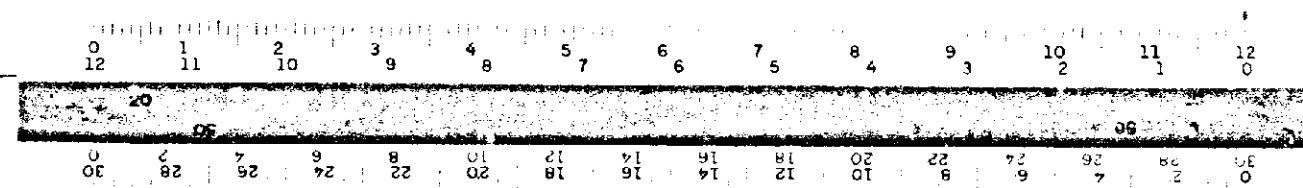
Particular attention should be afforded to the comments of the Office of Current Planning and those of the Health Department and Department of Permits and Licenses. If the petition is granted, and at the time of application for the necessary building permits, the comments of the State Highway Administration must be reflected on the final site plans.



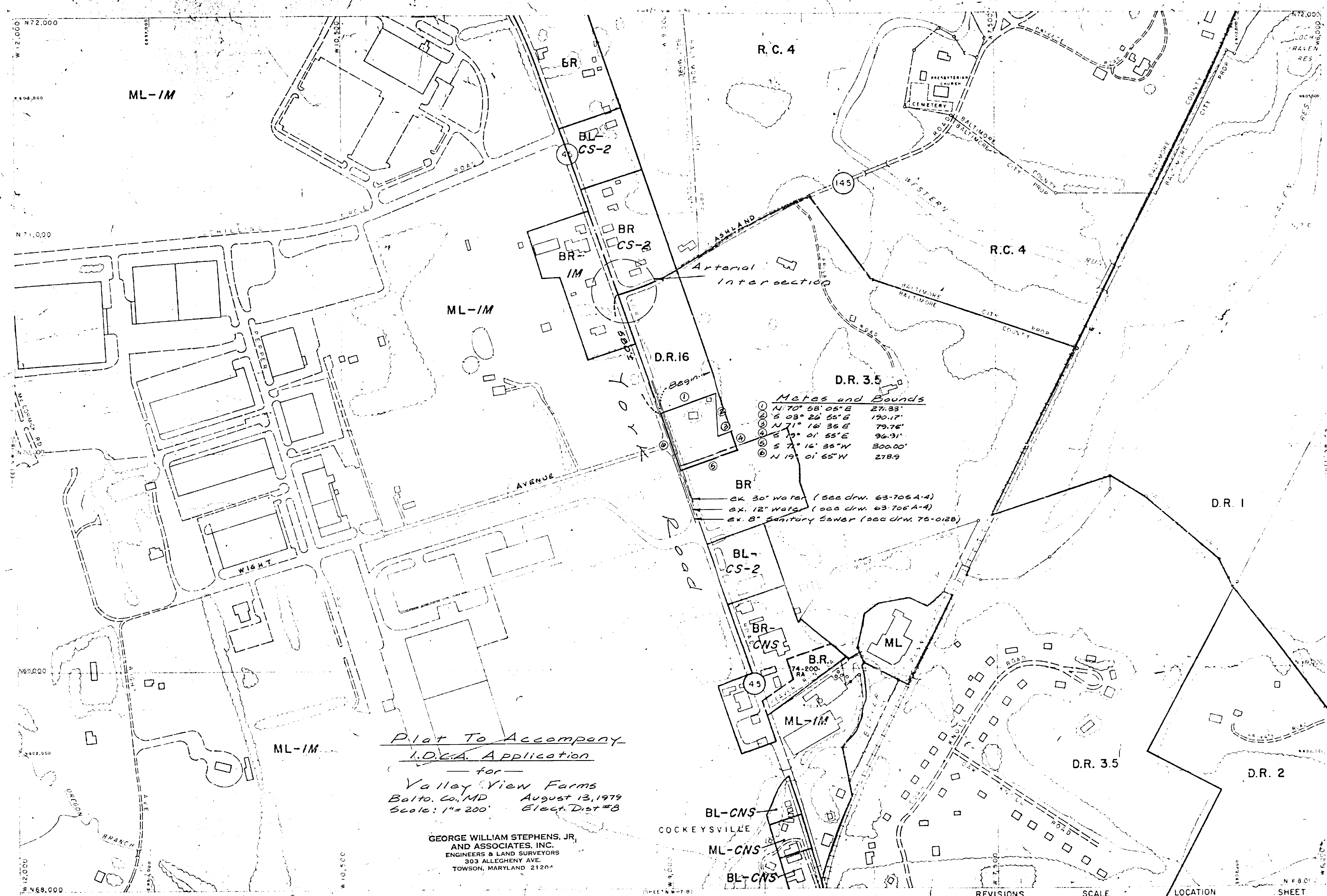
V-SE
 V-NE

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

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS			SCALE	LOCATION	SHEET
Topographic	BY MAPS, INC	DATE 4-11-70	1" = 200'	COCKEYSVILLE	N.W.
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA			DATE OF PHOTOGRAPHY APRIL 1953		18-B



1976 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE BALTIMORE COUNTY COMMISSION
 JULY 7, 1976 & OCT. 8, 1976
 ORDINANCES 108-76, 109-76, 110-76, 111-76,
 112-76, 113-76, and 114-76

Compiled By Photogrammetric Methods
 AERO SERVICE CORPORATION - PHILADELPHIA, PA

Existing Zoning DR-16
Present Use - Unimproved

Proposed screening ex buildings to be

Existing Zoning DR 35
Present Use-Unimproved

Arthur V. Pindell Jr
21691527

Storage Area
20,500 sq. ft. ~~2000~~

Existing Zoning - BR
Present Use - As shown

Existing zoning - DR 35.
Present Use - Unimproved

"409 Nares"
(DR-16 zoned parcel)

1. Only passenger vehicles, excluding buses, shall use the parking area
2. No loading, service or any use other than parking shall be permitted
3. Lighting shall be regulated as to location, direction, mode of illumination, glare and intensity. Lighting shall be erected as to not project rays into adjacent streets and not to obstruct the view of moving vehicles
4. Signs and signals shall be erected and maintained in accordance with the standards of the Department of Transportation

Location Map 1" = 2000'

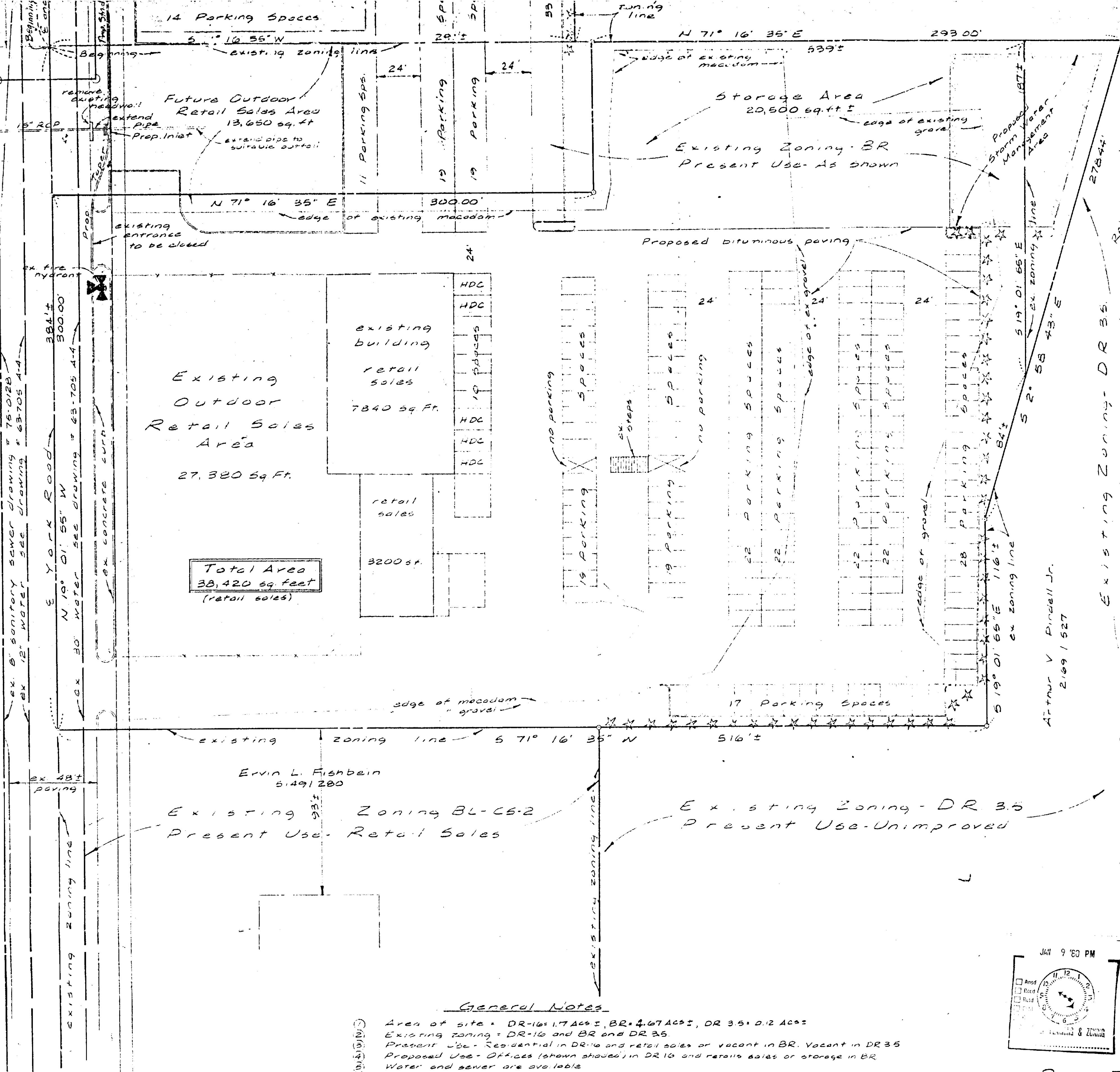
Existing Zoning - ML-1M
Present Use - Industrial

(15)

Y O R K

65' R/W

ex. entrance to
Noxell Corporation



Total Area
38,420 sq. feet
(retail sales)

Ervin L. Fishbein
6.491280
Existing Zoning BL-CB-2
Present Use - Retail Sales

Existing Zoning - DR 35
Present Use - Unimproved

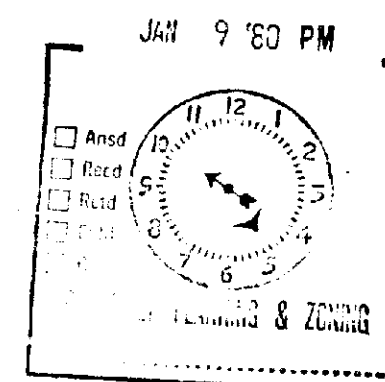
Existing Zoning - DR 35
Present Use - Unimproved

Arthur V. Pindell Jr.
2.1691527

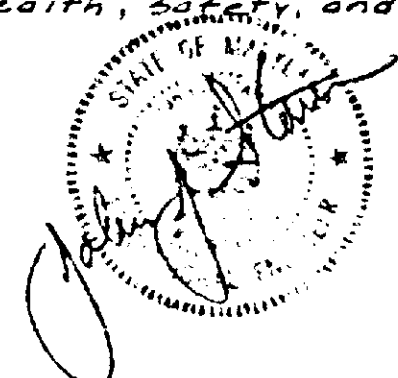
Rebecca C. P. Cromwell
2.1091532

'409 Notes' (DR-16 zoned parcel)

- Only passenger vehicles, excluding buses, shall use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, direction, hours of illumination, glare and intensity. Lighting shall be erected so as not to reflect rays into residential areas and not to obstruct the view of moving vehicles.
- Screening, shall be dense planting where shown, with minimum four feet high arborvitae, or equivalent.
- Paving where designated shall be bituminous concrete with strong base, properly drained, with concrete or bituminous curbs where required to control drainage and delineate driving lanes.
- Method of operation, hours of use and site maintenance shall be by Valley View Farms so as not to threaten the health, safety, and welfare of the public.



REVISED PLANS
JUN 87
OFFICE



Plot To Accompany Zoning Petition

Variance For Setback of Display In An Existing BR Zone
(0 in lieu of 35')

and for
Special Exception for Offices In An Existing
DR-16 Zone

and for
Special Hearing To Permit Parking In An Exist.
DR-16 Zone

For 1.7 Acre Parcel
Valley View Farms

Balto. Co. MD
Scale: 1" = 30'

Elect. Dist. #8
Dec 27, 1979

PN 02091

General Notes

- Area of site - DR-16: 1.7465±, BR: 4.6746±, DR 35: 0.2 Acs±
- Existing zoning - DR-16 and BR and DR 35
- Present Use - Residential in DR-16 and retail sales or vacant in BR. Vacant in DR 35
- Proposed Use - Offices (shown shaded) in DR 16 and retail sales or storage in BR
- Water and sewer are available
- Storage area shall not be used by the public for retail sales.

- Lighting shall be erected as to not reflect rays into residential areas, and as to not obstruct the view of moving vehicles.
- Parking shown hereon and vehicular circulation to be combined with existing parking and driving pattern.
- Screening where shown shall be dense with minimum height of four feet.
- Landscaping shall be provided - to be combined with ex. trees (shown shaded) around existing building.
- Proposed entrance, proposed curb on east side of York Rd, and proposed tower as per comments by S.H.A.
- Proposed entrance to be opposite Wright Ave.
- Existing drain system and proposed drains will be extended to suitable outfall.
- Storm water management will be provided pending formal comments by Baltimore County.

- Planning with landscape along R/W
- Permits and other issues as I don't know
- WPA doesn't look like it's a problem. Has problem prop. R/W up to 6' but not in the plan. Has problem with the plan.
- Dispute to the plan.

Parking Tabulation

Parking Required:

Existing retail sales area	
Ex. buildings @ 11,040 sq. ft. ± 200	= 56 sps
Ex. outdoor retail sales and display @ 27,380 sq. ft. ± 200	= 137 sps.
Future outdoor retail sales and display @ 13,650 sq. ft. ± 200	= 69 sps.
Storage Area @ 20,500 sq. ft. - 1 employee/1000 sq. ft.	
21 employees @ 1 P.S. per 3 employees	= 7 sps

Proposed Offices

First floor @ 1390 sq. ft. ± 300	= 5 sps.
Second floor @ 1047 sq. ft. ± 500	= 3 sps.

Total Parking Required = 277 sps.

Total Parking exist. and prop. = 335 sps. ±

* Includes 9 spaces for the physically handicapped 12' x 18' Parking spaces 9' x 18' typical

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

ORDER RECEIVED FOR FILING

DATE May 13 1980
BY [Signature]
ADMINISTRATIVE

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the testimony of the Petitioners indicating their desire to use the subject property for a business office only by their lessee, Foard Brothers, Inc., the presumption of correctness of the D.R. 16 zoning, and the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for office use on the subject property should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1980, that the herein Petition for Special Exception for office use on the subject property should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No other office or office space shall be leased, rented, or donated to any other business than that business of the lessee of the property.
2. The office use shall be limited to the improvements presently existing, excluding porches which shall remain open.
3. The exterior shall be maintained in keeping with the residential character of the neighborhood.
4. The parking area shall be paved with pervious asphalt.
5. The office building shall be hooked to and served by the Metropolitan District sanitary sewer prior to an occupancy permit being issued, and the private septic system shall be disconnected and back filled.
6. A standard concrete curb shall be constructed between the parking area and the York Road right-of-way.
7. A revised site plan shall be submitted, approved by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division, and complied therewith in the development and usage of the entire property.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE May 13 1980
BY [Signature]
ADMINISTRATIVE

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 appears that the granting of the Variance 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 13th day of May, 1980, that the herein Petition for Variance to permit the storage and display of live plants and cut Christmas trees within twenty feet of the front property line in lieu of the required thirty-five feet, in accordance with the required landscaping plan, should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions of the accompanying Special Exception Order.

[Signature]
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 13th day of May, 1980, that the herein Petition for the Variance(s) to permit

[Signature]
Zoning Commissioner of Baltimore County

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 to issue a use permit for business or industrial parking in a residential zone as an accessory use will not be detrimental to the health, safety, and general welfare of the community and will be within the spirit and intent of the Baltimore County Zoning Regulations; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1980, that a use permit for business or industrial parking in a residential zone as an accessory use, in accordance with the site plan prepared by George William Stephens, Jr. and Associates, Inc., dated December 27, 1979, and marked Petitioners' Exhibit 1, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with Sections 409.2.b and c and 409.4 of the Zoning Regulations.
2. Compliance with the terms, provisions, and conditions of the accompanying Special Exception Order.

[Signature]
Zoning Commissioner of Baltimore County

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of May, 1980, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

[Signature]
Zoning Commissioner of Baltimore County

Item No. 87 - Pindell
Page Two
February 15, 1980

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf

Enclosures

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1979

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

Re: Item #87 (1979-1980)
Property Owner: Arthur Pindell & Rebecca Cromwell
E/S York Rd. 87' S. Wight Ave.
Existing Zoning: DR 16 and BR
Proposed Zoning: Special Exception for offices and
Special Hearing to allow offstreet parking in a
residential zone (PIP 79-37XSP)
Acres: 1.7 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 79-37X.

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 and/or reconstruction of concrete sidewalks, curbs and gutters, entrances, aprons, etc., and any storm drainage modification and fire hydrant relocation 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. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #87 (1979-1980)
Property Owner: Arthur Pindell & Rebecca Cromwell
Page 2
December 11, 1979

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Drainage and utility easements are required through this property, which is tributary to Loch Raven Reservoir via Beaver Dam Creek and Western Run.

Water and Sanitary Sewer:

There is a 12-inch public water main and 30-inch water transmission main, and 8-inch public sanitary sewerage in York Road. The location and disposition of any formerly used private onsite wells and sewage disposal systems has not been indicated on the submitted plan.

Very truly yours,

[Signature]
ELLENWORTH M. DYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: D. Grise
W. Munchel
J. Meyers

V-NE and SE Key Sheets
70 & 71 NW 6 & 7 Pos. Sheets
NW 18 B Topo
42 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

August 1, 1980

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

Dear Mr. Hammond:

This is an addendum to comments previously submitted on Item #87, Zoning Advisory Committee Meeting of November 6, 1979, as follows:

Property Owner:	Arthur Pindell & Rebecca Cromwell
Location:	E/S York Rd. 87' S Wight Ave.
Existing Zoning:	D.R. 16 & B.R.
Proposed Zoning:	Special Exception for offices and Special Hearing to allow off street parking in a residential zone (IDCA 79-37-XSP)
Acres:	1.7
District:	8th

A reinspection of the property was conducted on July 29, 1980. It is evident from the inspection that the existing ground surface has considerable clay content. As clay is relatively impermeable, the suggestion that pervious asphalt paving be considered to reduce storm water generation, may be inappropriate for this site and will not be required.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

August 1, 1980

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

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[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

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County Office Building
Towson, Maryland 21204

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Acres: 1.7
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inappropriate for this site and will not be required.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JRP

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

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District: 8th

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inappropriate for this site and will not be required.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JRP

August 1, 1980

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

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Property Owner: Arthur Pindell & Rebecca Cromwell
Location: E/S York Rd. 87' S Wight Ave.
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Proposed Zoning: Special Exception for offices and Special Hearing
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(IDCA 79-37-XSP)
Acres: 1.7
District: 8th

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inappropriate for this site and will not be required.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JRP

August 1, 1980

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

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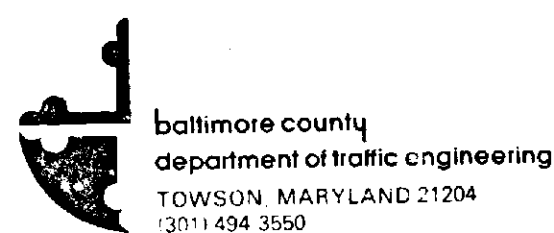
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Proposed Zoning: Special Exception for offices and Special Hearing
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(IDCA 79-37-XSP)
Acres: 1.7
District: 8th

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clay content. As clay is relatively impermeable, the suggestion that pervious
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Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw/JRP



STEPHEN E. COLLINS
DIRECTOR

January 15, 1980

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

Item No. 87 - ZPC - November 6, 1979
Property Owner: Arthur Pindell & Rebecca Cromwell
Location: E/S York Rd. 87' S Wight Ave.
Existing Zoning: D.R. 16 & B.R.
Proposed Zoning: Special Exception for offices and Special
Hearing to allow off street parking in a
residential zone (IDCA 79-37-XSP).

Acres: 1.7
District: 8th

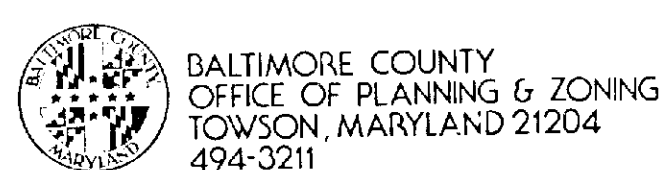
Dear Mr. Hammond:

No major traffic problems are anticipated by the requested
Special Exception for offices and parking in a residential zone.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd



JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

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

Dear Mr. Hammond:

Comments on Item #87, Zoning Advisory Committee Meeting, November 6, 1979, are as follows:

Property Owner: Arthur Pindell & Rebecca Cromwell
Location: E/S York Road 87' S Wight Avenue
Existing Zoning: D.R. 16 and B.R.
Proposed Zoning: Special Exception for offices and Special Hearing to allow off street
parking in a residential zone (IDCA 79-37-XSP)
Acres: 1.7
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.

Landscape should be provided along the frontage of the entire property.

All parking areas must be paved.

Very truly yours,

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



LAMES J. O'Donnell
Secretary
M. S. Caltrider
Administrator

November 26, 1979

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

Att: N. Commodari

Re: Z.A.C. Meeting, 11/6/79
Item: 87. Property Owner:
Arthur Pindell & Rebecca
Cromwell
Location: E/S York Rd.
(Rte 45) 87' S Wight Ave
Existing Zoning: D.R. 16
& B.R.
Proposed Zoning: Special
Exception for offices &
Special Hearing to allow
off street parking in a
residential zone
(IDCA 79-37 XSP)
Acres: 1.7
District: 8th

Dear Mr. Hammond,

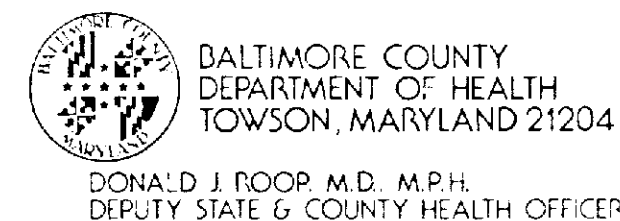
The plan indicates entrances and highway improvements
that are generally acceptable, however, final plans must
indicate standard concrete curb between the parking areas
and the right of way line of York Road.

Very truly yours,

Charles Lee, Chief
Bureau of Eng. Access Permits

John E. Meyers
by: John E. Meyers

CL-JEM/es



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

December 12, 1979

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

Dear Mr. Hammond:

Comments on Item #87, Zoning Advisory Committee Meeting of
November 6, 1979, are as follows:

Property Owner: Arthur Pindell & Rebecca Cromwell
Location: E/S York Rd. 87' S Wight Ave.
Existing Zoning: D.R. 16 & B.R.
Proposed Zoning: Special Exception for offices and Special
Hearing to allow off street parking in a
residential zone (IDCA 79-37-XSP)
Acres: 1.7
District: 8th

The existing retail sales area is served by metropolitan water
and sewer.

The existing 2 1/2 story dwelling to be converted into offices is
presently served by metropolitan water and a private septic system. Public
sewer is available; therefore, prior to approval of a building permit for
renovation of the structure or a change of occupancy permit, the building
must be connected to public sewer and the private septic system properly
backfilled.

Storm water management for the additional proposed parking area
should be considered. It is also recommended that the proposed parking area
be surfaced with pervious asphalt so as to reduce the volume of storm
water runoff.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

My telephone number is 383-4320

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



Paul H. Reincke
CHIEF

November 2, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Arthur Pindell & Rebecca Cromwell

Location: E/S York Rd. 87' S Wight Ave.

Item No. 87 Zoning Agenda: Meeting of 11/6/79

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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300 foot intervals along York Road.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Noted and Approved: *George M. W. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

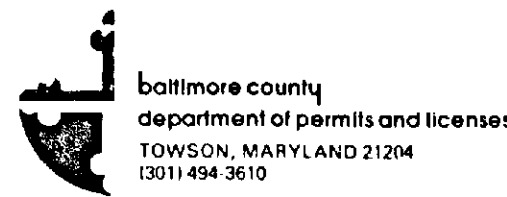
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
for Special Exception for offices in an
Existing DR-16 Zone and for Special Hearing
to Permit Parking in an Existing DR-16 Zone

October 17, 1979

Beginning for the same in the center of York Road at the corner formed by the existing zoning line between the ML-IM Zone on the west side of said Road and the existing BR Zone and the existing DR-16 Zone on the east side of said Road, said place of beginning being measured South 19° 01' 55" East 87 feet more or less from the center line intersection of the existing York Road and the existing Wight Avenue; thence from said place of beginning, binding on the existing zoning line between the ML-IM Zone and DR-16 Zone and binding on the center line of York Road (1) North 19° 01' 55" West 251 feet more or less, thence leaving York Road (2) North 71° 16' 35" East 291 feet more or less to the existing zoning line between the existing DR-16 Zone and existing DR 3.5 Zone, thence binding on said zoning line (3) South 19° 01' 55" East 251 feet more or less to the existing zoning line between DR-16 Zone and existing BR Zone, thence binding on said zoning line (4) South 71° 16' 35" West 291 feet more or less to the place of beginning.

Containing 1.7 Acres more or less.



JOHN D. SEYFERT
DIRECTOR

November 14, 1979

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

Dear Mr. Hammond:

Comments on Item #87 Zoning Advisory Committee Meeting, November 6, 1979 are as follows:

Property Owner: Arthur Pindell and Rebecca Cromwell
Location: E/S York Road 87' S Wight Ave.
Existing Zoning: D.R. 16 & B.R.
Proposed Zoning: Special Exception for offices and Special Hearing to allow off street parking in a residential zone (IDCA 79-37-XSP)

Acres: 1.7
District: 8th

The items checked below are applicable:

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

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

X C. Additional _____ Permits shall be required.

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

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

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

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

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

J. Comment: Please check Table 6 of the Building Code and Table 5 to see if this structure could be used for Business Use due to height.
(b) Provide handicapped parking signs, access to structure and interior access to toilet facilities - State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CBS:rrj

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

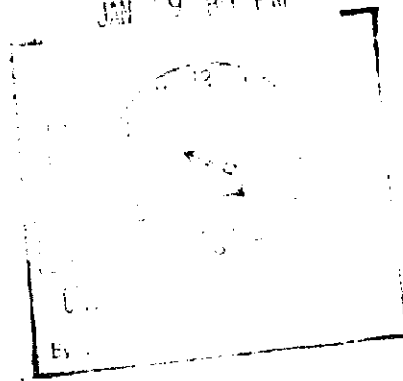
Description to Accompany Zoning Petition
for Variance for Setback of Display
in an Existing BR Zone
(0 feet in lieu of 35 feet from the property line)

December 27, 1979

Beginning for the same in the center of York Road at the corner formed by the existing zoning line between the ML-IM Zone on the west of said Road and the existing BR Zone and the existing DR-16 Zone on the east side of said Road, said place of beginning measured South 19°01'55" East 87 feet more or less from the centerline intersection of the existing York Road and the existing Wight Avenue; thence from said place of beginning leaving said York Road binding on the existing zoning line between the ML-IM Zone and the BR Zone (1) North 71°16'35" East 539 feet more or less to the existing zoning line between the BR Zone and the DR 3.5 Zone, thence binding on said zoning line the three following courses viz: (2) South 19°01'55" East 187 feet more or less (3) South 2°58'43" East 84 feet more or less, and (4) South 19°01'55" East 116 feet more or less to the existing zoning line between the BR Zone and the DR 3.5 Zone, thence binding on the existing zoning line between the BR Zone and the DR 3.5 and BL-CS-2 Zones, on the south (5) South 71°16'35" West 516 feet more or less to the existing zoning line between the BR Zone and the ML-IM Zone and to the existing centerline of York Road, thence binding on said zoning line and said centerline (6) North 19°01'55" West 384 feet more or less to the place of beginning.

Containing 4.67 acres more or less.

Item 87
9:10 PM



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 31, 1979

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

Z.A.C. Meeting of: November 6, 1979

RE: Item No: 85, 86, 87, 88, 89, 90
Property Owner:
Location:
P. sent Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

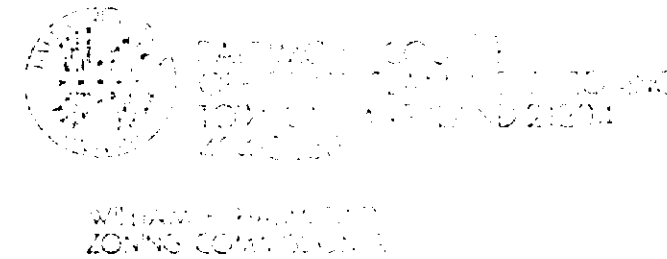
MNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
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THOMAS H. BOYER
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ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT T. DUBEL, SUPERINTENDENT



May 13, 1980

Lee Stuart Thomson, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception, Variance, and Special Hearing E/S of York Road, 87' S of Wight Avenue - 8th Election District Arthur Pindell, et al - Petitioners NO. 80-165-XASPH (Item No. 87)

Dear Mr. Thomson:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. John J. Stamm
George William Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204

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

Mr. John E. Meyers
State Highway Administration
Maryland Department of Transportation
P.O. Box 717
300 West Preston Street
Baltimore, Maryland 21203

LAW OFFICE
LEE STUART THOMSON
102 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 321-0180

April 30, 1980

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

RE: Petition for Special Exception, Variance and Special Hearing, E/S York Road, 87 feet South of Wight Avenue, Arthur Pindell, et al Case No. 80-165-XASPH

Dear Mr. Hammond:

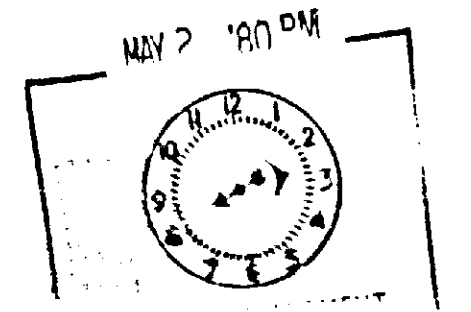
As you may recall the above captioned case was heard before you on February 26, 1980 and concluded on that day. Subsequent to the passage of the Petitions, my clients have contacted me regarding a decision in this case. Under the circumstances it would be most helpful to me, and to my clients, if I were in a position to advise them as to some date certain by which they could expect a decision from you. I would appreciate hearing from you in this regard at your first convenience.

As over two months have passed since the date of the Hearing and there having been no protestants or other apparent objections to the passage of the Petitions, my clients have contacted me regarding a decision in this case. Under the circumstances it would be most helpful to me, and to my clients, if I were in a position to advise them as to some date certain by which they could expect a decision from you. I would appreciate hearing from you in this regard at your first convenience.

Respectfully,
Lee Stuart Thomson
Lee Stuart Thomson
Attorney for Petitioners

LST/dm

cc: Mr. John W. Hessian, III



PETITION FOR SPECIAL EXCEPTION, VARIANCE AND SPECIAL HEARING

8th District

ZONING: Petition for Special Exception for offices, Variance and Special Hearing for parking

LOCATION: East side of York Road, 87 feet South of Wight Avenue

DATE & TIME: Tuesday, February 26, 1980 at 2:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for offices in an existing DR-16 zone; Variance to permit storage and display within 0 feet of the front property line in lieu of the required 25 feet and Special Hearing under Section 600.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve parking in an existing DR-16 zone located on Section 109.1 of the Baltimore County zoning map (109.1).

The Zoning Regulations to be excepted are as follows:

Section 600.1 - Area Regulations
Section 600.1 - Purposes of Industrial Parking in Residence Zones

All that parcel of land in the Eighth District of Baltimore County

Being the property of Arthur Pindell, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 26, 1980 at 2:00 P.M.
Public Hearing: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY