

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for offices or office building in a D.R.16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: RANDALL M. HALL
(Type or Print Name)
Signature: [Signature]
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030

Attorney for Petitioner: HERBERT R. O'CONOR, III
(Type or Print Name)
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of March, 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 8th day of May, 1980, at 10:15 o'clock A.M.

Z.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, RANDALL M. HALL, 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 1802.2B (V.B.2) to permit existing side yard setbacks of 3' and 13' in lieu of the required 25' and front yard setback of 16' in lieu of the required 30; and from section 303.1 to permit existing front yard setbacks of 8' for an open porch in lieu of the required 22' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The position of the existing structure on the subject site is such that this property cannot be reasonably and practically used without the granting of the requested Variance.

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.

Contract purchaser: RANDALL M. HALL
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030
Name and telephone number of legal owner, contract purchaser or representative to be contacted: RANDALL M. HALL
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 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 8th day of May, 1980, at 10:15 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
E/S of York Rd., 165' S of Hillside Ave.
8th District : OF BALTIMORE COUNTY

RANDALL M. HALL, Petitioner : Case No. 80-229-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max. Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the foregoing Order was mailed to Herbert R. O'Connor, III, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Herbert R. O'Connor III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

cc: Radkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
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 24th day of March, 1980.

William E. Hammond
Zoning Commissioner

Petitioner: Randall M. Hall

Petitioner's Attorney: Herbert R. O'Connor III

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

April 28, 1980

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Herbert R. O'Connor III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 133
Petitioner-Randall M. Hall
Special Exception and Variance
Petitions

Dear Mr. O'Connor:

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 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.

The subject property, located on the east side of York Road south of Hillside Avenue in the 8th Election District, is zoned D.R. 16 and is improved with an existing frame dwelling. Adjacent properties to the south and north are improved with dwellings. The latter structure is proposed to be converted to offices as a result of Case No. 80-124, XA.

Because of your client's proposal to convert the existing structure to offices and legalize the existing side and front setbacks, this combination hearing is required. In accordance with your letter of March 24, 1980, in which you address the comments from the State Highway Administration and Office of Planning, I scheduled this petition for a hearing. Subsequent to this, revised site plans, which indicate a use in common driveway with the property immediately to the south, were submitted. I was verbally assured that these plans were satisfactory to both of the above mentioned departments.

In addition to the above and at the time of field inspection, it was obvious that the existing structure had been altered. In view of this, I suggest that you and your client pay particular attention to the comment from the Department of Permits and Licenses. If this petition is granted, all requirements of said department must be satisfied. If you have any questions concerning this matter, you may contact Mr. Ted Burnham at 494-3987. If I can be of any assistance feel free to contact me at 494-3391.

Item No. 133
Special Exception and
Variance Petitions
April 28, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mkh

Enclosures

cc: Radkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

February 4, 1980

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

Re: Item #133 (1979-1980)
Property Owner: Randall M. Hall
E/S York Rd. 165' S. Hillside Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices and
Variance to permit side setbacks of 3' and 15' in lieu
of the required 25', a front setback of 16' in lieu of
the required 30' and a front setback for an open porch
of 8' in lieu of the required 22.5'.
Acres: 0.223 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.

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.

Entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

The construction of concrete sidewalks, curbs and gutters, entrance, aprons, 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. A 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 drainage have not been indicated on the submitted plan.

ORDER RECEIVED FOR FILING

DATE May 20, 1980
BY [Signature]
ADMINISTRATIVE SERVICES

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of May, 1980, that the herein Petition for Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Submission of a long-term agreement with the adjacent property owners on the south side granting permission for the establishment of a common drive.
2. The residential character of the existing building must be maintained.
3. The area between the front of the building and York Road must be landscaped and screening (live plants, stockade fence, or chain link fence with slats) must be installed between the parking area and the residential property to the south.
4. Approval of a site plan 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.

Jan M. H. Juma
Deputy 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 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 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 20th day of May, 1980, that the herein Petition for the Variance(s) to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet, a front yard setback of 16 feet in lieu of the required 30 feet, and an existing front yard setback of 8 feet for an open porch in lieu of the required 22 1/2 feet 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.

Jan M. H. Juma
Deputy 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 permit _____

Zoning Commissioner of Baltimore County

Item #133 (1979-1980)
Property Owner: Randall M. Hall
Page 2
February 4, 1980

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 drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main, and also a public 30-inch transmission water main, and 8-inch public sanitary sewerage (Drawing #75-0085, File 1) in York Road.

The locations of any formerly used private onsite water supply or sewage disposal facilities have not been indicated on the submitted plan.

Very truly yours,

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

END:EAM:FWR:ss

cc: R. Powell
J. Wimbley

V-SE Key Sheet
66 & 67 NW 5 & 6 Pos. Sheets
NE 17 B Topo
51 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 10, 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 #133, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: Randall M. Hall
Location: E/S York Road 166' S. Hillside Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
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.

It is suggested by this office the driveway to this site be in common with the adjoining property in order to provide better vehicular access.

Very truly yours,

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

Maryland Department of Transportation
State Highway Administration

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

January 16, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 2, 1980
ITEM: 133.
Property Owner: Randall M. Hall
Location: E/S York Rd. (Route 45) 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' & 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

Dear Mr. Hammond:

There is an existing storm drain inlet at the south property line that is not indicated on the plan. The inlet is in conflict with the proposed entrance. It may be possible to eliminate the inlet by reconstructing the existing inlet at the north property line so as to accept a greater amount of water.

The petitioner's engineer should study the storm drain situation to determine what adjustments can be made.

In any event, the entrance configuration with the narrow drive along side of the building is undesirable. A better means of providing access would be to establish an entrance in common with either of the adjacent properties.

The matter of access must be resolved and 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

My telephone number is (301) 383-4320
By: John E. Meyers
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

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

Item No. 133 - ZAC - January 2, 1980
Property Owner: Randall M. Hall
Location: E/S York Rd. 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

Dear Mr. Hammond:

The proposed Special Exception for offices and Variances to side and front setbacks are not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

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

Dear Mr. Hammond:

Comments on Item # 133, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Randall M. Hall
Location: E/S York Rd. 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

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

Very truly yours,

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

IJF:ph

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Randall M. Hall

Location: E/S York Rd. 166' S Hillside Ave.

Item No: 133 Zoning Agenda: Meeting of 1/2/80

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER George M. McGehee Noted and Approved: George M. McGehee
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER
William Hammond
Date: January 15, 1980

FROM: Charles E. Burnham, Chief
Plans Review
Zoning Advisory Committee
Meeting of January 2, 1980 -Item #133

SUBJECT: Meeting of January 2, 1980 -Item #133

The applicant currently has a minor residential Permit No. 18430 for general repairs and to install a new bathroom. This permit is verified by the Assessment Office as a single family dwelling.

The applicant, if this special exception is granted shall cancel the minor residential permit and apply for a commercial alteration permit as well as a change of occupancy permit.

The proposed new use is "Business" and the applicant shall provide sufficient plans at the time of application to show how the building shall be altered to comply with the current Baltimore County Building Code, Plumbing, Electrical, Mechanical Codes and compliance to the State of Maryland Handicapped Code.

As with other commercial projects if the applicant is not knowledgeable of these requirements then a registered architect and engineer shall be required to sign and seal the applicants 3 sets of drawings.

Charles E. Burnham

rrj/

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

January 15, 1980

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

Dear Mr. Hammond:

Comments on Item #133 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Randall M. Hall
Location: E/S York Road 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 22', and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: .0223
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.

X 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 _____.

I. No Comment.

XJ. Comment: See Attached Sheet

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

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District

ZONING: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks

LOCATION: East side of York Road, 166 feet South of Hillside Avenue

DATE & TIME: Thursday, May 8, 1980 at 10:15 A.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 or office building in a D.R. 16 Zone and Variance to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet and front yard setback of 16 feet in lieu of the required 30 feet and existing front yard setback of 8 feet in lieu of the required 22 feet for an open porch

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses
Section 303.1 - Front yard setbacks

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

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 10:15 A.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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning

FROM: Petition No. 80-229-XA Item 133

SUBJECT: Petition No. 80-229-XA Item 133

Petition for Special Exception for offices or office building and Variance for side and front yard setbacks
East side of York Road, 166 feet South of Hillside Avenue
Petitioner - Randall M. Hall

Eighth District

HEARING: Thursday, May 8, 1980 (10:15 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be conditioned to require approval of details of landscaping by the Division of Current Planning and Development and that there be no exterior changes to the structure that would alter its residential appearance.

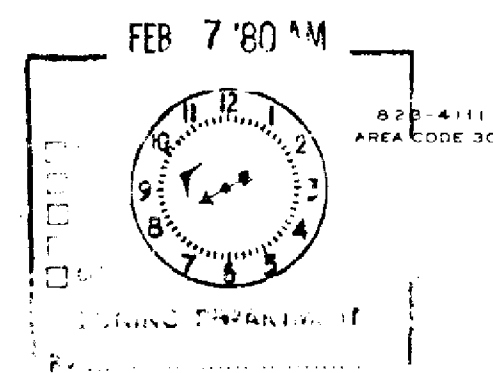
John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

day Hough
80-229-XA
149-211

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

February 5, 1980



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

Re: Item No. 133
Randall M. Hall
Petition for Special Exception
and Variance
Our File No. 10478

Dear Mr. Hammond:

Please schedule the above-referenced matter for a hearing on the earliest available date.

Thank you.

Very truly yours,

Herbert R. O'Connor, III
Herbert R. O'Connor, III

HRO/jm
cc: Mr. Randall M. Hall

April 8, 1980

Herbert R. O'Connor, III, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - E/S of York Road, 166' S of Hillside Avenue - Randall M. Hall - Case No. 80-229-XA

TIME: 10:15 A.M.

DATE: Thursday, May 8, 1980

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Herbert R. O'Connor, III, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance
E/S York Rd., 166' S Hillside Ave
Case No. 80-229-XA

Dear Mr. O'Connor:

This is to advise you that \$50.25 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		ZGO 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>GCP</u>						Revised Plans:				
						Change in outline or description _____ Yes				
						_____ No				
Previous case: _____						Map # _____				

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3 Date of Posting 4/9/80
Posted for: Petition for Special Exception & Variance for a 2-story
Petitioner: Randall M. Hall
Location of property: E 15 York Rd. 166' S of Hillside Ave
Location of Signs: front of property (10625 York Rd)
Remarks: See Column Date of return: 7/25/80
Posted by: [Signature] Signature
2 signs

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District
Zoning: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks.
Location: East side of York Road, 166 feet South of Hillside Avenue.

Date & Time: Thursday, May 8, 1980 at 10:15 a.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 or office building in a D.R. 16 Zone and Variance to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet and front yard setback of 16 feet in lieu of the required 30 feet and existing front yard setback of 8 feet in lieu of the required 22 1/2 feet for an open porch.

The Zoning Regulations to be excepted as follows:

Section 1802.2B (V.B.2) - Other Principal Uses
Section 303.1 - Front yard setbacks

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

Beginning for the same at a point in the east side of York Road said point being distant 166 feet measured along the east side of said York Road from the centerline of Hillside Avenue thence binding along the said east side of York Road South 14 degrees 45 minutes East 48.5 feet thence North 75 degrees 15 minutes East 200.00 feet thence North 14 degrees 45 minutes West 48.5 feet thence South 75 degrees 15 minutes West 200 feet to the place of beginning. Containing 0.223 acres of land more or less.

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department.

Hearing Date: THURSDAY, MAY 8, 1980 AT 10:15 A.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 Essex Times
Essex, Md., April 17, 1980

Petition
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 17th day of April, 1980
[Signature] Publisher.

RECEIVED
FROM: Herbert E. O'Connor, III, Esquire
FOR: Filing fee for Case No. 80-223-7A
AMOUNT: \$50.00
DATE: April 8, 1980 ACCOUNT: 01-662
BALTIMORE COUNTY, MARYLAND
OFFICE OF ZONING & PLANNING DIVISION
MISCELLANEOUS CASH RECEIPT
No. 06385
500 CASH
VALIDATION OF SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

208.NG: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks.
LOCATION: East side of York Road, 166 feet South of Hillside Avenue.
DATE & TIME: Thursday, May 8, 1980 at 10:15 A.M.
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Petition for Special Exception for offices or office building in a D.R. 16 Zone and Variance to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet and front yard setback of 16 feet in lieu of the required 30 feet and existing front yard setback of 8 feet in lieu of the required 22 1/2 feet for an open porch.

The Zoning Regulations to be excepted as follows:

Section 1802.2B (V.B.2) - Other Principal Uses
Section 303.1 - Front yard setbacks

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point in the east side of York Road said point being distant 166 feet measured along the east side of said York Road from the centerline of Hillside Avenue thence binding along the said east side of York Road South 14 degrees 45 minutes East 48.5 feet thence North 75 degrees 15 minutes East 200.00 feet thence North 14 degrees 45 minutes West 48.5 feet thence South 75 degrees 15 minutes West 200 feet to the place of beginning. Containing 0.223 acres of land more or less.

Being the property of Randall M. Hall, as shown on plat plan filed with Zoning Department.

Hearing Date: Thursday, May 8, 1980 at 10:15 A.M.

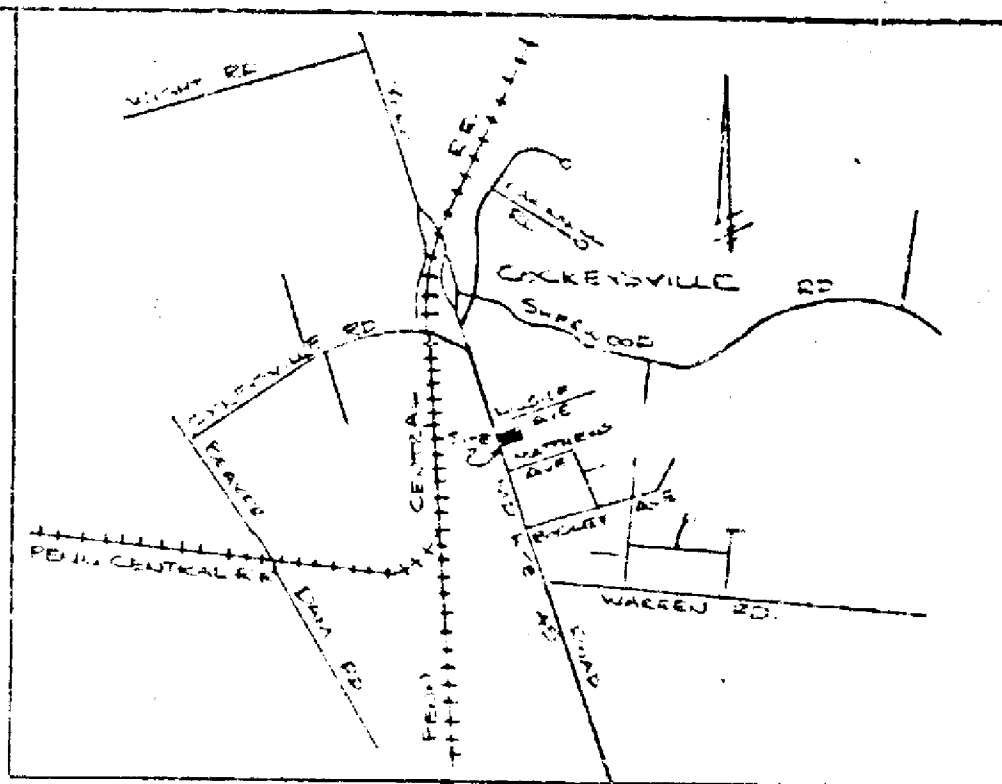
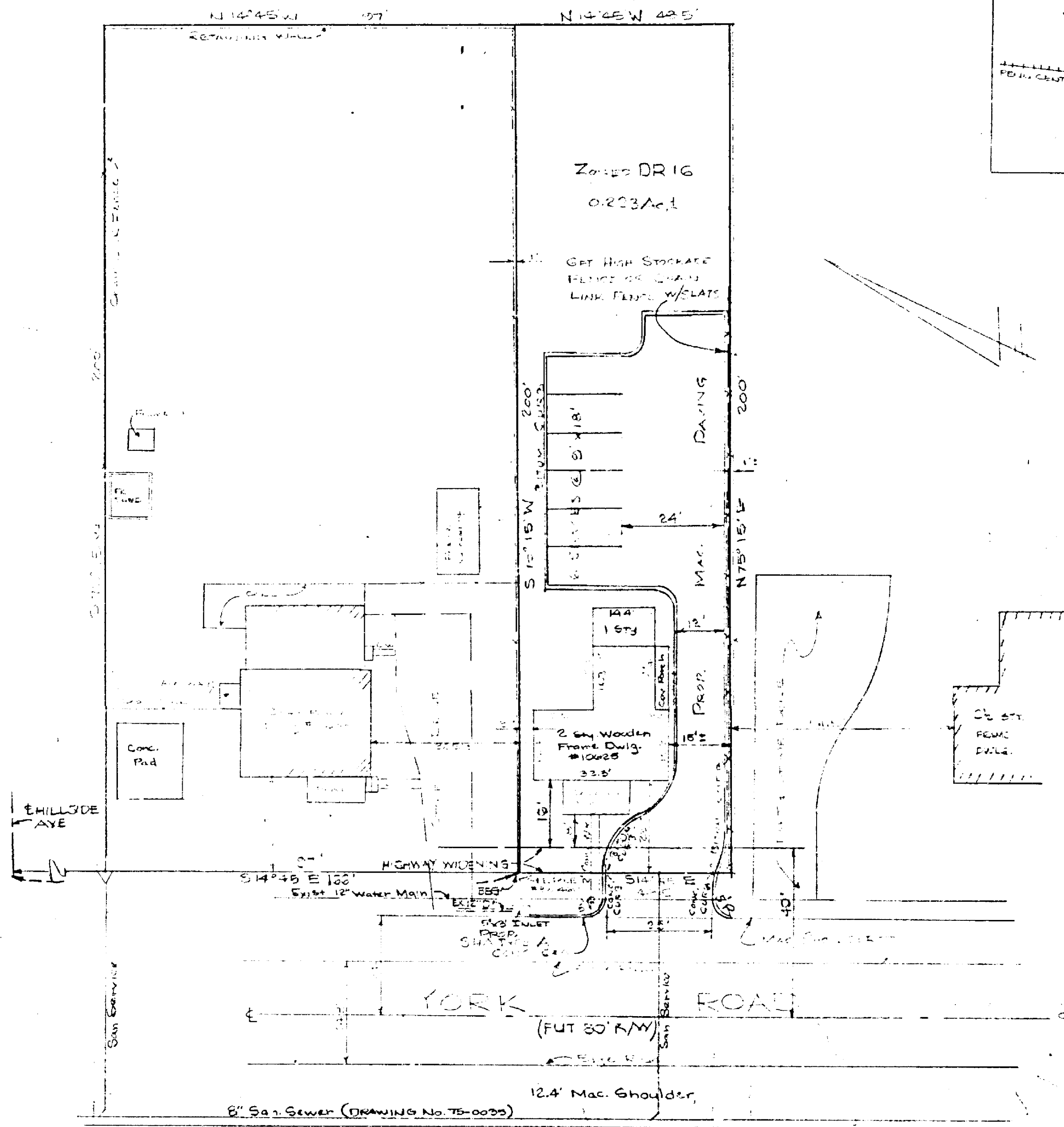
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
April 17,

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 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 one successive weeks before the 17th day of May, 1980, the first publication appearing on the 17th day of April, 1980.

THE JEFFERSONIAN,
[Signature] Manager.
Cost of Advertisement, \$ 14.00



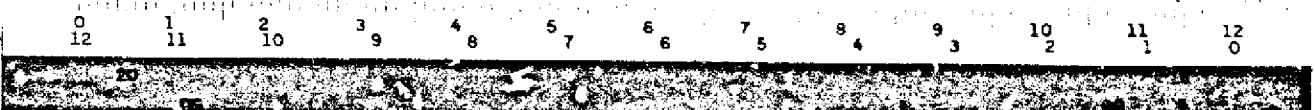
LOCATION MAP
Scale: 1\"/>

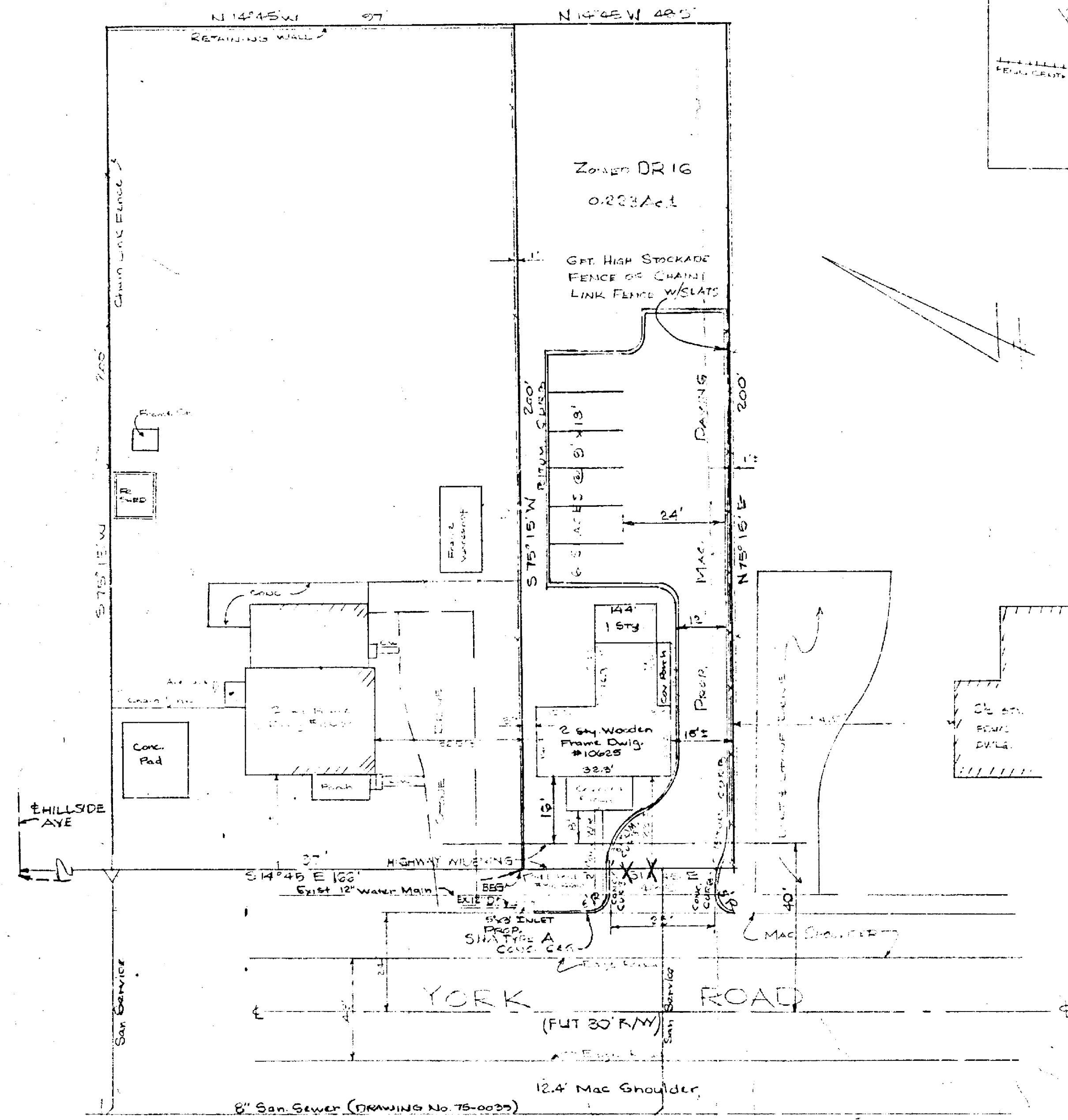
- NOTES:
1. AREA = 0.223 AC.
 2. EXIST. ZONING = DR 16
 3. EXIST. USE = RESIDENCE
 4. PROP. USE = GENERAL OFFICE
 5. OFFSTREET PARKING
1ST FLOOR 875 x 300 = 2.9
2ND FLOOR 761 x 300 = 1.5
BENT SPACES 875 x 15 = 0
TOTAL REQUIRED = 5 SPACES
TOTAL PROVIDED = 6 SPACES
ALL PARKING SPACES 9' x 18' MIN.

PLAT TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
8TH DISTRICT
BALTIMORE COUNTY, MD.
80-223-7A
APR 17, 1980

Rev. 12/1/77 - BUSINESS REVERSED

[Signature]
Plex



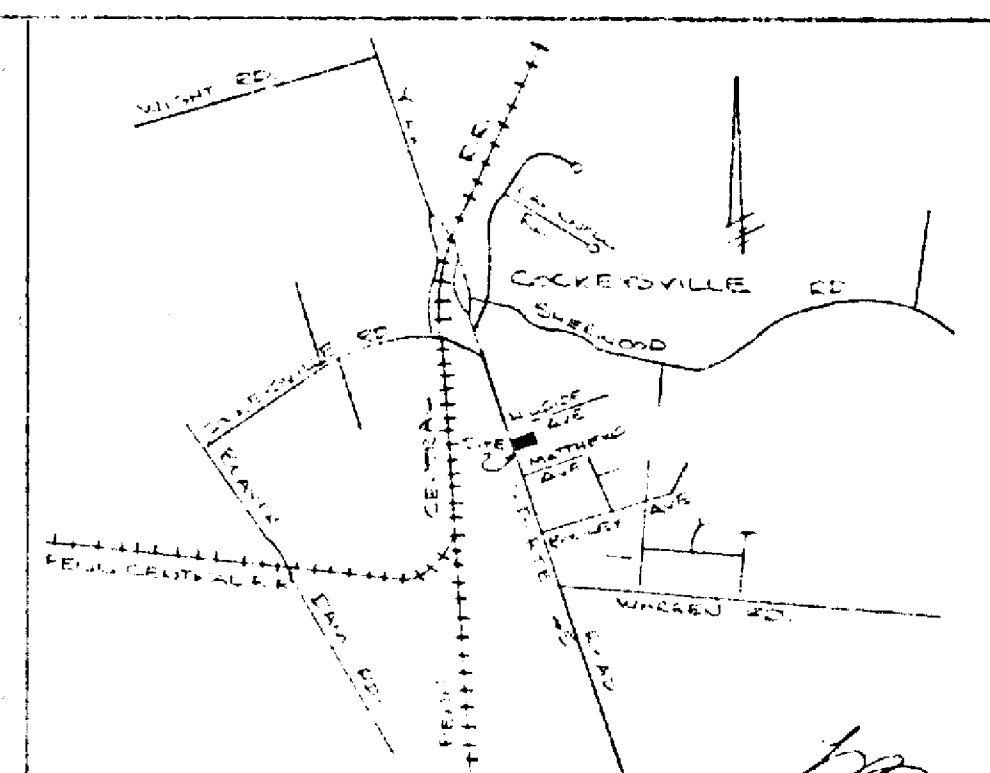
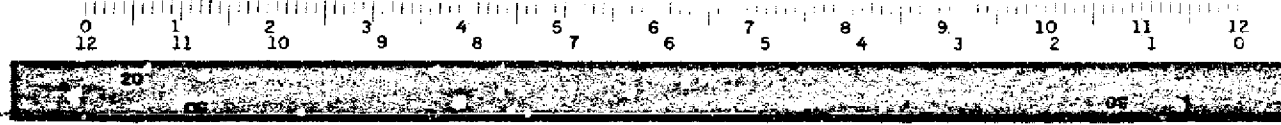


- NOTES:
1. AREA = 0.223 AC. 1
 2. EXIST. ZONING = DR 16
 3. EXIST. USE = RESIDENCE
 4. PROP. USE = GENERAL OFFICE
 5. OFF-STREET PARKING
 - 1ST FLOOR 875 ÷ 300 = 2.9
 - 2ND FLOOR 761 ÷ 500 = 1.5
 - 3RD FLOOR 875 ÷ 500 = 1.7
 - TOTAL PROVIDED = 5 SPACES
 - TOTAL REQUIRED = 6 SPACES
 - ALL PARKING SPACES 9'x12' MIN.

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
ST. JOSEPH DISTRICT
BALTIMORE COUNTY AND
CITY OF BALTIMORE

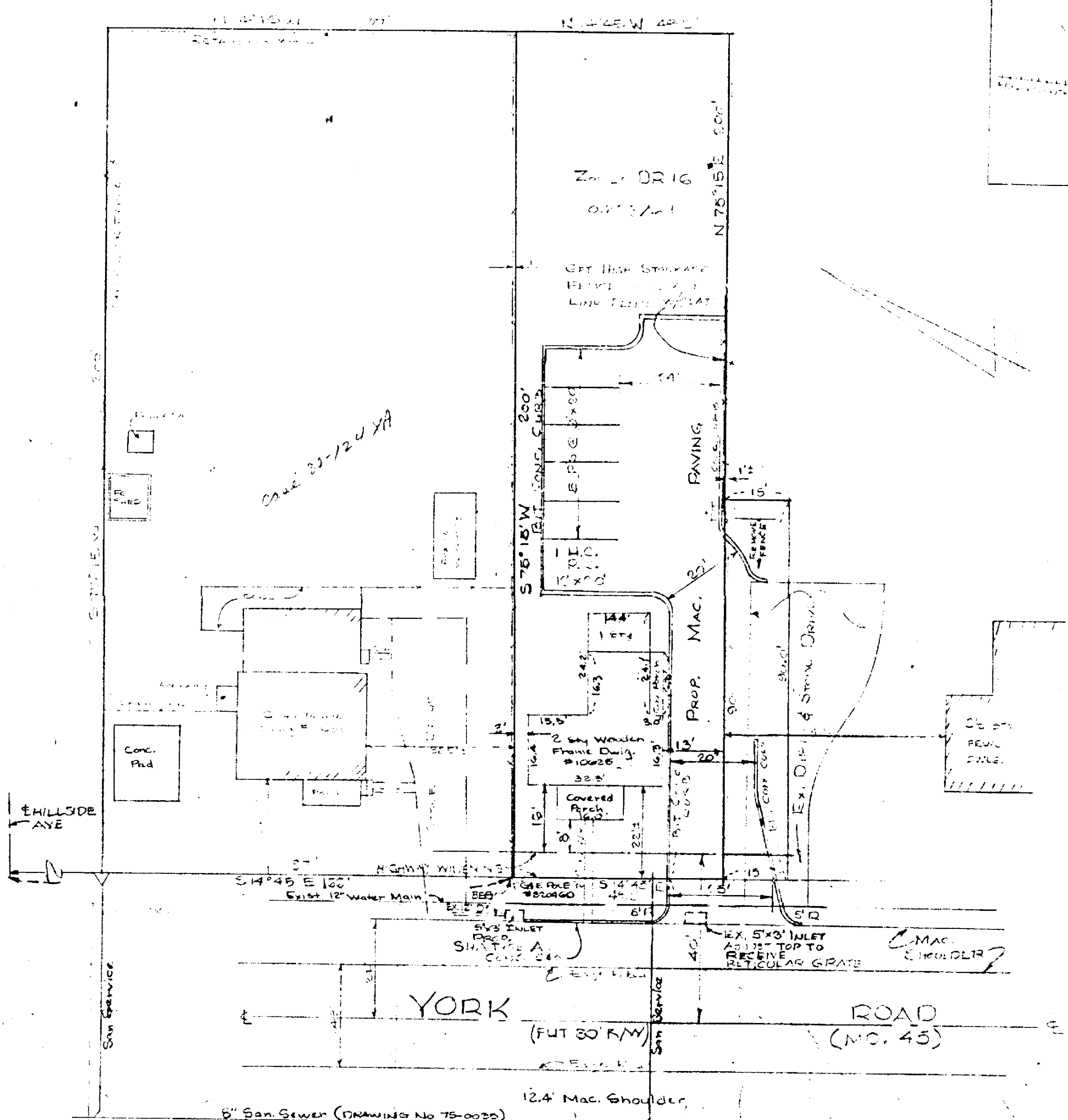
REV. 10/1/79 - BEARINGS REVERSED

PREPARED BY
HARRIS & ASSOCIATES
205 E. JEFFERSON
BALTIMORE, MARYLAND 21201



LOCATION MAP
SCALE: 1\"/>

Handwritten signature/initials

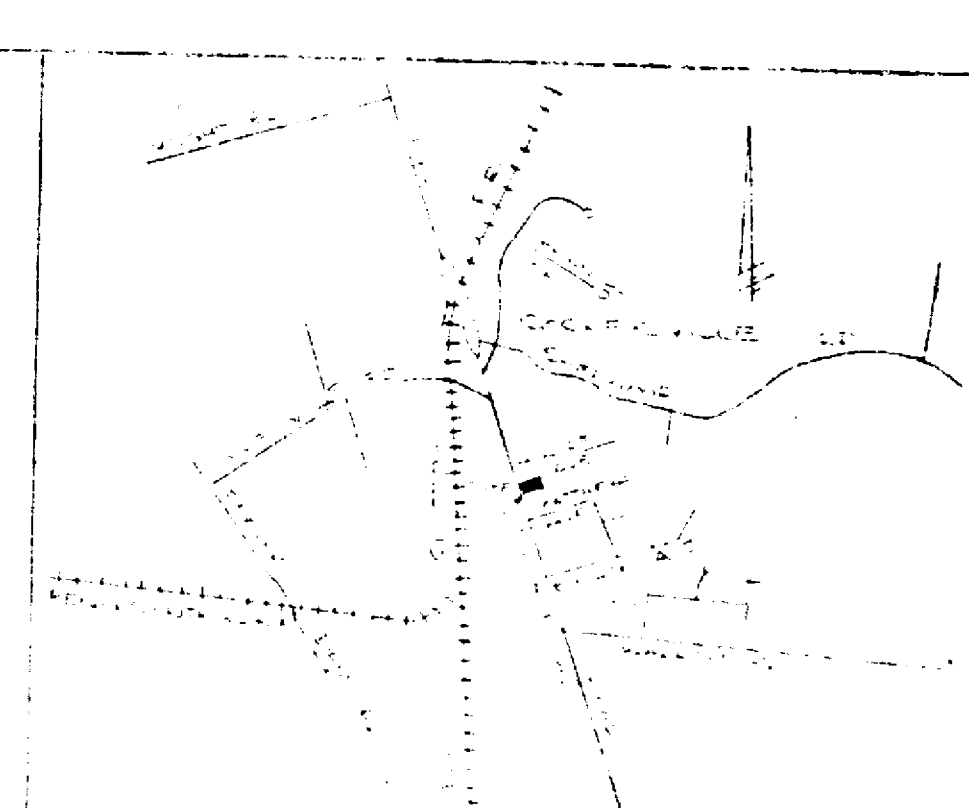


- NOTES:
1. AREA = 0.223 AC. 1
 2. EXIST. ZONING = DR 16
 3. EXIST. USE = RESIDENCE
 4. PROP. USE = GENERAL OFFICE
 5. OFF-STREET PARKING
 - 1ST FLOOR 875 ÷ 300 = 2.9
 - 2ND FLOOR 761 ÷ 500 = 1.5
 - 3RD FLOOR 875 ÷ 500 = 1.7
 - TOTAL PROVIDED = 5 SPACES
 - TOTAL REQUIRED = 6 SPACES
 - ALL PARKING SPACES 9'x12' MIN.

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
ST. JOSEPH DISTRICT
BALTIMORE COUNTY AND
CITY OF BALTIMORE

REV. 10/1/79 - BEARINGS REVERSED
4/1/80 - ENTRANCE REVISED

PREPARED BY
HARRIS & ASSOCIATES
205 E. JEFFERSON
BALTIMORE, MARYLAND 21201



LOCATION MAP
SCALE: 1\"/>

REVISED PLANS

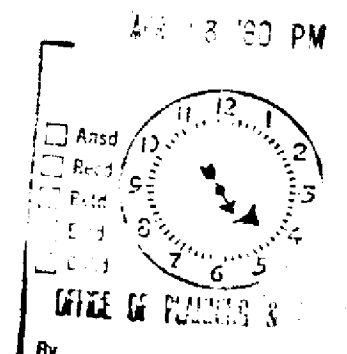
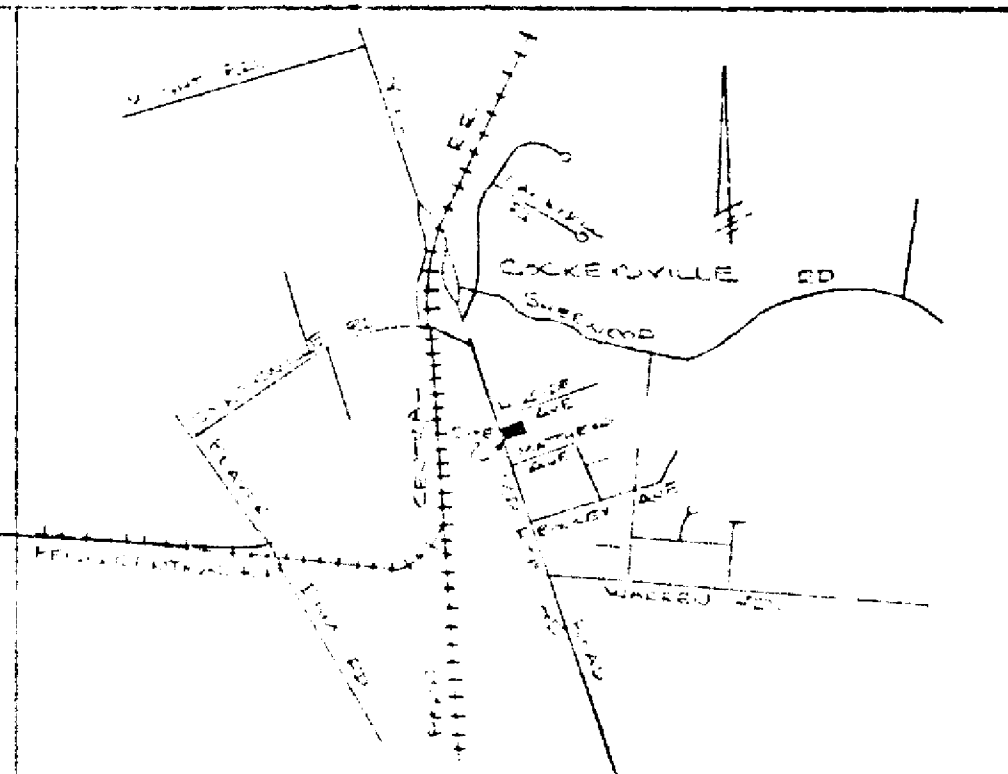
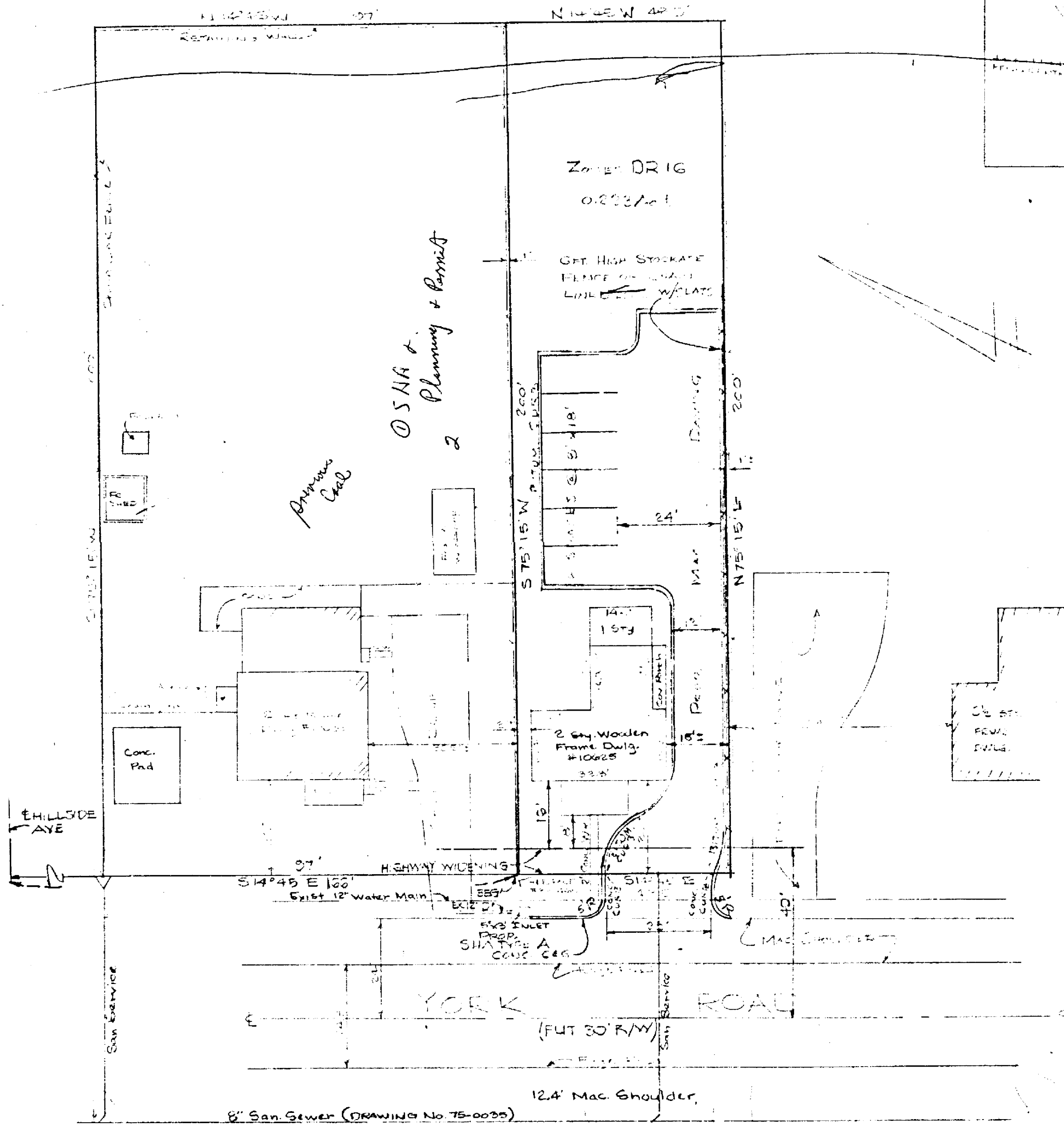


Fig. 29
1/27/80



LOCATION MAP
Cockeville, TN



NOTES:

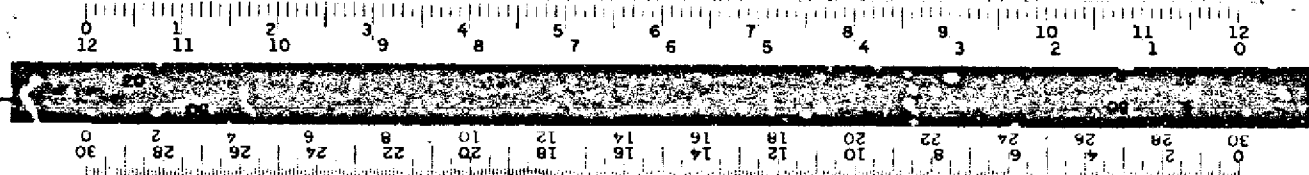
1. AREA = 0.223 AC. ±
2. EXIST. ZONING = DR 16
3. EXIST. USE = RESIDENCE
4. PROP. USE = GENERAL OFFICE
5. OFF-STREET PARKING
 - 1ST FLOOR $875 \div 300 = 2.9$
 - 2ND FLOOR $761 \div 500 = 1.5$
 - BSMT. STORAGE $875 \div 50 = 17.5$
 - TOTAL REQUIRED = 5 SPACES
 - TOTAL PROVIDED = 6 SPACES
 - ALL PARKING SPACES 9' x 18' MIN.

2/11/80
Approved by
[Signature]

PLAT TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
OF ELECTION DISTRICT
BALTIMORE COUNTY AND
COUNTY OF OCT 1, 1979

REV. 12/11/77 - BEARINGS REVERSED

DESIGNED BY
[Signature]
[Signature]
[Signature]
[Signature]



PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for offices or office building in a D.R.16 zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: RANDALL M. HALL
(Type or Print Name)
Signature: [Signature]
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030

Attorney for Petitioner: HERBERT R. O'CONOR, III
(Type or Print Name)
Signature: [Signature]
Address: 210 Allegheny Avenue
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of March, 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 8th day of May, 1980, at 10:15 o'clock A.M.

Z.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, RANDALL M. HALL, 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 1802.2B (V.B.2) to permit existing side yard setbacks of 3' and 13' in lieu of the required 25' and front yard setback of 16' in lieu of the required 30; and from section 303.1 to permit existing front yard setbacks of 8' for an open porch in lieu of the required 22' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The position of the existing structure on the subject site is such that this property cannot be reasonably and practically used without the granting of the requested Variance.

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.

Contract purchaser: RANDALL M. HALL
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030
Name and telephone number of legal owner, contract purchaser or representative to be contacted: RANDALL M. HALL
Address: 10625 York Road
City and State: Cockeysville, Maryland 21030
Telephone No.: 667-1040

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of April, 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 8th day of May, 1980, at 10:15 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES
E/S of York Rd., 165' S of Hillside Ave.
8th District : OF BALTIMORE COUNTY

RANDALL M. HALL, Petitioner : Case No. 80-229-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max. Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of April, 1980, a copy of the foregoing Order was mailed to Herbert R. O'Connor, III, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Herbert R. O'Connor III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
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 24th day of March, 1980.

William E. Hammond
Zoning Commissioner

Petitioner: Randall M. Hall

Petitioner's Attorney: Herbert R. O'Connor III

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

April 28, 1980

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Herbert R. O'Connor III, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 133
Petitioner-Randall M. Hall
Special Exception and Variance
Petitions

Dear Mr. O'Connor:

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 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.

The subject property, located on the east side of York Road south of Hillside Avenue in the 8th Election District, is zoned D.R. 16 and is improved with an existing frame dwelling. Adjacent properties to the south and north are improved with dwellings. The latter structure is proposed to be converted to offices as a result of Case No. 80-124, XA.

Because of your client's proposal to convert the existing structure to offices and legalize the existing side and front setbacks, this combination hearing is required. In accordance with your letter of March 24, 1980, in which you address the comments from the State Highway Administration and Office of Planning, I scheduled this petition for a hearing. Subsequent to this, revised site plans, which indicate a use in common driveway with the property immediately to the south, were submitted. I was verbally assured that these plans were satisfactory to both of the above mentioned departments.

In addition to the above and at the time of field inspection, it was obvious that the existing structure had been altered. In view of this, I suggest that you and your client pay particular attention to the comment from the Department of Permits and Licenses. If this petition is granted, all requirements of said department must be satisfied. If you have any questions concerning this matter, you may contact Mr. Ted Burnham at 494-3987. If I can be of any assistance feel free to contact me at 494-3391.

Item No. 133
Special Exception and
Variance Petitions
April 28, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mkh

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

February 4, 1980

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

Re: Item #133 (1979-1980)
Property Owner: Randall M. Hall
E/S York Rd. 165' S. Hillside Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices and
Variance to permit side setbacks of 3' and 15' in lieu
of the required 25', a front setback of 16' in lieu of
the required 30' and a front setback for an open porch
of 8' in lieu of the required 22.5'.
Acres: 0.223 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.

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.

Entrance locations are also subject to approval by the Baltimore County Department of Traffic Engineering.

The construction of concrete sidewalks, curbs and gutters, entrance, aprons, 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. A 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 drainage have not been indicated on the submitted plan.

ORDER RECEIVED FOR FILING

DATE May 20, 1980
BY [Signature]
ADMINISTRATIVE RECORDS SECTION

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 20th day of May, 1980, that the herein Petition for Special Exception for an office building and offices should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Submission of a long-term agreement with the adjacent property owners on the south side granting permission for the establishment of a common drive.
2. The residential character of the existing building must be maintained.
3. The area between the front of the building and York Road must be landscaped and screening (live plants, stockade fence, or chain link fence with slats) must be installed between the parking area and the residential property to the south.
4. Approval of a site plan 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.

Jan M. H. Juma
Deputy 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 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 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 20th day of May, 1980, that the herein Petition for the Variance(s) to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet, a front yard setback of 16 feet in lieu of the required 30 feet, and an existing front yard setback of 8 feet for an open porch in lieu of the required 22 1/2 feet 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.

Jan M. H. Juma
Deputy 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 permit _____

Zoning Commissioner of Baltimore County

Item #133 (1979-1980)
Property Owner: Randall M. Hall
Page 2
February 4, 1980

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 drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 12-inch water main, and also a public 30-inch transmission water main, and 8-inch public sanitary sewerage (Drawing #75-0085, File 1) in York Road.

The locations of any formerly used private onsite water supply or sewage disposal facilities have not been indicated on the submitted plan.

Very truly yours,

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

END:EAM:FWR:ss

cc: R. Powell
J. Wimbley

V-SE Key Sheet
66 & 67 NW 5 & 6 Pos. Sheets
NE 17 B Topo
51 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

March 10, 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 #133, Zoning Advisory Committee Meeting, January 2, 1980, are as follows:

Property Owner: Randall M. Hall
Location: E/S York Road 166' S. Hillside Avenue
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
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.

It is suggested by this office the driveway to this site be in common with the adjoining property in order to provide better vehicular access.

Very truly yours,

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

Maryland Department of Transportation
State Highway Administration

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

January 16, 1980

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 2, 1980
ITEM: 133.
Property Owner: Randall M. Hall
Location: E/S York Rd. (Route 45) 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' & 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

Dear Mr. Hammond:

There is an existing storm drain inlet at the south property line that is not indicated on the plan. The inlet is in conflict with the proposed entrance. It may be possible to eliminate the inlet by reconstructing the existing inlet at the north property line so as to accept a greater amount of water.

The petitioner's engineer should study the storm drain situation to determine what adjustments can be made.

In any event, the entrance configuration with the narrow drive along side of the building is undesirable. A better means of providing access would be to establish an entrance in common with either of the adjacent properties.

The matter of access must be resolved and 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

My telephone number is (301) 383-4320
By: John E. Meyers
P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

February 20, 1980

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

Item No. 133 - ZAC - January 2, 1980
Property Owner: Randall M. Hall
Location: E/S York Rd. 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

Dear Mr. Hammond:

The proposed Special Exception for offices and Variances to side and front setbacks are not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD I. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 21, 1980

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

Dear Mr. Hammond:

Comments on Item # 133, Zoning Advisory Committee Meeting of January 2, 1980, are as follows:

Property Owner: Randall M. Hall
Location: E/S York Rd. 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 30' and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: 0.223
District: 8th

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

Very truly yours,

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

IJF:ph

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 28, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Randall M. Hall

Location: E/S York Rd. 166' S Hillside Ave.

Item No: 133

Zoning Agenda: Meeting of 1/2/80

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 of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER George M. McGehee Noted and Approved: George M. McGehee
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: ZONING COMMISSIONER
William Hammond
Date: January 15, 1980

FROM: Charles E. Burnham, Chief
Plans Review
Zoning Advisory Committee
Meeting of January 2, 1980 - Item #133

SUBJECT: Meeting of January 2, 1980 - Item #133

The applicant currently has a minor residential Permit No. 18430 for general repairs and to install a new bathroom. This permit is verified by the Assessment Office as a single family dwelling.

The applicant, if this special exception is granted shall cancel the minor residential permit and apply for a commercial alteration permit as well as a change of occupancy permit.

The proposed new use is "Business" and the applicant shall provide sufficient plans at the time of application to show how the building shall be altered to comply with the current Baltimore County Building Code, Plumbing, Electrical, Mechanical Codes and compliance to the State of Maryland Handicapped Code.

As with other commercial projects if the applicant is not knowledgeable of these requirements then a registered architect and engineer shall be required to sign and seal the applicants 3 sets of drawings.

Charles E. Burnham

rrj/

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

January 15, 1980

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

Dear Mr. Hammond:

Comments on Item #133 Zoning Advisory Committee Meeting, January 2, 1980 are as follows:

Property Owner: Randall M. Hall
Location: E/S York Road 166' S Hillside Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for offices and Variance to permit side setbacks of 3' and 15' in lieu of the required 25', a front setback of 16' in lieu of the required 22', and a front setback for an open porch of 8' in lieu of the required 22.5'.
Acres: .0223
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.

X 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 _____.

I. No Comment.

X J. Comment: See Attached Sheet

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

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 11, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 2, 1980

RE: Item No: 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District

ZONING: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks

LOCATION: East side of York Road, 166 feet South of Hillside Avenue

DATE & TIME: Thursday, May 8, 1980 at 10:15 A.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 or office building in a D.R. 16 Zone and Variance to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet and front yard setback of 16 feet in lieu of the required 30 feet and existing front yard setback of 8 feet in lieu of the required 22 feet for an open porch

The Zoning Regulations to be excepted as follows:

Section 1B02.2B (V.B.2) - Other Principal Uses
Section 303.1 - Front yard setbacks

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

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 8, 1980 at 10:15 A.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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning

FROM: Petition No. 80-229-XA Item 133

SUBJECT: Petition No. 80-229-XA Item 133

Petition for Special Exception for offices or office building and Variance for side and front yard setbacks
East side of York Road, 166 feet South of Hillside Avenue
Petitioner - Randall M. Hall

Eighth District

HEARING: Thursday, May 8, 1980 (10:15 A.M.)

Office use would be appropriate here. If granted, it is requested that the order be conditioned to require approval of details of landscaping by the Division of Current Planning and Development and that there be no exterior changes to the structure that would alter its residential appearance.

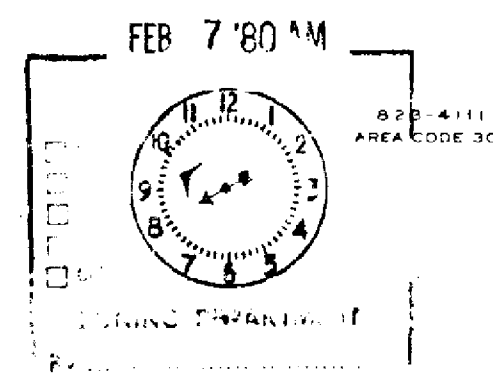
John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

day Hough
80-229-XA
149-144

LAW OFFICES
COOK, HOWARD, DOWNES & TRACY
A PROFESSIONAL ASSOCIATION
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21204

February 5, 1980



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

Re: Item No. 133
Randall M. Hall
Petition for Special Exception
and Variance
Our File No. 10478

Dear Mr. Hammond:

Please schedule the above-referenced matter for a hearing on the earliest available date.

Thank you.

Very truly yours,

Herbert R. O'Connor, III
Herbert R. O'Connor, III

HRO/jm
cc: Mr. Randall M. Hall

April 8, 1980

Herbert R. O'Connor, III, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception and Variance - E/S of York Road, 166' S of Hillside Avenue - Randall M. Hall - Case No. 80-229-XA

TIME: 10:15 A.M.

DATE: Thursday, May 8, 1980

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 23, 1980

Herbert R. O'Connor, III, Esquire
Cook, Howard, Downes & Tracy
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
and Variance
E/S York Rd., 166' S Hillside Ave
Case No. 80-229-XA

Dear Mr. O'Connor:

This is to advise you that \$50.25 is due for advertising and posting of the above-property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

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: GLF

Revised Plans:
Change in outline or description _____ Yes
_____ No

Previous case: _____

Map # _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3 Date of Posting: 4/9/80
Posted for: Petition for Special Exception & Variance for a 2-story house
Petitioner: Randall M. Hall
Location of property: E 15 York Rd, 166' S of Hillside Ave
Location of Signs: front of property (10625 York Rd)
Remarks: See column
Posted by: [Signature] Date of return: 7/25/80
2 signs

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District
Zoning: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks.
Location: East side of York Road, 166 feet South of Hillside Avenue.

Date & Time: Thursday, May 8, 1980 at 10:15 a.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 or office building in a D.R. 16 Zone and Variance to permit existing side yard setbacks of 3 feet and 13 feet in lieu of the required 25 feet and front yard setback of 16 feet in lieu of the required 30 feet and existing front yard setback of 8 feet in lieu of the required 22 1/2 feet for an open porch.

The Zoning Regulations to be excepted as follows:

Section 1802.2B (V.B.2) - Other Principal Uses

Section 303.1 - Front yard setbacks

All that parcel of land in the Eighth District of Baltimore County Beginning for the same at a point in the east side of York Road said point being distant 166 feet measured along the east side of said York Road from the centerline of Hillside Avenue thence binding along the said east side of York Road South 14 degrees 45 minutes East 48.5 feet thence North 75 degrees 15 minutes East 200.00 feet thence North 14 degrees 45 minutes West 48.5 feet thence South 75 degrees 15 minutes West 200 feet to the place of beginning. Containing 0.223 acres of land more or less.

Being the property of Randall M. Hall, as shown on plat plan filed with the Zoning Department.

Hearing Date: THURSDAY, MAY 8, 1980 AT 10:15 A.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 Essex Times Essex, Md., April 17, 1980

Petition
This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 17th day of

April, 1980

[Signature] Publisher.

PETITION FOR SPECIAL EXCEPTION AND VARIANCES

8th District
Zoning: Petition for Special Exception for offices or office building and Variance for side and front yard setbacks.

Location: East side of York Road, 166 feet South of Hillside Avenue.

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Being the property of Randall M. Hall, as shown on plat plan filed with Zoning Department.

Hearing Date: Thursday, May 8, 1980 at 10:15 A.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 April 17,

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 17, 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 one successive weeks before the 17th

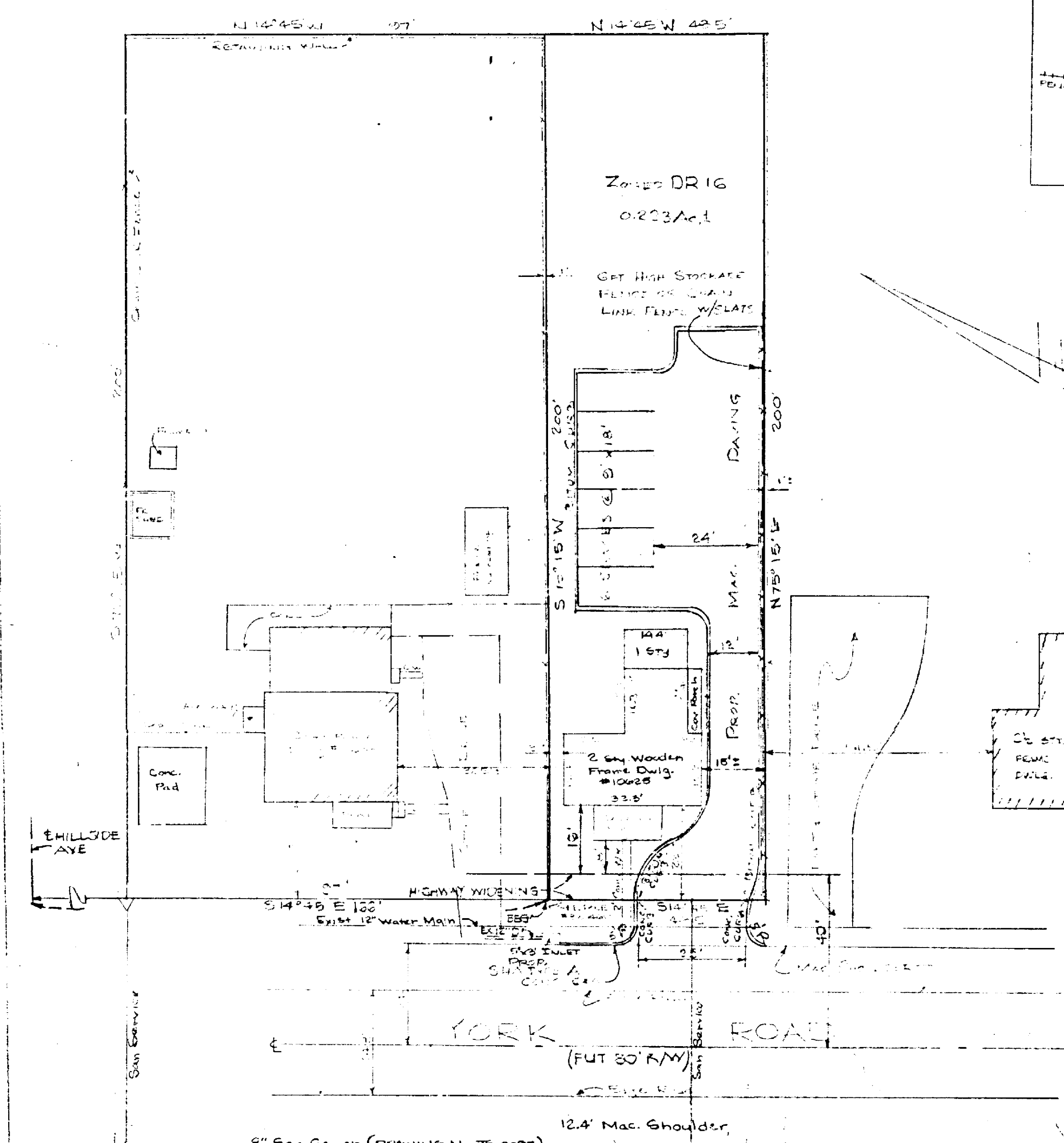
day of May, 1980, the first publication

appearing on the 17th day of April

1980.

[Signature] THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$ 14.00

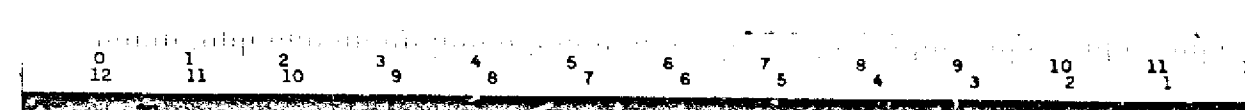
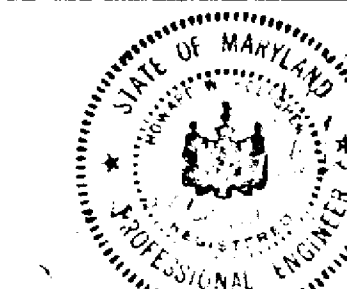


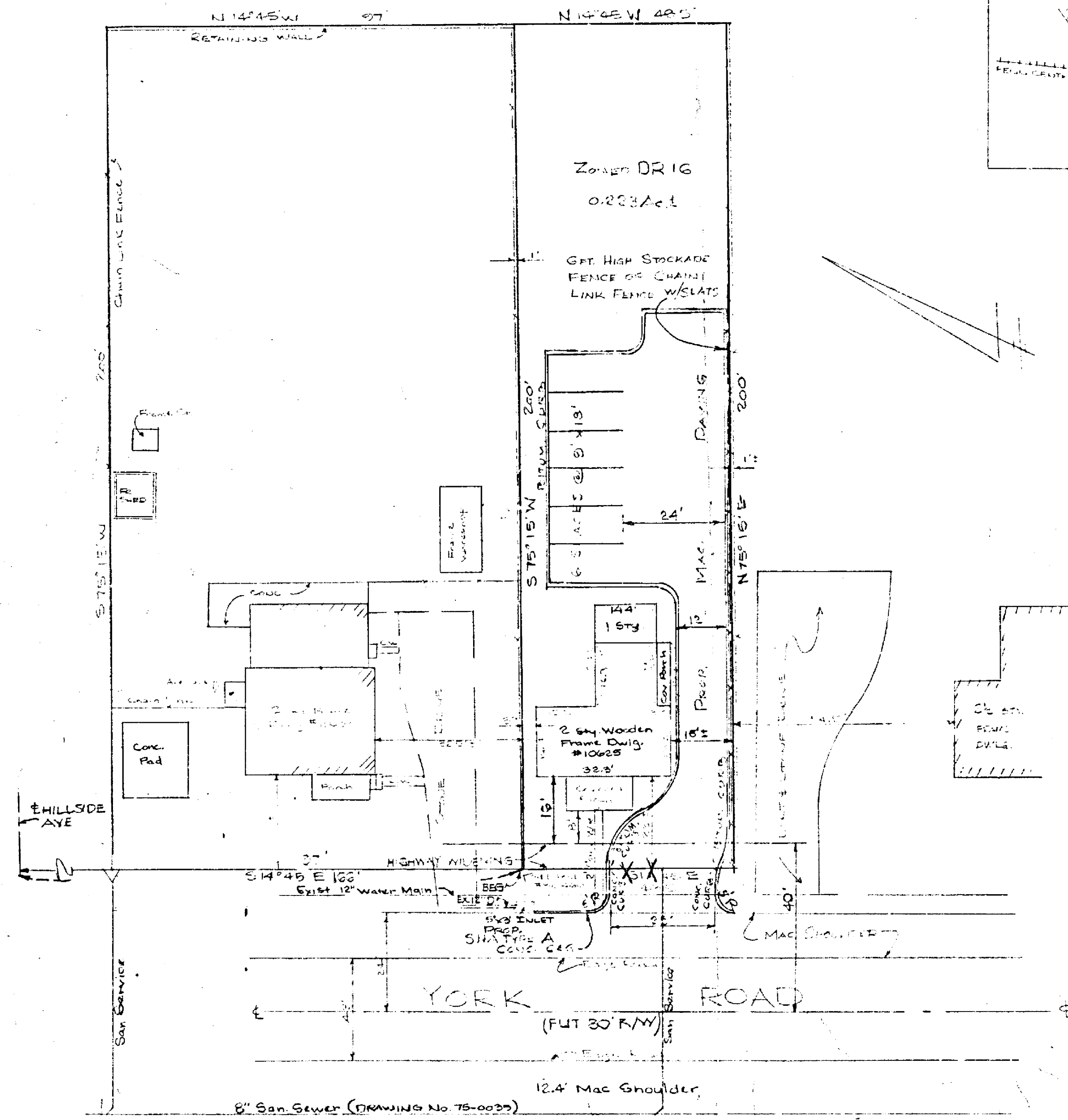
- NOTES:
1. AREA = 0.223 AC.
 2. EXIST. ZONING = DR 16
 3. EXIST. USE = RESIDENCE
 4. PROP. USES GENERAL OFFICE
 5. OFFSTREET PARKING
1ST FLOOR 875 x 300 = 2.9
2ND FLOOR 761 x 300 = 1.5
BENT SPACES 875 SF = 0
TOTAL REQUIRED = 5 SPACES
TOTAL PROVIDED = 6 SPACES
ALL PARKING SPACES 9'x18' MIN.

PLAT TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION & VARIANCE AT ELECTION DISTRICT BALTIMORE COUNTY AND DATE: 11/1/80

REVISED 11/77 - BUSINESS REVERSED

See plan



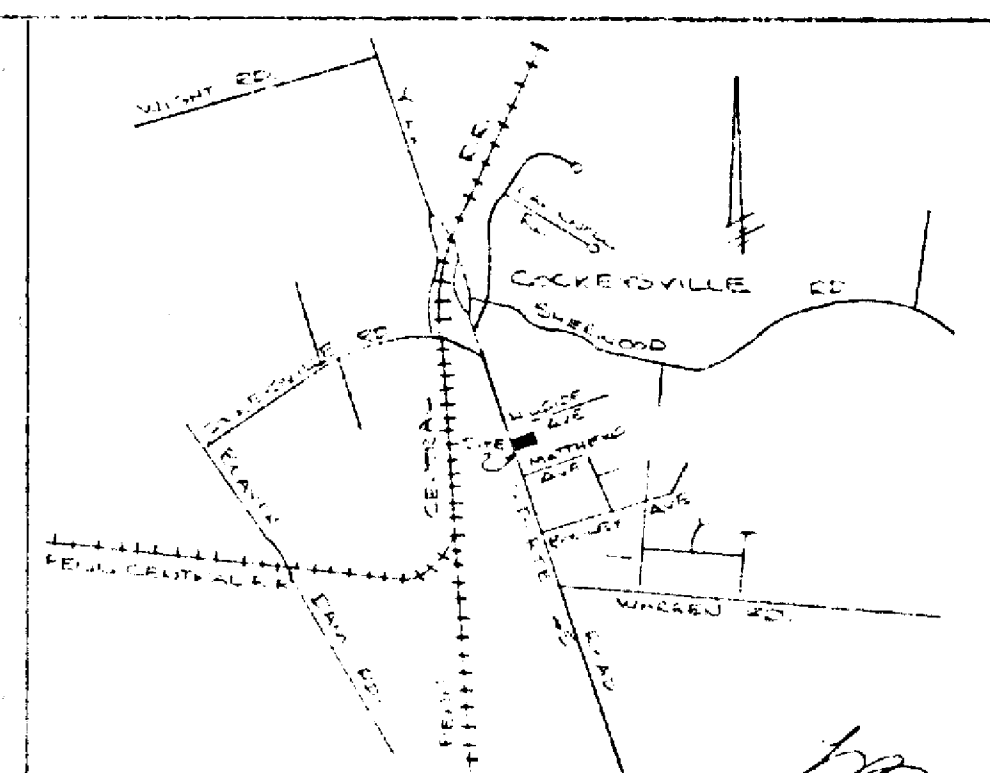
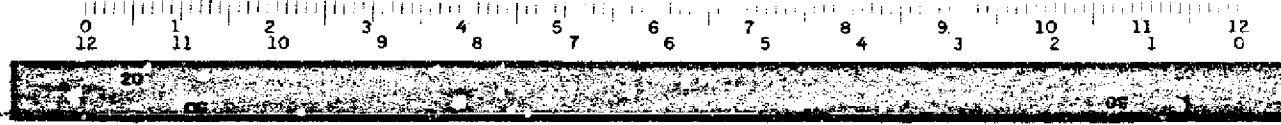


- NOTES:
1. AREA = 0.223 AC. 1
 2. EXIST. ZONING = DR 16
 3. EXIST. USE = RESIDENCE
 4. PROP. USE = GENERAL OFFICE
 5. OFF-STREET PARKING
 - 1ST FLOOR 875 ÷ 300 = 2.9
 - 2ND FLOOR 761 ÷ 500 = 1.5
 - 3RD FLOOR 875 ÷ 500 = 1.7
 - TOTAL PROVIDED = 5 SPACES
 - TOTAL REQUIRED = 6 SPACES
 - ALL PARKING SPACES 9'x12' MIN.

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
ST. SELECTION DISTRICT
BALTIMORE COUNTY AND
CITY OF BALTIMORE

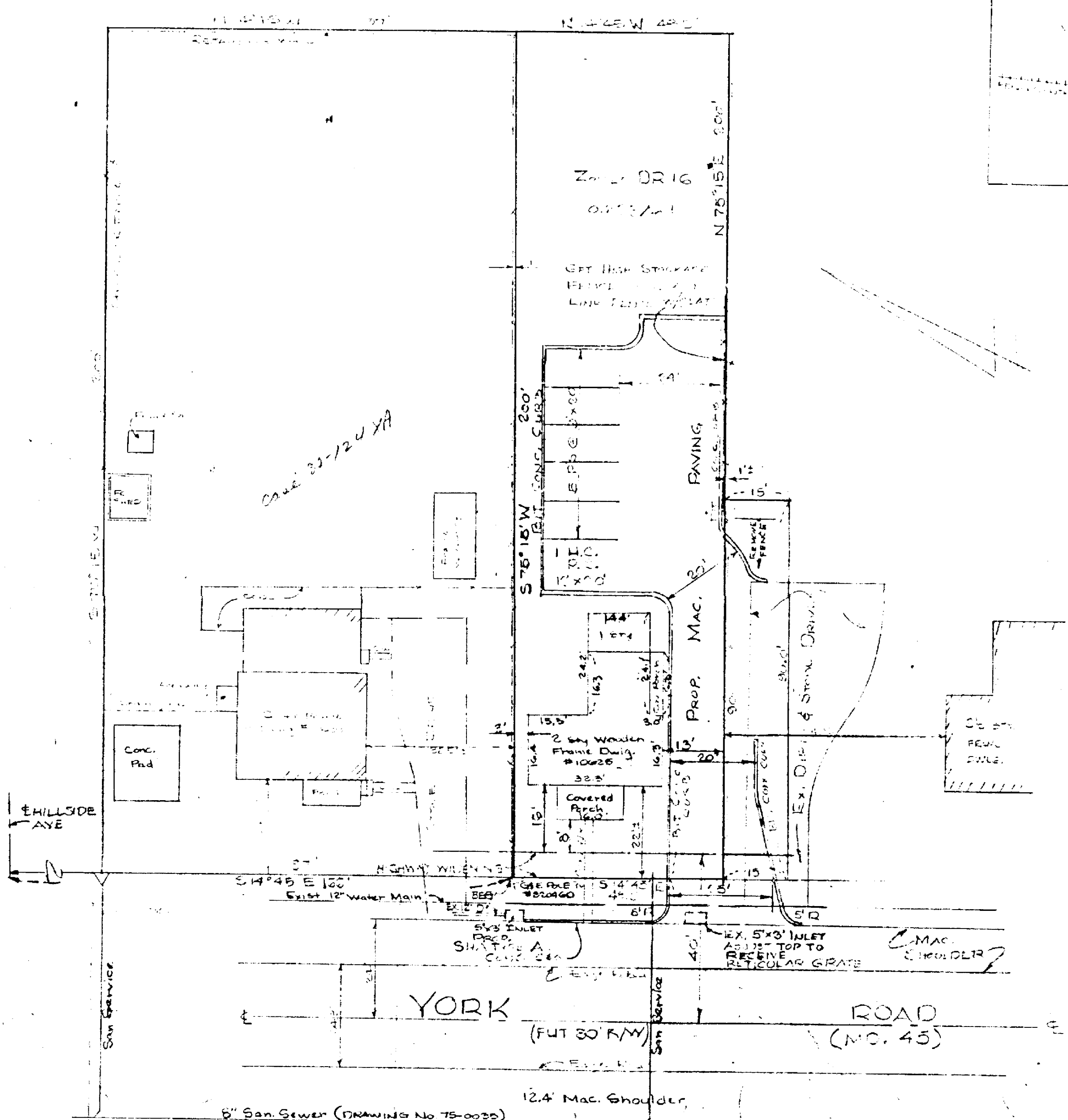
REV. 10/11/79 - BEARINGS REVERSED

PREPARED BY
HARRIS & ASSOCIATES
205 E. JEFFERSON
BALTIMORE, MARYLAND 21201



LOCATION MAP
SCALE: 1\"/>

Handwritten signature/initials

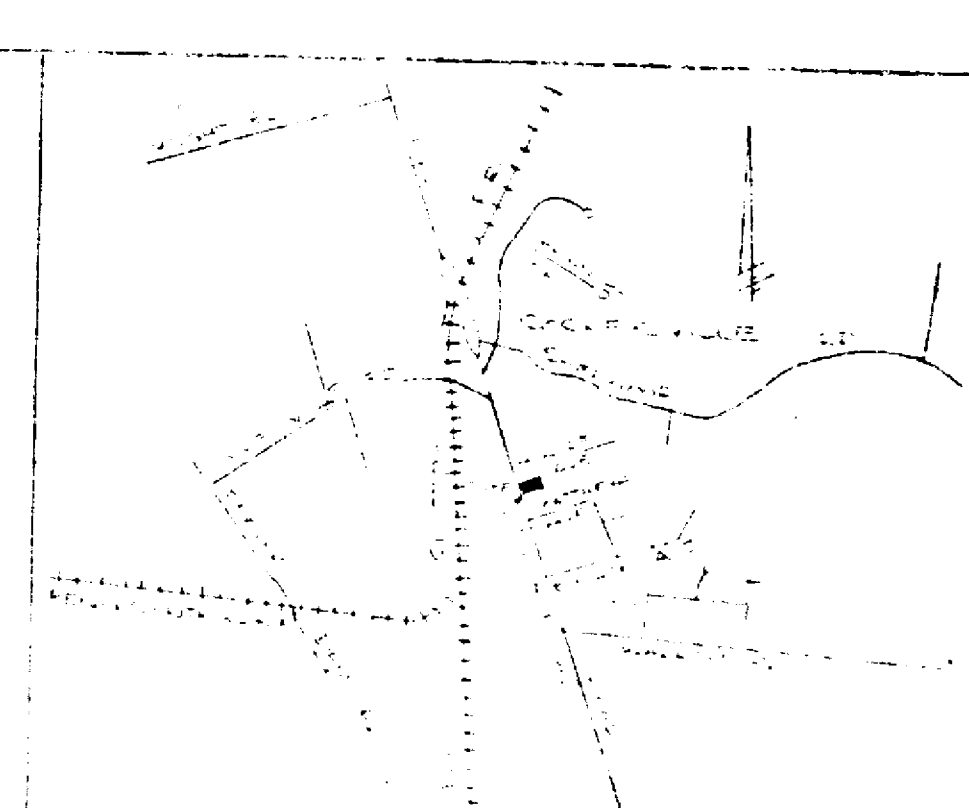


- NOTES:
1. AREA = 0.223 AC. 1
 2. EXIST. ZONING = DR 16
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 4. PROP. USE = GENERAL OFFICE
 5. OFF-STREET PARKING
 - 1ST FLOOR 875 ÷ 300 = 2.9
 - 2ND FLOOR 761 ÷ 500 = 1.5
 - 3RD FLOOR 875 ÷ 500 = 1.7
 - TOTAL PROVIDED = 5 SPACES
 - TOTAL REQUIRED = 6 SPACES
 - ALL PARKING SPACES 9'x12' MIN.

PLAN TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
ST. SELECTION DISTRICT
BALTIMORE COUNTY AND
CITY OF BALTIMORE

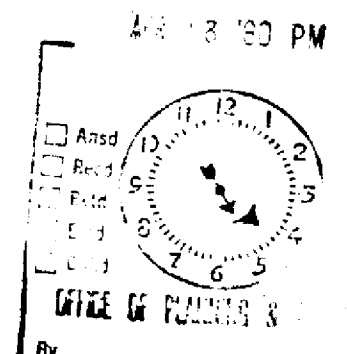
REV. 10/11/79 - BEARINGS REVERSED
4/1/80 - ENTRANCE REVISED

PREPARED BY
HARRIS & ASSOCIATES
205 E. JEFFERSON
BALTIMORE, MARYLAND 21201



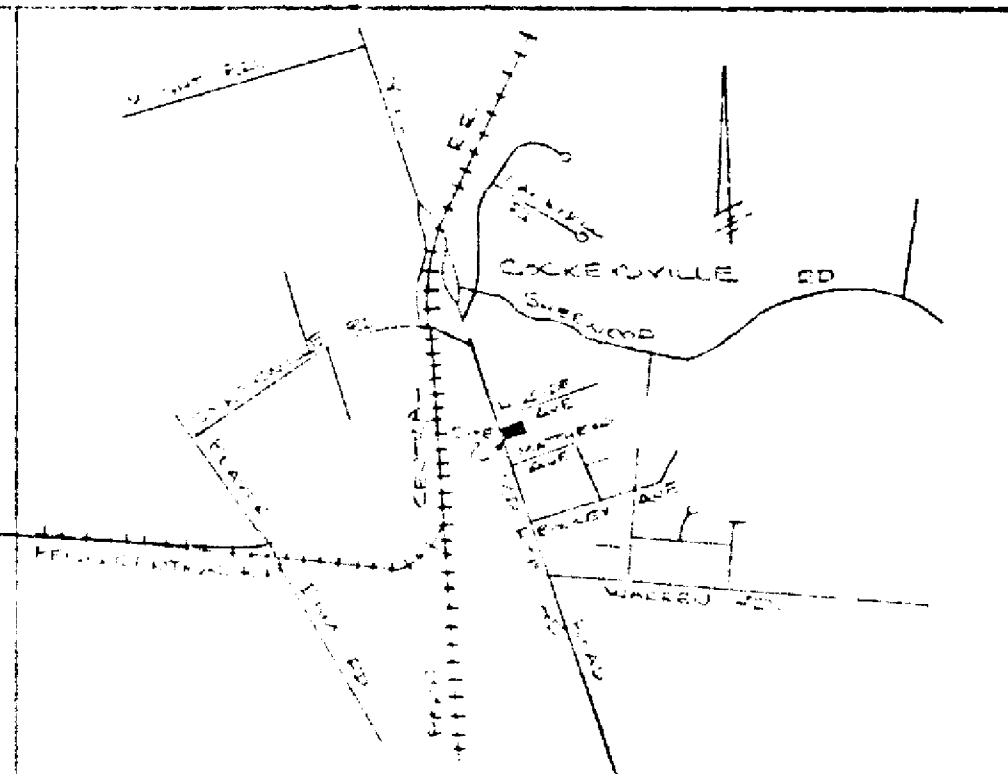
LOCATION MAP
SCALE: 1\"/>

REVISED PLANS

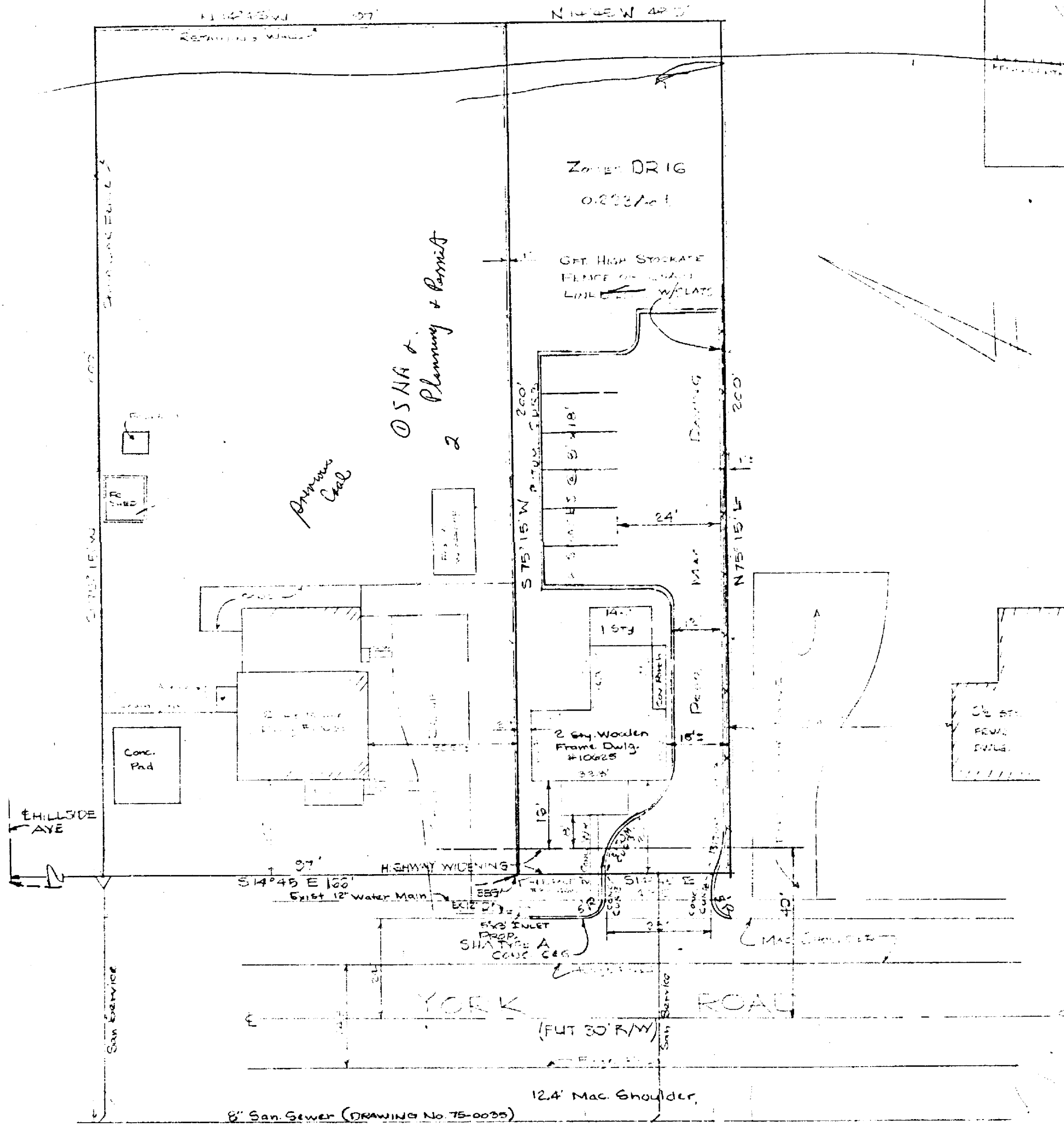


FILED 29
FOLDER 5897

FILED 29
FOLDER 5897



LOCATION MAP
Cockeville, TN



NOTES:

1. AREA = 0.223 AC. ±
2. EXIST. ZONING = DR 16
3. EXIST. USE = RESIDENCE
4. PROP. USE = GENERAL OFFICE
5. OFF-STREET PARKING
 - 1ST FLOOR $875 \div 300 = 2.9$
 - 2ND FLOOR $761 \div 500 = 1.5$
 - BSMT. STORAGE $875 \div 50 = 17.5$
 - TOTAL REQUIRED = 5 SPACES
 - TOTAL PROVIDED = 6 SPACES
 - ALL PARKING SPACES 9' x 18' MIN.

2/11/80
Approved by
[Signature]

PLAT TO ACCOMPANY
APPLICATION FOR
SPECIAL EXCEPTION & VARIANCE
OF ELECTION DISTRICT
BALTIMORE COUNTY AND
COUNTY OF OCT 1, 1979

REV. 12/11/77 - BEARINGS REVERSED

DESIGNED BY
[Signature]
[Signature]
[Signature]
[Signature]

