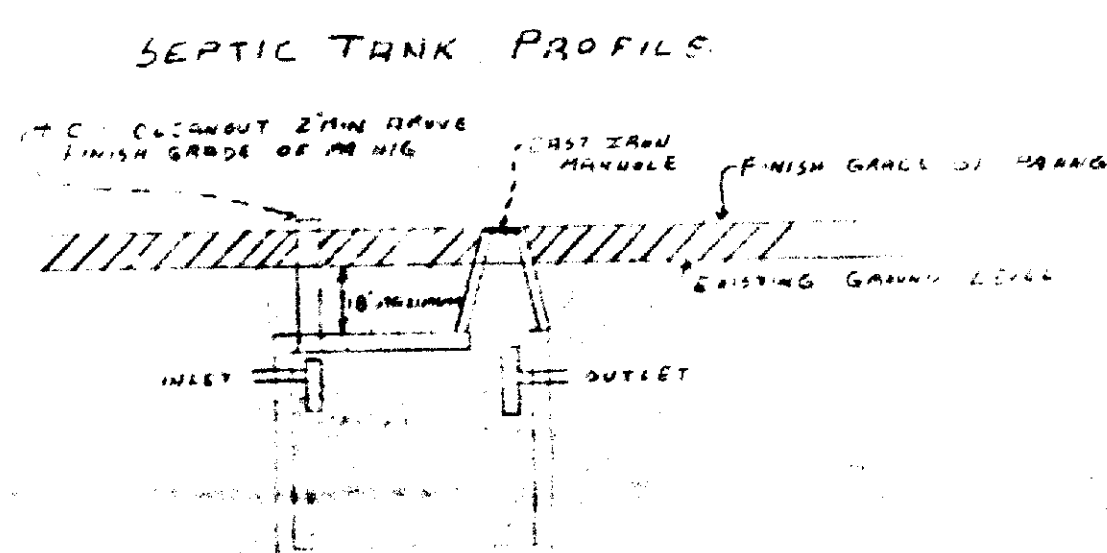
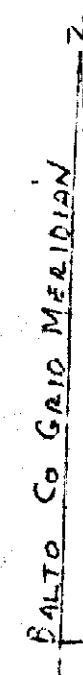




PLAT TO ACCOMPANY ZONING PETITION

OF

PROPERTY OF FRANK J McLEMMOTTEN

LOCATED

8TH DISTRICT - BALTIMORE CO MD

AREA = 0.133 OF AN ACRE

FOR

A VARIANCE IN A M L R ZONE

FOR A FRONT YARD SETBACK OF 18 FEET

IN LIEU OF 40 FEET (SEE 250.1)

AND

A SIDE YARD VARIANCE OF 0 FEET IN

LIEU OF 30 FEET AND A SUM OF 3

FEET IN LIEU OF THE SUM FOR BOTH

SIDES OF 60 FEET (SEE 250.2)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY L. Able
PLANNING
DATE 3/16/82
BY James E. [Signature]
ZONING COMMISSIONER
3/25/82

ZONED
B1

ROAD

OWNERS: FRANK J McDERMOTT & W.F.
213 RICKSWOOD RD 21093
DEED REF: EXHIBIT 6242-574, AND 622 2784-438
EXISTING ZONING: M-L R
PUBLIC WATER PRIVATE SEWER

PARKING DATA
1ST FLOOR - $70 \times 24 = 1680 \div 300 = 6$ SPACES
2ND FLOOR $16.3 \times 55 = 897 \div 500 = 2$ SPACES
8 SPACES REQUIRED
10 SPACES REQUIRED

EXISTING USE - RESIDENCE
PROPOSED USE - OFFICES.

SCREENING NOTE MARCH 19, 1981

JAN 18, 1982
JAN 18, 1982
NOV 25, 1981
OCT 27, 1981
OCT 16, 1981
OCT 15, 1981
OCT 1, 1981
JUNE 30, 1981
MARCH 30, 1981
MARCH 29, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

337-2, 3

PETITION FOR ZONING VARIANCE

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 Variance from Section 250.1 to permit a front setback of 18 feet in lieu of the required 40 feet and 250.2 to permit a side yard of 0 feet instead of 30 feet and a sum for both sides of 3 feet instead of the required 80 feet.

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

Impractical because of existing house on the existing lot does not allow enough room for proper setbacks.

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.

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: _____
(Type or Print Name)
Signature: Frank J. McDermott
Address: 213 Rickwood Rd.
City and State: Towson, Md. 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: Frank J. McDermott
Address: 213 Rickwood Rd.
City and State: Towson, Md. 21204
Phone No.: 252-2722
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of June, 1981, 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 6th day of August, 1981, at 9:30 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1981

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

ofo
Nicholas B. Conodari
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

Mr. & Mrs. Frank J. McDermott
213 Rickwood Road
Towson, Maryland 21204

RE: Item No. 182
Petitioner - Frank J. McDermott, et ux
Variance Petition

Dear Mr. & Mrs. McDermott:

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.

Because of your proposal to convert the existing dwelling to offices, these variances are required. I personally spoke to the Bureau of Highways, and it was determined that the 20 foot road, adjacent to the subject property, is not a public road. Because of this and through subsequent conversation with Mr. Mike Flanagan, Department of Traffic Engineering, he indicated that the revised plan, dated June 30, 1981, was satisfactory.

Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Health Department.

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.

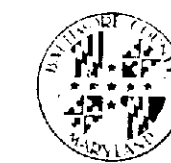
Very truly yours,

NICHOLAS B. CONODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURE

Enclosures

cc: Gerhold, Cross & Etzel
142 Delaware Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 11, 1981

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

RE: Item #182 (1980-1981)
Property Owner: Frank J. & Joan C. McDermott
N/S Shawan Rd. 187' W. of York Rd.
Acres: 0.138 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:

Shawan Road, an existing public road, is proposed to be improved, with a 52-foot roadway cross-section in the vicinity of this property (See Drawings #80-0564 and 0565, File 5), with additional future improvements proposed for Shawan Road as a State Highway Administration project.

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

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.

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.



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

May 19, 1981

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

Dear Mr. Hammond:

Comments on Item #182, Zoning Advisory Committee Meeting of April 14, 1981, are as follows:

Property Owner: Frank J. & Joan C. McDermott
Location: N/S Shawan Road 187' W. of York Road
Existing Zoning: MLR
Proposed Zoning: Variance to permit a front setback of 18' in lieu of the required 40', a side setback of 0' in lieu of the required 30' and a sum for both sides of 3' in lieu of the required 80'.
Acres: 0.138
District: 8th

The building is served by metropolitan water and private sewage disposal system, which appears to be inadequately sized. Prior to approval of a change of occupancy permit for the structure a septic tank and an additional seepage pit must be installed.

Very truly yours,
Ian J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

Item #182 (1980-1981)
Property Owner: Frank J. & Joan C. McDermott
Page 2
May 11, 1981

Water and Sanitary Sewer:

There is a public 10-inch water main in Shawan Road at this location (Drawing #34-0015, File 3).

Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage disposal facility.

Very truly yours,

ROBERT A. MORION, P.E., Chief
Bureau of Public Services

RAM:EAM:FW:SS

cc: Jack Wimbley
John Gast
George Wittman
File

V-RE Key Sheet
73 NW 7 Pos. Sheet
NW 19 B Topo
42 Tax Map



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

NORMAN E. GERBER
DIRECTOR

June 11, 1981

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 #182, Zoning Advisory Committee Meeting, April 14, 1981, are as follows:

Property Owner: Frank J. & Joan C. McDermott
Location: N/S Shawan Road 187' W. of York Road
Acres: 0.138
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.

All vehicular maneuvering must be within the property if the twenty foot Avenue is a public road. All parking areas must be paved.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
494-3950

NICHOLAS B. CONODARI
DIRECTOR

May 27, 1981

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

Item No. 182 - ZAC - Meeting of April 14, 1981
Property Owner: Frank J. & Joan C. McDermott
Location: N/S Shawan Road 187 feet west of York Road
Existing Zoning: MLR
Proposed Zoning: Variances to permit a front setback of 18' in lieu of the required 40', a side setback of 0' in lieu of the required 30' and a sum for both sides of 3' in lieu of the required 80'.

Acres: 0.138
District: 8th

Dear Mr. Hammond:

This site must have a minimum 24 foot wide entrance and a 20 ft. wide driveway. No parking lot will be approved that would require traffic to back into a public street.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

MSF/bza

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of August, 1981, that the herein Petition for Variance(s) to permit a front yard setback of eighteen feet in lieu of the required forty feet, a minimum side yard setback of zero feet in lieu of the required thirty feet, and a sum of the side yard setbacks of three feet in lieu of the required eighty feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Ten parking spaces shall be provided.
2. Wire fencing and four foot high compact evergreen screening shall be installed on the western property line to run from the building to the rear property line. The evergreens shall be maintained at a height of four feet.
3. A revised site plan, incorporating the above restrictions, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 22, 1981

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: Frank J. & Joan C. McDermott

Location: N/S Shawan Road 187' W. of York Road

Item No.: 182 Zoning Agenda Meeting of April 14, 1981

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 operation.

- 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.

REVIEWED BY: *George M. Wagoner* Noted and Approved: *George M. Wagoner*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1981

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

Z.A.C. Meeting of: April 14, 1981

RE: Item No: 182, 183, 184, 185, 186, 187, 188, 189
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,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Shawan Rd., 187' : OF BALTIMORE COUNTY
W of York Rd., 8th District

FRANK J. McDERMOTT, et ux, : Case No. 82-33-A
Petitioners

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
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 17th day of July, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. Frank J. McDermott, 213 Rickwood Road, Timonium, Maryland 21093, Petitioners.

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



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED JALOWSKI JR.
DIRECTOR

April 24, 1981

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

Dear Mr. Hammond:

Comments on Item # 182 Zoning Advisory Committee Meeting, April 14, 1981
are as follows:

Property Owner: Frank J. & Joan C. McDermott
Location: N/S Shawan Road 187' W of York Road
Existing Zoning: MLR

Proposed Zoning: Variance to permit a front setback of 18' in lieu of the required 40', a side setback of 0' in lieu of the required 30' and a sum for both sides of 3' in lieu of the required 80'.

Acres: 0.138
District: 8th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

- b. A building/_____ permit shall be required before beginning construction.

- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

- X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry fire-wall is required if construction is on the lot.

- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

- X G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

- X I. Comments: Provide masonry 2 hr firewall where building abuts property line - See item "F" above. There could be problems with exiting for a business occupancy due to the closeness of the side property line. A minimum of 36" would be required if exiting is proposed on the west side of the structure, along the property line. It is recommended the owner seek the services of a NOTE: These comments reflect only on the information provided by the drawing professional submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
Zoning Commissioner

Date: July 27, 1981

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition No. 82-33-A Item 182

Petition for Variance
North side of Shawan Road, 187 ft. West of York Road
Petitioner- Frank J. McDermott, et ux

Eighth District

HEARING: Thursday, August 6, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JCH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
Zoning Advisory Committee

Date: April 10, 1981

TO: Sharon M. Caplan
FROM: Economic Development Commission

SUBJECT: Item #182--Property Owner: Frank J. Joan C. McDermott
Location: N/S Shawan Road 187' W of York Road
Existing Zoning: MLR
Proposed Zoning: Variance to permit a front setback of 18' in lieu of the required 40' a side setback of 0' in lieu of the required 30' and a sum for both sides of 3' in lieu of the required 80'.

In recognition of Baltimore County's desire to foster a healthy economic growth we request the zoning offer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
Sharon M. Caplan

SMC: alc

PETITION FOR VARIANCE

8th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Shawan Road, 187 ft. West of York Road
DATE & TIME: Thursday, August 6, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 Variance to permit a front yard setback of 18 feet in lieu of the required 40 feet and a minimum side yard setback of 0 feet instead of 30 feet and a sum for both sides of 3 feet instead of the required 80 feet.

The Zoning Regulation to be excepted as follows:

Section 250.1 and 250.2 - Minimum front yard, side yard and sum of side yard setbacks in M.L.R. zone

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

BEING the property of Frank J. McDermott, et ux, as shown on the plat plan filed with the Zoning Department

Hearing Date: Thursday, August 6, 1981 at 9:30 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

CARL L. GERHOLD
PHILIP G. CROSS
JOHN F. ETZEL
WILLIAM D. WILSON
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

March 30, 1981

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the intersection of the north right of way line of Shawan Road with the west side of a 20 foot Avenue, said point of intersection being at a distance of 187 feet measured westerly along the north right of way line of Shawan Road from the center of York Road and thence leaving said Shawan Road and binding on the west side of said 20 foot Avenue, North 3 degrees 43 minutes 02 seconds West 200.26 feet to the south side of another 20 foot Avenue, thence binding on the south side of said last mentioned Avenue, South 87 degrees 24 minutes 13 seconds West 30 feet, thence leaving said Avenue and binding on the property line of the petitioners herein, South 3 degrees 43 minutes 02 seconds East 201.50 feet to the north right of way line of Shawan Road and thence binding on said right of way line of Shawan Road, North 85 degrees 01 minute 43 seconds East 30 feet to the place of beginning.

Containing 0.138 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed with the Zoning Department.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W.E. Hammond
Zoning Commissioner

July 27, 1981

Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 82-33-A, Item 182

Petition for Variance
North side of Shawan Road, 187 ft. West of York Road
Petitioner- Frank J. McDermott, et ux

Eighth District

HEARING: Thursday, August 6, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab



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

July 30, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. and Mrs. Frank J. McDermott
213 Rickwood Road
Timonium, Maryland 21093

RE: Petition for Variance
N/s Shawan Rd., 187' W of York Road
Case #82-33-A

Dear Mr. and Mrs. McDermott:

This is to advise you that \$65.00 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 100426

DATE 8/4/81 ACCOUNT 01-662

AMOUNT \$65.00

RECEIVED FROM Frank J. McDermott
FOR Posting & Advertising of Case #82-33-A

101111 4 55000

VALIDATION OR SIGNATURE OF CASHIER

Mr. and Mrs. Frank J. McDermott
213 Rickwood Road
Timonium, MD 21093

July 9, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/s of Shawan Rd., 187' W of York Road
Case #82-33-A

TIME: 9:30 A.M.

DATE: Thursday, August 6, 1981

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

August 18, 1981

Mr. & Mrs. Frank J. McDermott
213 Rickwood Road
Timonium, Maryland 21093

RE: Petition for Variance
N/S of Shawan Rd., 187' W of York
Road - 8th Election District
Frank J. McDermott, et ux -
Petitioners
NO. 82-33-A (Item No. 182)

Dear Mr. & Mrs. McDermott:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. Maurice Kearney
2 Shawan Road
Cockeysville, Maryland 21030

Mr. Kenneth Bosley
Box 334
Cockeysville, Maryland 21030

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

Petition for Variance 8TH DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Shawan Road, 187 ft. West of York Road
DATE & TIME: Thursday, August 18, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 Variance to permit a front yard setback of 18 feet in lieu of the required 40 feet and a minimum side yard setback of 0 feet instead of 30 feet and a sum for both areas of 18 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows: Section 200.1 and 200.2. Minimum front yard, side yard and sum of side yard setbacks in M.L.R. zone.

ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit: BEGINNING for the same at the intersection of the north right of way line of Shawan Road with the west side of a 20 foot Avenue, said point of intersection being at a distance of 187 feet measured westerly along the north right of way line of Shawan Road from the center of York Road and thence leaving said Shawan Road and binding on the west side of said 20 foot Avenue, North 3 degrees 43 minutes 02 seconds West 200.26 feet to the south side of another 20 foot Avenue, thence binding on the south side of said last mentioned Avenue, South 87 degrees 24 minutes 13 seconds West 30 feet, thence leaving said Avenue and binding on the property line of the petitioners herein, South 3 degrees 43 minutes 02 seconds East 201.50 feet to the north right of way line of Shawan Road and thence binding on said right of way line of Shawan Road, North 85 degrees 01 minute 43 seconds East 30 feet to the place of beginning.

Containing 0.138 of an Acre of land more or less. BEING the property of the petitioners herein as shown on a plat filed with the Zoning Department.

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

The Essex Times

Essex, Md., July 16, 1981

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 successive

weeks before the 16th day of

July, 1981

Publisher.

PETITION FOR VARIANCE 8th DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Shawan Road, 187 ft. West of York Road
DATE & TIME: Thursday, August 6, 1981 at 9:30 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 Variance to permit a front yard setback of 18 feet in lieu of the required 40 feet and a minimum side yard setback of 0 feet instead of 30 feet and a sum for both areas of 18 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows: Section 200.1 and 200.2. Minimum front yard, side yard and sum of side yard setbacks in M.L.R. zone.

ALL THAT PIECE OR PARCEL OF LAND situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit: BEGINNING for the same at the intersection of the north right of way line of Shawan Road with the west side of a 20 foot Avenue, said point of intersection being at a distance of 187 feet measured westerly along the north right of way line of Shawan Road from the center of York Road and thence leaving said Shawan Road and binding on the west side of said 20 foot Avenue, North 3 degrees 43 minutes 02 seconds West 200.26 feet to the south side of another 20 foot Avenue, thence binding on the south side of said last mentioned Avenue, South 87 degrees 24 minutes 13 seconds West 30 feet, thence leaving said Avenue and binding on the property line of the petitioners herein, South 3 degrees 43 minutes 02 seconds East 201.50 feet to the north right of way line of Shawan Road and thence binding on said right of way line of Shawan Road, North 85 degrees 01 minute 43 seconds East 30 feet to the place of beginning.

Containing 0.138 of an Acre of land more or less.

BEING the property of the petitioners herein as shown on a plat filed with the Zoning Department.

By Order of WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County

July 18, 1981

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 14, 1981

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., on the 14th day of

July, 1981, the last publication

appearing on the 16th day of July, 1981.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ 92

Mr. & Mrs. Frank J. McDermott
213 Rickwood Road
Timonium, Md. 21093

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 29th day of June, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Frank J. McDermott, et ux

Petitioner's Attorney

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: July 17, 1981

Posted for: Variance

Petitioner: Frank J. McDermott, et ux

Location of property: N/s Shawan Road, 187' West of York Road

Location of Signs: North side of Shawan Road, approx. 195' West of York Road

Remarks:

Posted by: J. J. Jung

Signature

Number of Signs: 1

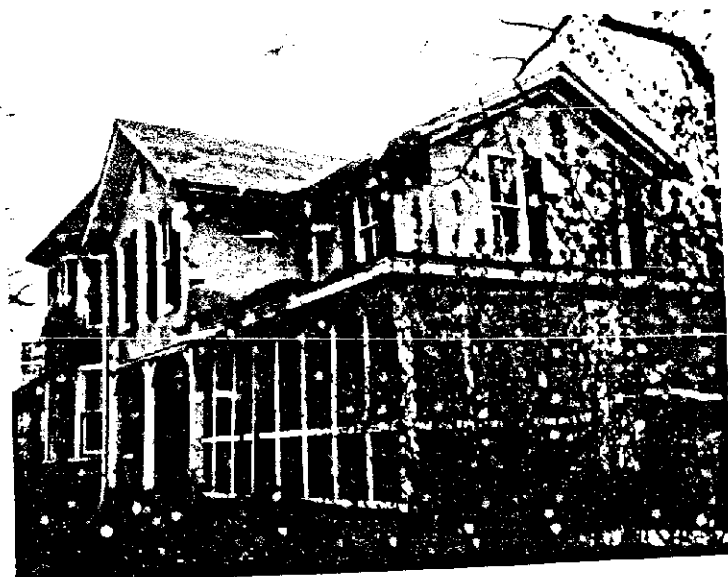
Date of return: July 23, 1981

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: DW

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

Previous case: _____ Map # _____

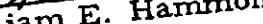


111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 1 day of April, 1981.*

Filing Fee \$ 25 Received: ✓ Check
 Cash

182


William E. Hammond, Zoning Commissioner

No. 096968

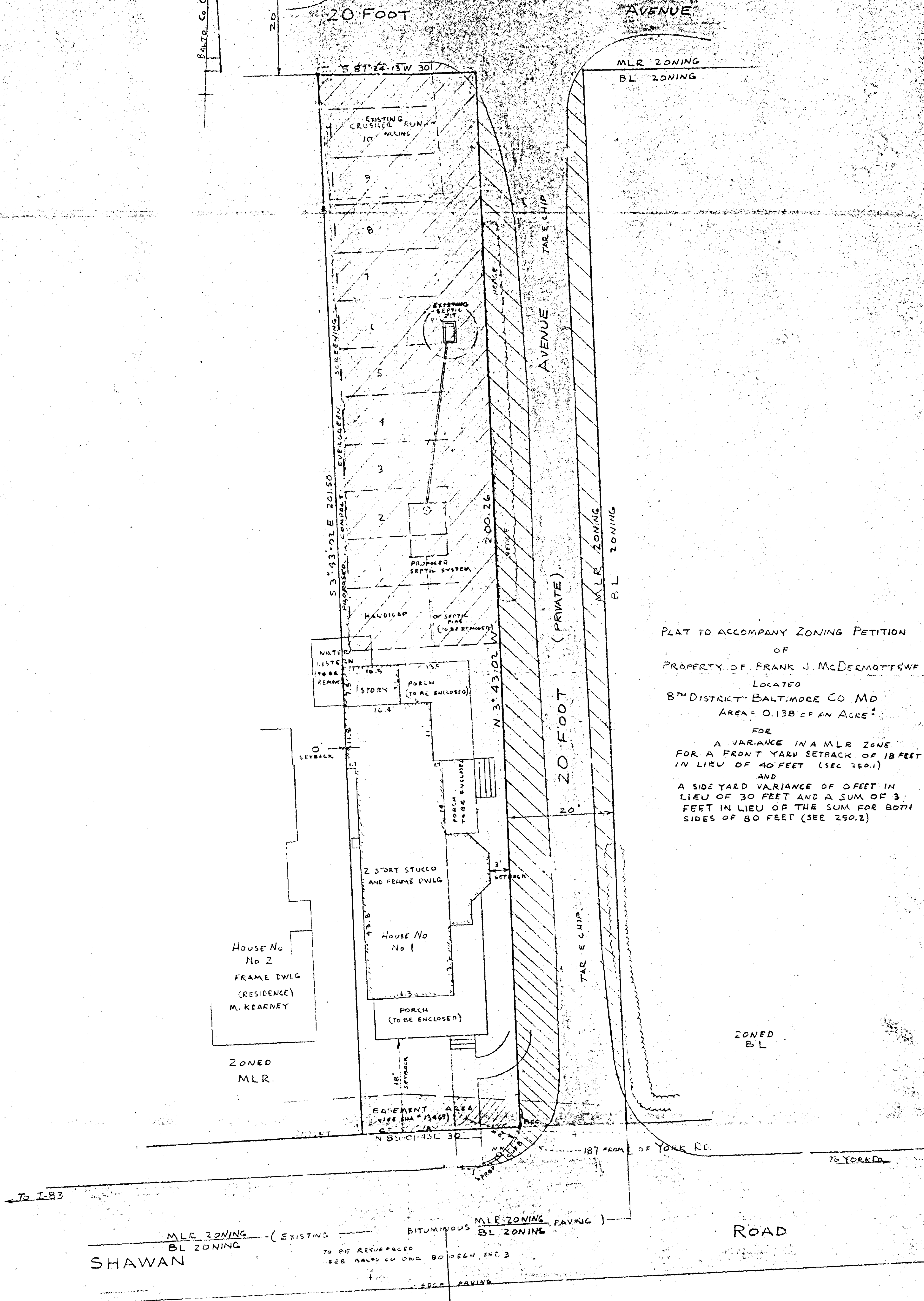
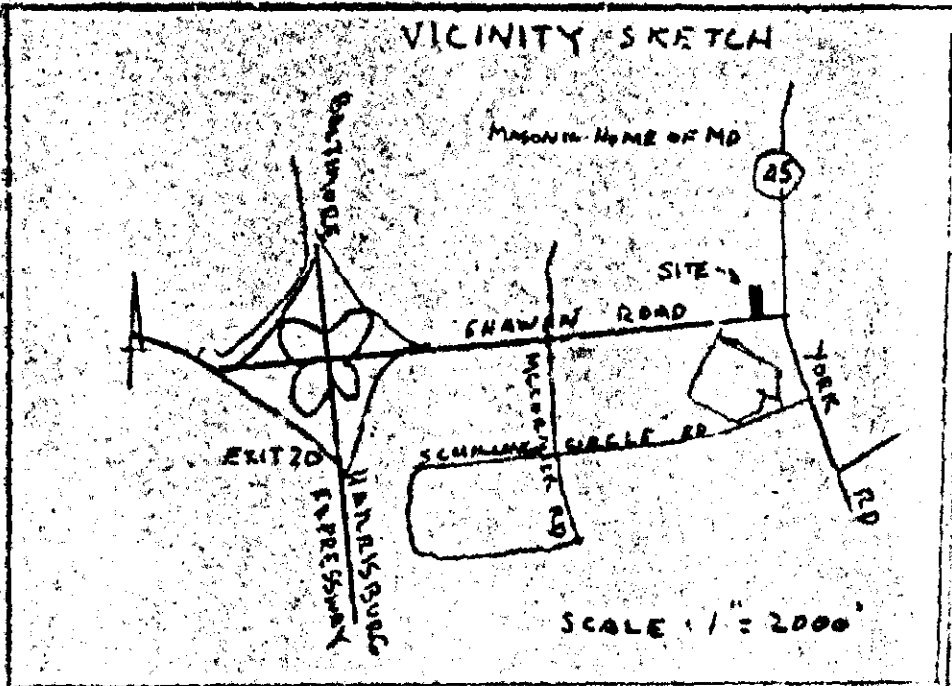
AMOUNT \$25.00

by M. Dornett
 red by DIT
 the Petition for assignment of a

75-433 6

25.00 ml

VALIDATION OR SIGNATURE OF CASHIER



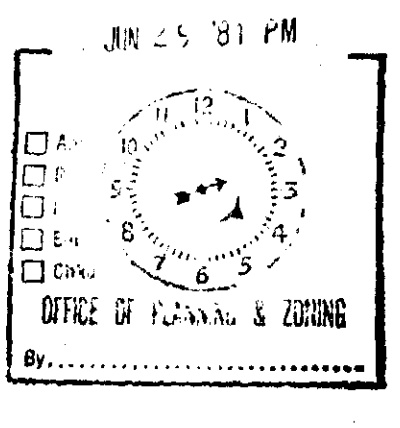
PLAT TO ACCOMPANY ZONING PETITION
OF
PROPERTY OF FRANK J. McDERMOTT & WIFE
LOCATED
8TH DISTRICT BALTIMORE CO MD
AREA = 0.138 OF AN ACRE
FOR
A VARIANCE IN A MLR ZONE
FOR A FRONT YARD SETBACK OF 18 FEET
IN LIEU OF 40 FEET (SEC 250.1)
AND
A SIDE YARD VARIANCE OF 0 FEET IN
LIEU OF 30 FEET AND A SUM OF 3
FEET IN LIEU OF THE SUM FOR BOTH
SIDES OF 80 FEET (SEE 250.2)

① PROPOSED PAVING NOTED THUS

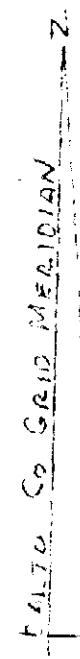
OWNERS: FRANK J. McDERMOTT & WIFE
213 RICKSWOOD RD 21093
DEED REF: EHK 16 624L-574, AND GLB 2784-438
EXISTING ZONING: MLR
PUBLIC WATER - PRIVATE SEWER

PARKING DATA
1ST FLOOR - 70X24 = 1680+300 = 6 SPACES
2ND FLOOR 16.3X55: 817+500 = 2 SPACES
8 SPACES REQUIRED
10 SPACES REQUIRED

EXISTING USE - RESIDENCE
PROPOSED USE - OFFICES



JUNE 30 1981
MARCH 30 1981
MARCH 29 1981
SCALE 1" = 10'
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



AVENUE

MLR ZONING
BL ZONING

AVENUE
TAR 9 CHIP

WLR ZONING	BI ZONING
------------	-----------

20 FOOT

742 5-4112

B L

PLAT TO ACCOMPANY ZONING PETITION
OF
PROPERTY OF FRANK J McDERMOTTOWE
LOCATED
8TH DISTRICT, BALTIMORE, CO MD
AREA = 0.138 OF AN ACRE.
FOR
A VARIANCE IN A MLR ZONE
FOR A FRONT YARD SETBACK OF 12 FEET
IN LIEU OF 40 FEET (SEC 350.1)
AND
A SIDE YARD VARIANCE OF 0 FEET IN
LIEU OF 30 FEET AND A SUM OF 3
FEET IN LIEU OF THE SUM FOR BOTH
SIDES OF 60 FEET (SEE 250.2)

SHAWAN

MLP ZONING
PL ZONING

ROAD

Additional

LANE

UNEE.

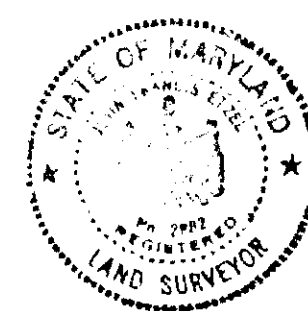
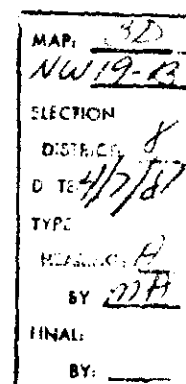
W1-722

CONSTRUCTION

OWNERS: FRANK J. McDERMOTT S.W.
2 BARKSWOOD RD. 21093
BIRD REP: PHIL 6846-574, AND JER 2784-949
EXISTING DRAINING: MILL
PUBLIC WATER PRIVATE SEWER

FARRINS, LITA
1ST FLOOR - 70x24 = 1680 sq. ft. 6 STAPLES
2ND FLOOR 16.3x55 = 917 = 500 = 2 STAPLES

EXISTING USE - RESIDENCE
PROPOSED USE OFFICES



SCALE 1"=10' MARCH 30 1981
MARCH 29 1981
GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Broadway Avenue
TOWSON, MARYLAND 21204