

# 22-125-XA 5-46 **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 Living quarters in second floor of commercial building designated as building number one

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: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s): Walter L. Stackus  
(Type or Print Name)  
Signature Walter L. Stackus  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 25th day of November, 1981, at 9:30 o'clock A.M.

Walter L. Stackus  
Zoning Commissioner of Baltimore County.

K.C.O.-No. 1 (over)

# 22-125-XA 5-46 **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 255.1 (238.2) to permit zero feet side yard and rear yard setbacks instead of the required 30 feet

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

If the mini warehouses have zero side yard and zero rear yard enough space will be provided for the County Fire Department to make their trucks accessible to the site. Fire Dept. required spaces to be relocated from BL zone to ML zone.

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 \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Legal Owner(s): Walter L. Stackus  
(Type or Print Name)  
Signature Walter L. Stackus  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 25th day of November, 1981, at 9:30 o'clock A.M.

Walter L. Stackus  
Zoning Commissioner of Baltimore County.

(over)

## **BALTIMORE COUNTY**

## **ZONING PLANS**

## **ADVISORY COMMITTEE**



## **PETITION AND SITE PLAN**

## **EVALUATION COMMENTS**

## **BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

November 17, 1981

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

cc: Nicholas B. Comodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
County Parks Commission  
County Health Department  
County Planning Department  
County Building Department  
County Department of Education  
County Administration  
County Industrial Development

Mr. Walter Stackus  
19 Cockeysville Road  
Cockeysville, Maryland 21030

RE: Item No. 46  
Petitioner - Walter Stackus  
Special Exception & Variance Petitions

Dear Mr. Stackus:

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.

This combination hearing is required as a result of your proposal to construct warehouse buildings on the side and rear property lines in lieu of the required 30 foot setback and to locate an apartment in the existing commercial building.

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

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. Comodari  
NICHOLAS B. COMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bac

Enclosures

cc: Hudkins Associates, Inc.  
200 East Joppa Road  
Towson, Maryland 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

September 22, 1981

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

Re: Item #46 (1981-1982)  
Property Owner: Walter L. Stackus  
S/S Cockeysville Rd. 275' N/W of centerline of York Rd.  
Acres: 0.62 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:

Cockeysville Road, an existing public road, is proposed to be improved in the future as a 42-foot closed section roadway on a 60-foot right-of-way.

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.

Item #46 (1981-1982)  
Property Owner: Walter L. Stackus  
Page 2  
September 22, 1981

### Water and Sanitary Sewer:

There are public 8 and 30-inch water mains and 8-inch public sanitary sewerage in Cockeysville Road.

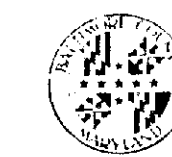
Very truly yours,

Robert A. Morton, P.E.  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:PWR:ss

cc: Jack Wimbley

V-SE Key Sheet  
67 & 68 NW 6 Pos. Sheets  
NW 17 B Topo  
42 Tax Map



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

NORMAN E. CERBER  
DIRECTOR

October 26, 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 #46, Zoning Advisory Committee Meeting, September 1, 1981, are as follows:

Property Owner: Walter L. Stackus  
Location: S/S Cockeysville Road 275' N/W of centerline of York Road  
Acres: 0.62  
District: 8th

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

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

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



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

STEPHENE COLLINS  
DIRECTOR

September 24, 1981

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

Re: ZAC Meeting of September 1, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for

items number 41 to 46.

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineering Associate II

MSF/clj

46  
Stackus  
11/25

ORDER RECEIVED FOR FILING

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 should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of December, 1981, that the herein Petition for Special Exception for living quarters on the second floor of a commercial building, designated as Building No. 1, in accordance with the site plan prepared by Hudkins Associates, Inc., revised November 20, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of December, 1981, that the herein Petition for Variance(s) to permit a side yard setback and rear yard setback of zero feet in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and condition of the accompanying Special Exception Order.

*Jan M. H. Jones*  
Deputy Zoning Commissioner of  
Baltimore County

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

September 4, 1981

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

Dear Mr. Hammond:

Comments on Item 46, Zoning Advisory Committee Meeting of September 1, 1981, are as follows:

Property Owner: Walter L. Stackus  
Location: S/S Cockeysville Road 275' N/W of centerline of York Road  
Existing Zoning: BL & ML  
Proposed Zoning: Special exception for living quarters in second floor of commercial building designated as building number one and Variance to permit a 0' side yard and rear yard setback in lieu of the required 30' and to permit 0 parking spaces for retail sales area in lieu of the required 9 parking spaces.

Acres: 0.62  
District: 8th

Metropolitan water and sewer are available.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

*Jan J. Forrester*  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

BHS:mgf

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. REINCKE  
CHIEF

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: Walter L. Stackus

Location: S/S Cockeysville Road 275' N/W of centerline of York Road

Item No.: 46

Zoning Agenda Meeting of September 1, 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 100 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.

REVIEWER: *Paul H. Reincke*  
Planning Group  
Special Inspection Division

Noted and Approved: *George M. McManis*  
Fire Prevention Bureau

/mb

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE :  
S/S Cockeysville Rd., 275' : OF BALTIMORE COUNTY  
NW of centerline of York Rd., :  
8th District :  
WALTER L. STACKUS, Petitioner : Case No. 82-128-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*  
Peter Max Zimmerman  
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of November, 1981, a copy of the foregoing Order was mailed to Mr. Walter L. Stackus, 19 Cockeysville Road, Baltimore, Maryland 21030, Petitioner.

*John W. Hesian, III*  
John W. Hesian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning

Date: October 30, 1981

SUBJECT: Petition No. 82-128-XA Item 46

Petition for Special Exception and Variance  
South side of Cockeysville Road, 275' Northwest of centerline of York Road  
Petitioner- Walter L. Stackus

Eighth District

HEARING: Wednesday, November 25, 1981 (9:30 A.M.)

If granted, it is requested that details of landscaping be submitted to and approved by the Division of Current Planning and Development.

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

NEG:JGH:ab

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3000

TED ZALEMIR

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

Dear Mr. Hammond:

Comments on Item #46 Zoning Advisory Committee Meeting, September 1, 1981 are as follows:

Property Owner: Walter L. Stackus  
Location: S/S Cockeysville Road 275' N/W of centerline of York Road  
Existing Zoning: BL & ML  
Proposed Zoning: Special Exception for living quarters in second floor of commercial building designated as building number one and Variance to permit a 10' side yard and rear yard setback in lieu of the required 30' and to permit 0 parking spaces for retail sales area in lieu of the required 9 parking spaces.  
Acres: 0.62  
District: 8th

The items checked below are applicable:

- 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.
- A building permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 opening permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 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 211.
- Comments - A change to mixed uses R-2 residential and S-1 storage is necessary. Fire separation and Building Code Requirements have been discussed with Plans Review.

NOTE: These comments reflect only on the information provided by the drawing 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.

Very truly yours,  
*Charles E. Burnham*  
Charles E. Burnham, Chief  
Plans Review

rrj/

CEB:rrj

# PETITION FOR SPECIAL EXCEPTION AND VARIANCE

8th DISTRICT

ZONING: Petition for Special Exception and Variance  
 LOCATION: South side of Cockeysville Road, 275 ft. Northwest of centerline of York Road  
 DATE & TIME: Wednesday, November 25, 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 Special Exception for living quarters in second floor of commercial building designated as building number one; and Variance to permit a zero feet side yard and rear yard setbacks instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 255.1 (238.2) - Minimum side and rear yard setbacks in a B.M. Zone

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

Being the property of Walter L. Stackus, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, November 25, 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

COLUMBIA OFFICE  
 WALTER PARK  
 Registered Surveyor  
 Phone 730 9060

TOWSON OFFICE  
 HUDKINS ASSOCIATES, INC.  
 Engineers, Surveyors and  
 Landscape Architects  
 200 EAST JOPPA ROAD  
 ROOM 101, SHELL BUILDING  
 TOWSON, MARYLAND 21204  
 PHONE: 828 9050

BEL AIR OFFICE  
 J. GERALD WOLFF  
 Landscape Architect  
 Phone 834-0888

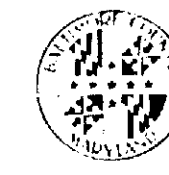
DESCRIPTION TO ACCOMPANY APPLICATION FOR VARIANCE AND SPECIAL EXCEPTION:

Beginning for the same at a point in the center of Cockeysville Road said point being distant 275 feet ± northwesterly measured along the centerline of said Cockeysville Road from the intersection formed by the centerline of said Cockeysville Road with the centerline of York Road thence binding on the centerline of said Cockeysville Road North 63 1/2 degrees West 111 feet thence South 1 degree West 298.75 feet thence North 87 1/2 degrees East 100 feet thence North 1 degree East 244.25 feet to the place of beginning. Containing 0.69 acres of land more or less minus all that land zoned B.L. along the Cockeysville Road frontage of this site.

For variance saving and excepting that portion of lot zoned BL-CNS.

For Special Exception saving and excepting that portion of lot zoned ML-1M.

Malcolm E. Hudkins  
 Registered Surveyor #5095



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

November 18, 1981

Mr. Walter L. Stackus  
 19 Cockeysville Road  
 Cockeysville, Maryland 21030

RE: Petition for Special Exception & Variance  
 S/S Cockeysville Rd. 275' NW of centerline  
 of York Rd.  
 Case #82-128-XA

Dear Mr. Stackus:

This is to advise you that \$66.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, 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. 102655

DATE 11/24/81 ACCOUNT 01-662

AMOUNT \$66.50

RECEIVED FROM ENID E. STACKUS

FOR Posting & Advertising of Case #82-128-XA

340 425 24 66.50

VALIDATION OR SIGNATURE OF CARRIER

Mr. Walter L. Stackus  
 19 Cockeysville Road  
 Cockeysville, MD 21030

October 23, 1981

## NOTICE OF HEARING

RE: Petitions for Special Exception & Variance  
 S/S Cockeysville Rd., 275' NW of centerline  
 of York Road  
 Case #82-128-XA Item #46

TIME: 9:30 A.M.

DATE: Wednesday, November 25, 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

December 28, 1981

Mr. Walter L. Stackus  
 19 Cockeysville Road  
 Cockeysville, Maryland 21030

RE: Petitions for Special Exception  
 and Variances  
 S/S of Cockeysville Rd., 275' NW of  
 the centerline of York Rd. - 8th  
 Election District  
 Walter L. Stackus - Petitioner  
 NO. 82-128-XA (Item No. 46)

Dear Mr. Stackus:

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

Very truly yours,

JEAN M.H. JUNG  
 DEPUTY ZONING COMMISSIONER

JMHJ/mc

Attachments

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

Mr. Walter Stackus  
 19 Cockeysville Road  
 Cockeysville, Md. 21030

Hudkins Associates, Inc.  
 200 East Joppa Road  
 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 1st day of September, 1981.

Petitioner: Walter L. Stackus

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: 11-6-81  
 Posted for: SPECIAL EXCEPTION & VARIANCE  
 Petitioner: WALTER L. STACKUS  
 Location of property: S/S of COCKEYSVILLE RD. 275' NW of CENTERLINE OF YORK RD.  
 Location of Signs: SOUTH SIDE OF COCKEYSVILLE RD. APPROX. 335' NORTH OF CENTERLINE OF YORK RD.  
 Remarks:  
 Posted by: J. Jung  
 Number of Signs: 2 Date of return: 11-13-81

Petition For  
 Special  
 Exception  
 And Variance

LOCATION: South side of Cockeysville Road, 275 ft. Northwest of centerline of York Road.

DATE & TIME: Wednesday, November 25, 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 Special Exception for living quarters in second floor of commercial building designated as building number one; and Variance to permit a zero feet side yard and rear yard setbacks instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 255.1 (238.2) - Minimum side and rear yard setbacks in a B.M. Zone

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

Beginning for the same at a point in the center of Cockeysville Road said point being distant 275 feet ± northwesterly measured along the centerline of said Cockeysville Road from the intersection formed by the centerline of said Cockeysville Road with the centerline of York Road thence binding on the centerline of said Cockeysville Road North 63 1/2 degrees West 111 feet thence South 1 degree West 298.75 feet thence North 87 1/2 degrees East 100 feet thence North 1 degree East 244.25 feet to the place of beginning. Containing 0.69 acres of land more or less minus all that land zoned B.L. along the Cockeysville Road frontage of this site.

For variance saving and excepting that portion of lot zoned BL-CNS.

For Special Exception saving and excepting that portion of lot zoned ML-1M.

Being the property of Walter L. Stackus, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 25, 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

The Times

Middle River, Md., Nov 4, 1981

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 4th day of

November, 1981.

30 25 J. D. O'Neil, Jr. Publisher.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 5, 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., once in each

of one successive weeks before the 4th day of

November, 1981, the first publication

appearing on the 5th day of November

1981.

THE JEFFERSONIAN,

B. Leach, Jr., Manager.

Cost of Advertisement, \$.....

## PETITION FOR SPECIAL EXCEPTION AND VARIANCE 8th DISTRICT

ZONING: Petition for Special Exception and Variance  
 LOCATION: South side of Cockeysville Road, 275 ft. Northwest of centerline of York Road  
 DATE & TIME: Wednesday, November 25, 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 Special Exception for living quarters in second floor of commercial building designated as building number one; and Variance to permit a zero feet side yard and rear yard setbacks instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 255.1 (238.2) - Minimum side and rear yard setbacks in a B.M. Zone

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

Beginning for the same at a point in the center of Cockeysville Road said point being distant 275 feet ± northwesterly measured along the centerline of said Cockeysville Road from the intersection formed by the centerline of said Cockeysville Road with the centerline of York Road thence binding on the centerline of said Cockeysville Road North 63 1/2 degrees West 111 feet thence South 1 degree West 298.75 feet thence North 87 1/2 degrees East 100 feet thence North 1 degree East 244.25 feet to the place of beginning. Containing 0.69 acres of land more or less minus all that land zoned B.L. along the Cockeysville Road frontage of this site.

For variance saving and excepting that portion of lot zoned BL-CNS.

For Special Exception saving and excepting that portion of lot zoned ML-1M.

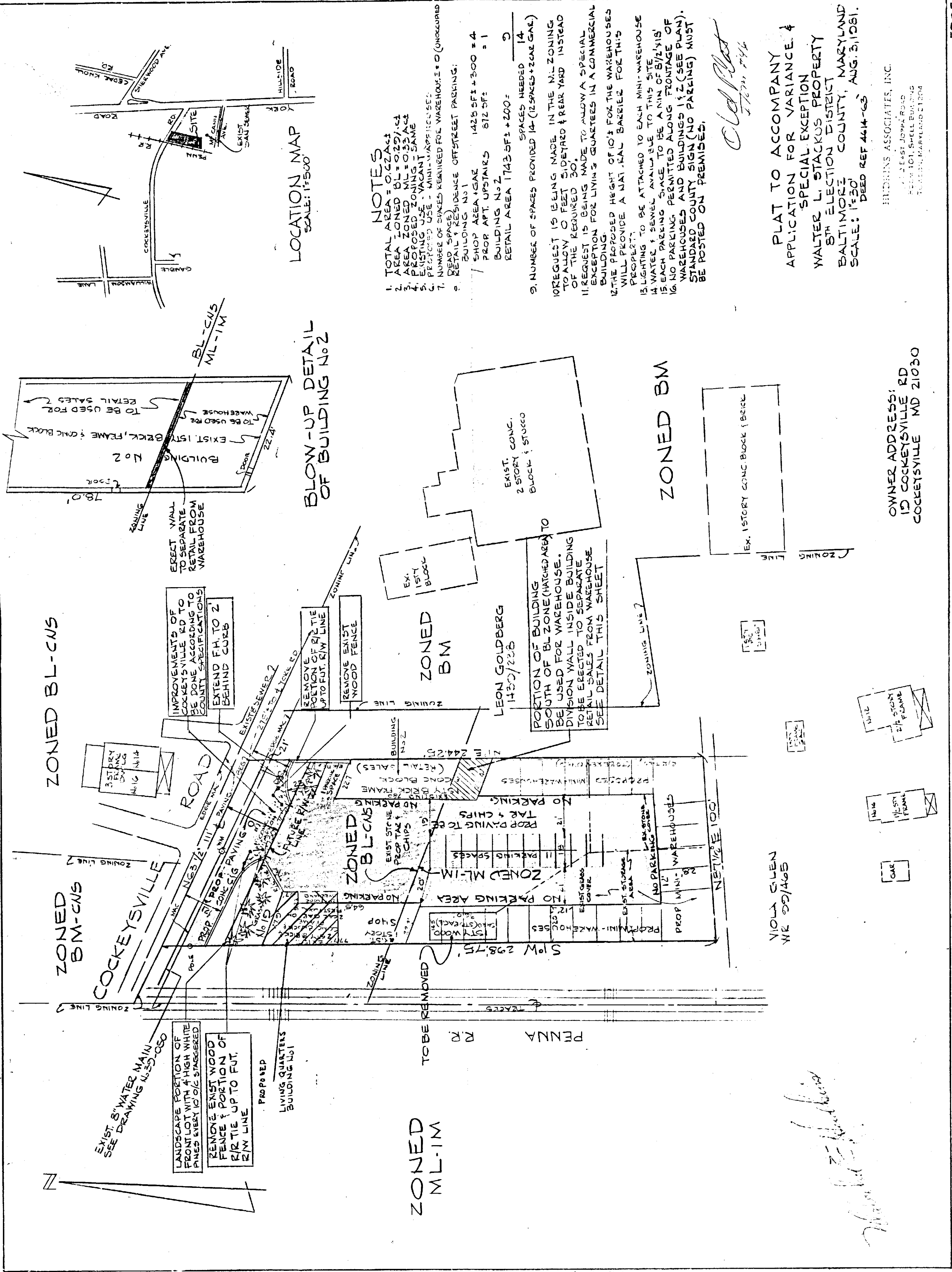
Being the property of Walter L. Stackus, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, November 25, 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

## PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Well 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:<br>ZC, BA, CC, CA                   |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>DL</i>                          |          |    |          |    |           |    |         |    |           |    |
| Previous case: 75-48 R - adj. Map #             |          |    |          |    |           |    |         |    |           |    |

Revised Plans:  
 Change in outline or description Yes  
 No



NOTES

1. TOTAL AREA = 0.22 AC
2. AREA ZONED BL-CUS 0.22 AC
3. AREA ZONED ML-1M 0.22 AC
4. EXISTING BUILDING SAME
5. PROPOSED USE - MINI-WAREHOUSE
6. NUMBER OF SPACES REQUIRED FOR WAREHOUSE = 0 (UNOCCUPIED)
7. RETAIL (RESIDENCE OFF-STREET PARKING)
8. BUILDING NO. 1
9. SHOP AREA 1425 SF + 300 = 4
10. BUILDING NO. 2 1743 SF + 200 = 9
11. RETAIL AREA 1743 SF + 200 = 9
12. NUMBER OF SPACES PROVIDED 14 (12 SPACES + 2 CAR GAR)
13. REQUEST IS BEING MADE IN THE ML-ZONING TO ALLOW 0 FEET SIDEYARD & REAR YARD INSTEAD OF THE REQUIRED 30.
14. REQUEST IS BEING MADE TO ALLOW A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING.
15. THE PROPOSED HEIGHT OF 10' FOR THE WAREHOUSE WILL PROVIDE A NATURAL BARRIER FOR THIS PROPERTIES.
16. LIGHTING TO BE ATTACHED TO EACH MINI-WAREHOUSE
17. WATER & SEWER AVAILABLE TO THIS SITE
18. EACH PARKING SPACE TO BE A MIN OF 8 1/2 X 15'
19. NO PARKING PERMITTED ALONG FRONTAGE OF WAREHOUSE AND BUILDING 1 & 2 (SEE PLAN).
20. STANDARD COUNTY SIGN (NO PARKING) MUST BE POSTED ON PREMISES.

PLAT TO ACCOMPANY  
APPLICATION FOR VARIANCE &  
SPECIAL EXCEPTION  
WALTER L. STACKUS PROPERTY  
8TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30'  
DEED REF 4414-63

HINDS ASSOCIATES, INC.  
113 E. 10TH AVE.  
P.O. BOX 101, SHILL BUILDING  
BALTIMORE, MARYLAND 21204

OWNER ADDRESS:  
10 COCKEYSVILLE RD  
COCKEYSVILLE MD 21030

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

Your Petition, as been received this 21st day of August, 19 81  
Filing Fee \$ 50.00 Received: ☒ Check  
☐ Cash  
☐ Other

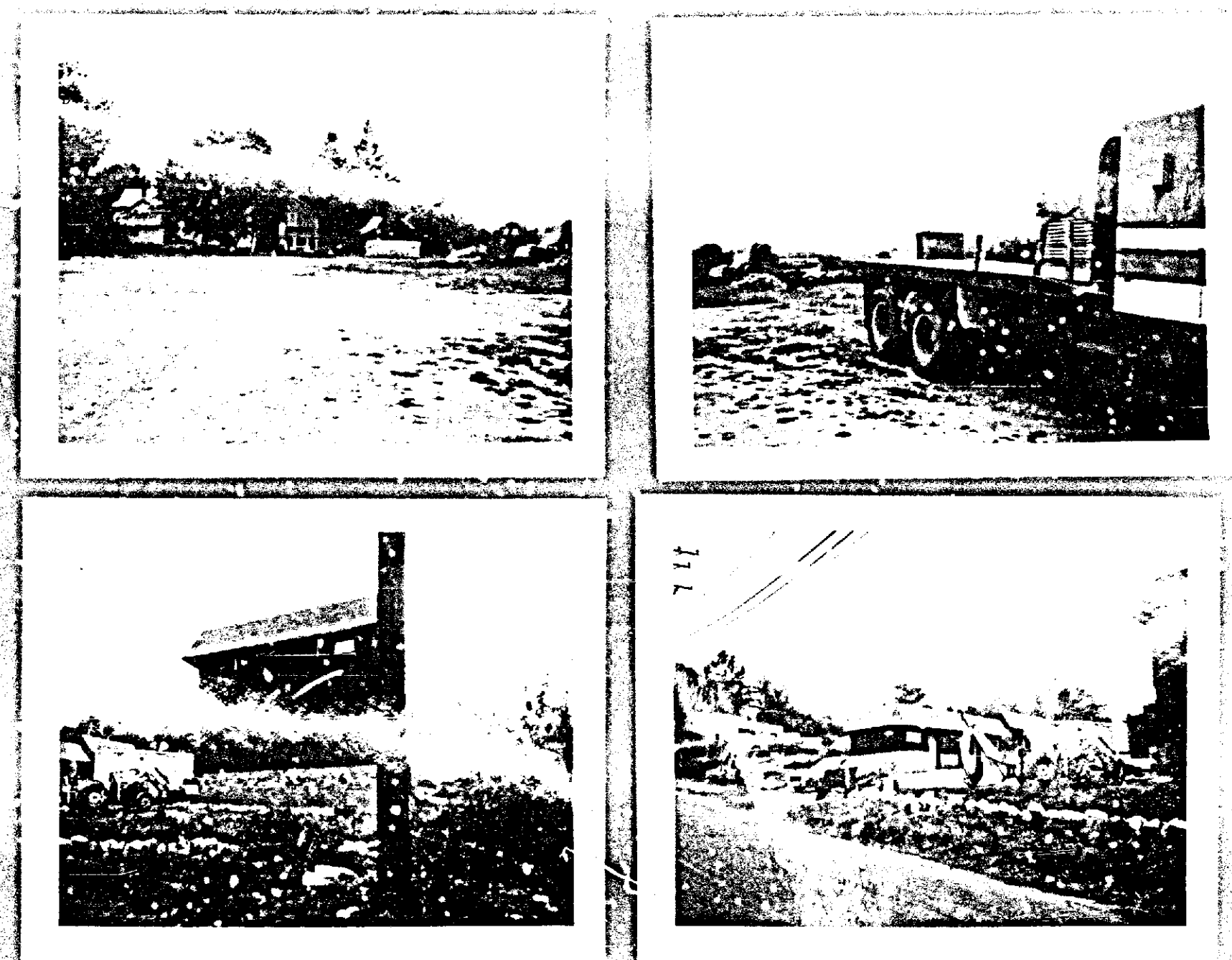
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

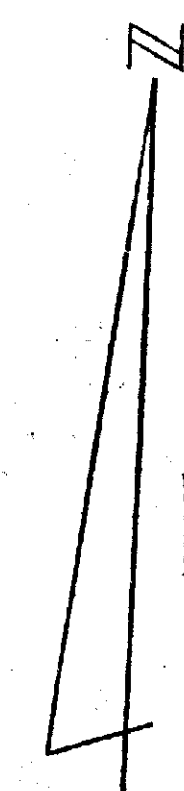
No. 101680  
d by E. Hammond  
swed by John E. Starks  
of the Petition for assignment of a

DATE 10/21/81 ACCOUNT 01-662  
AMOUNT \$26X00 \$50.00

RECEIVED FROM Enid E. Starks  
FOR Filing Fee for Case #82-128-XA (Stackus)

VALIDATION OR SIGNATURE OF CASHIER





ZONED  
ML-1M

EXIST. 8" WATER MAIN  
SEE DRAWING 1639-QSO

LANDSCAPE PORTION OF  
FRONT LOT WITH 4" HIGH WHITE  
PINES EVERY 10' O/C STAGGERED

REMOVE EXIST WOOD  
FENCE & PORTION OF  
R/R TIE UP TO FUT.  
R/W LINE

PROPOSED

LIVING QUARTERS  
BUILDING NO. 1

TO BE REMOVED

PENNA RR

ZONED  
BM-CNS

COCKEYSVILLE

ZONED BL-CNS

3 STORY  
FRAME DWLG  
No. 16 No. 14

ROAD

IMPROVEMENTS OF  
COCKEYSVILLE RD TO  
BE DONE ACCORDING TO  
COUNTY SPECIFICATIONS

EXTEND FH. TO 2'  
BEHIND CURB

ERECT WALL  
TO SEPARATE  
RETAIL FROM  
WAREHOUSE

BLOW-UP DETAIL  
OF BUILDING No. 2

REMOVE  
PORTION OF R/R TIE  
UP TO FUT. R/W LINE

REMOVE EXIST  
WOOD FENCE

PROVIDE CURB CUTS  
FOR HANDICAPPED

INSTALL HANDICAPPED EX.  
SIGN

ZONED  
BM

HANDICAPPED PARKING  
SPACE

LEON GOLDBERG  
1430/238

PORTION OF BUILDING  
SOUTH OF BL ZONE (HATCHED AREA) TO  
BE USED FOR WAREHOUSE.  
DIVISION WALL INSIDE BUILDING  
TO BE ERECTED TO SEPARATE  
RETAIL SALES FROM WAREHOUSE  
SEE DETAIL THIS SHEET

ZONED BM

EX. 1 STORY CONC. BLOCK & BRICK

VIOLA GLEN  
WR 99/465

REVISED PLANS

NOV 1980

82-12-XA

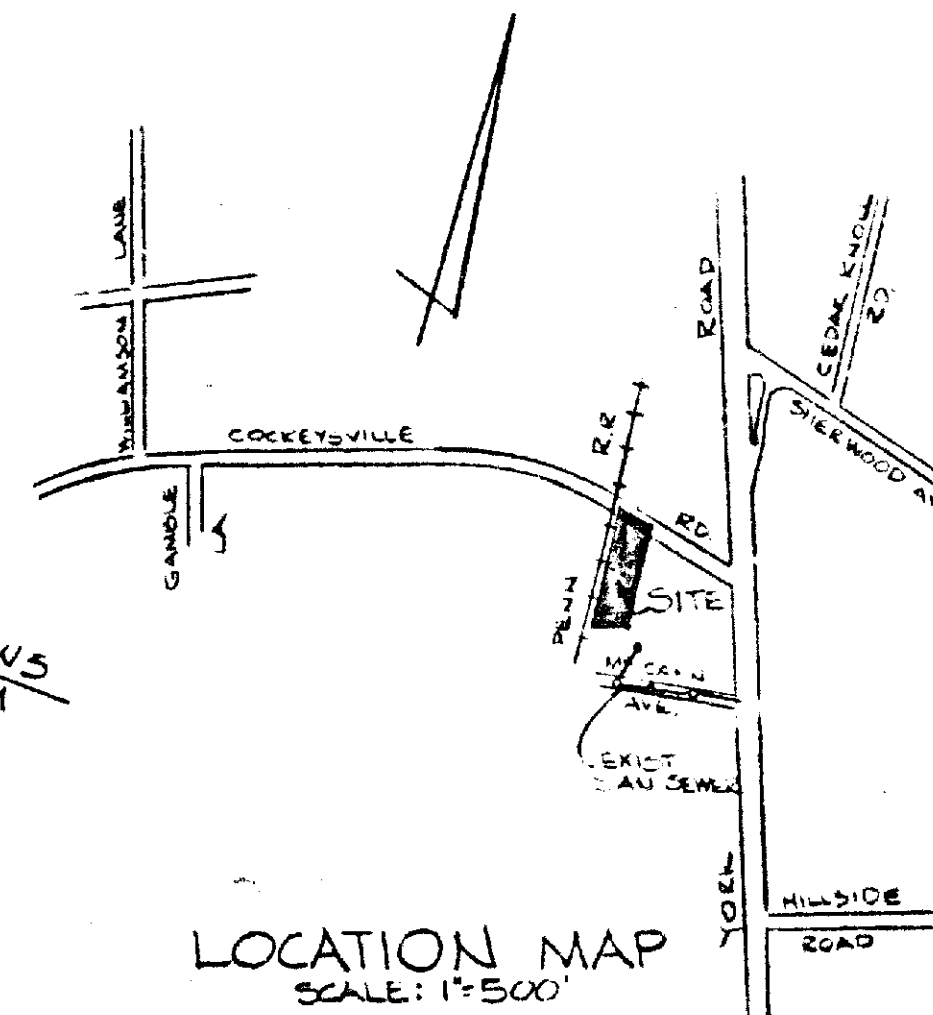
ITEM #46

CAR

1 1/2 STORY  
FRAME

2 1/2 STORY  
FRAME

OWNER ADDRESS:  
10 COCKEYSVILLE RD  
COCKEYSVILLE MD 21030



LOCATION MAP  
SCALE: 1"=500'

### NOTES

1. TOTAL AREA = 0.62 AC
2. AREA ZONED BL = 0.29 AC
3. AREA ZONED ML = 0.33 AC
4. PROPOSED ZONING - SAME
5. EXISTING USE - VACANT
6. PROPOSED USE - MINI-WAREHOUSES
7. NUMBER OF SPACES REQUIRED FOR WAREHOUSE = 0 (UNOCCUPIED DEAD SPACE)
8. RETAIL & RESIDENCE OFFSTREET PARKING:  
BUILDING NO. 1  
SHOP AREA + GAR 1428 SF + 300 = 4  
PROP. APT. UPSTAIRS 812 SF = 1  
BUILDING NO. 2  
RETAIL AREA 1743 SF + 200 = 0  
SPACES NEEDED 14
9. NUMBER OF SPACES PROVIDED 14 (12 SPACES + 2 CAR GAR)  
(ONE PARKING SPACE IS RESERVED FOR HANDICAPPED)
10. REQUEST IS BEING MADE IN THE ML ZONING TO ALLOW 0 FEET SIDEYARD & REAR YARD INSTEAD OF THE REQUIRED 30'.
11. REQUEST IS BEING MADE TO ALLOW A SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING.
12. THE PROPOSED HEIGHT OF 10' FOR THE WAREHOUSES WILL PROVIDE A NATURAL BARRIER FOR THIS PROPERTY.
13. LIGHTING TO BE ATTACHED TO EACH MINI-WAREHOUSE
14. WATER & SEWER AVAILABLE TO THIS SITE
15. EACH PARKING SPACE TO BE A MIN OF 8 1/2' X 15'
16. NO PARKING PERMITTED ALONG FRONTAGE OF WAREHOUSES AND BUILDINGS 1 & 2 (SEE PLAN). STANDARD COUNTY SIGN (NO PARKING) MUST BE POSTED ON PREMISES.

PLAT TO ACCOMPANY  
APPLICATION FOR VARIANCE &  
SPECIAL EXCEPTION  
WALTER L. STACKUS PROPERTY  
8TH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=30' AUG. 3, 1981  
DEED REF 4614-63 REV. NOV. 20, 1981

HUDNINS ASSOCIATES, INC.

110 EAST JEFFERSON ROAD  
FLOOR 101, SHELL BUILDING  
TOWSON, MARYLAND 21204

EXISTING WD. FENCE TO BE RELOCATED BEHIND CURB  
PROPOSED CONC. CURB

NEW TREES (PER ZONING REQ.) 4" H. WHITE PINES EVERY 10' @ 1/8" STAGGERED

EXISTING WOOD FENCE TO REMAIN DURING CONSTRUCTION ONLY  
HAY BALS AROUND BASIN FOR SEDIMENT & RUN-OFF CONTROL DURING CONSTRUCTION

NEW BITUMINOUS PAVING TO EDGE OF PHASE II PLANTING WITH RAIL ROAD TIE CURB, ENDEDED  
SEDIMENT BASIN DURING CONSTRUCTION

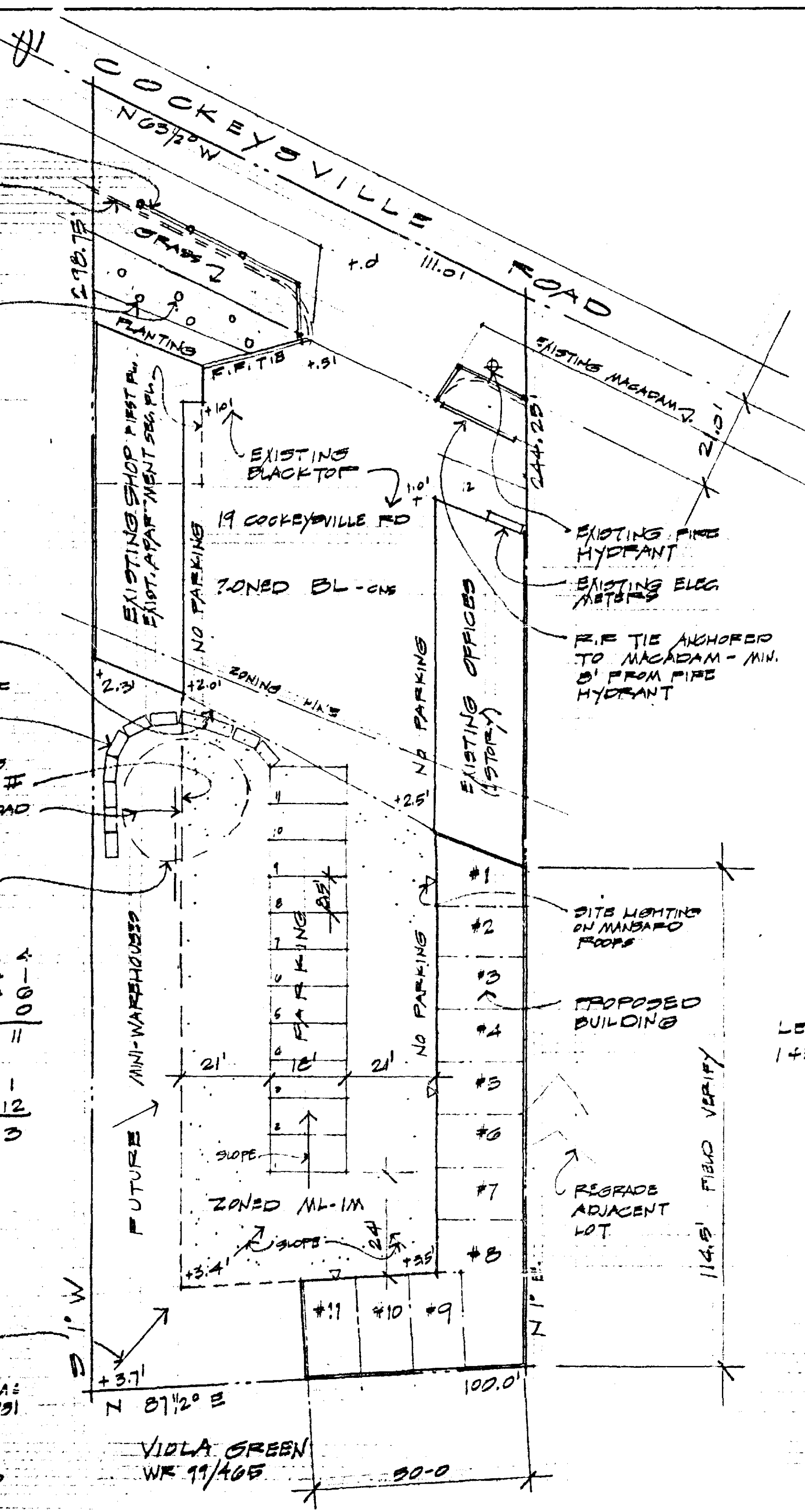
PARKING DATA:  
SHOP AREA (1425 ± 200)  
APARTMENT OFFICES (1740 ± 200)  
MINI-WAREHOUSES  
TOTAL 11

PROVIDED:  
PRIVATE GARAGE SITE  
TOTAL 12

RAIL ROAD TRACK RIGHT-WAY

SLOPE PLANTING AWAY FROM ADJACENT PROPERTIES

SITE INFORMATION FROM:  
PLAT DATED AUG. 30, 1991  
PREPARED BY  
HUCKINS ASSOC., INC.  
200 BRIDGEPATH RD.  
DEED PR. # 4014-00



PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY A. E. Ogle  
DATE 8/8/83  
BY [Signature]  
DATE 11/82  
ZONING COMMISSIONER  
82-128 XA  
C-895-83

Revised  
895-83  
8/1/87

- ZONING VARIANCE INFO:
1. VARIANCE GRANTED FOR ZERO SET BACK AT SIDE AND REAR YARDS IN "ML-1M ZONE ON 12.28.81"
  2. FIRE DEPT. REQ'D PARKING FOR OFFICES TO BE RELOCATED IN "ML-1M"
  3. PETITION # 82-128-XA (ITEM 40)

NOTE:  
1. SPOT ELEVATIONS / FC FROM 00' CADDUM AT STREET, TO SHOW BASIC SLOPE OF EXISTING AND PROPOSED GRADING.  
2. CONTRACTOR TO ADJUST NEW CONSTRUCTION TO CONFORM TO INTENT SHOWN.

SITE PLAN SCALE: 1" = 20'  
BALTIMORE COUNTY, MD.

APPLICATION # 50579-C  
DISTRICT D  
SEDIMENT CONTROL REV. 7.21.83

HQO ARCHITECTS-DESIGNERS  
1515 BELONA AVE.  
LUTHERVILLE, MD 21033 282-4833

MINI-WAREHOUSES FOR  
MR. WALTER STACKUS  
17 COCKEYSVILLE RD., COCKEYSVILLE, MD. 21030

SITE PLAN

13 JULY 1983  
REV. 12 JULY 1983  
29 JULY 1983  
A-1  
P.A.A.