

PETITION FOR SPECIAL HEARING 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve --

An amendment to the original site plan filed with Case No. 80-240-1ASPH to change the configuration of proposed building and add a third story and ECL 4/1/82 to amend restriction #1 to allow a four foot screen fence in lieu of the required four foot high evergreen screen planting outside and east of the alley to the rear.

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

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 828-9441

Legal Owner(s):
F. Vernon Booser
(Type or Print Name)
Signature
Edward C. Covahey, Jr.
(Type or Print Name)
Signature
614 Bosley Ave., Towson, MD 21204
Address
828-9441
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Edward C. Covahey, Jr.
Name
614 Bosley Ave., Towson, MD 21204 828-9441
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of March, 1982, 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 108, County Office Building in Towson, Baltimore County, on the 15th day of April, 1982, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER
SW corner of York Rd. and
Harding St., 8th District
OF BALTIMORE COUNTY
F. VERNON BOOSER, et al, : Case No. 82-222-SPH
Petitioners

ORDER TO ENTER APPEARANCE

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 therefor, and of the passage of any preliminary or final Order in connection therewith.

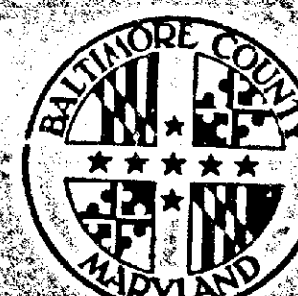
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 23rd day of March, 1982, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire and Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Petitioners.

John W. Hession, III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS



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

N. AMAN E. GERBER
DIRECTOR

March 25, 1982

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 #130, Zoning Advisory Committee Meeting, January 26, 1982, are as follows:

Property Owner: F. Vernon Booser, et al
Location: SW/cor. York Road and Harding Street
Acres: 0.338 acres
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.

The driveway should provide for a connection to parking area on the south side of the property.

Very truly yours,

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

JLW:sh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-222-SPH

This office is opposed to the 3rd floor addition and believes that such a neighbor as proposed by the petitioner would not be appropriate in such close proximity to the adjacent homes; further, this office continues to request that evergreen compact planting be provided.

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

NEG:JGH:mcc

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Md. 21204

JET Engineering Associates
5012 Harford Road
Baltimore, 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 March, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: F. Vernon Booser, et al

Petitioner's Attorney: Edward C. Covahey, Jr., Esq. reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 7, 1982

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

ofo
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

RE: Item No. 130

Petitioner: F. Vernon Booser, et al
Special Hearing Petition

Dear Mr. Covahey:

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.

In view of your proposal to change the configuration and enlarge the proposed office building to be constructed on the southwest corner of York Road and Harding Street, this request to amend the previous hearing (Case #80-240-1ASPH) is required.

One of the restrictions in the previous order stated that screen planting should be provided along the east side of the alley in the rear. After a number of conversations with Mr. Booser, concerning this matter, it was finally decided that a request would be made to amend this restriction and provide a screen fence in lieu of planting. Since your engineer, Mr. John Tabak, is unaware of this, I suggest that you discuss this matter prior to the scheduled hearing.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENCLOSURES
cc: JET Engineering Associates
5012 Harford Road
Baltimore, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 11, 1982

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

Re: Item #130 (1981-1982)
Property Owner: F. Vernon Booser, et al
S/W corner York Rd. and Harding Street
Acres: 0.338 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in connection with the Zoning Advisory Committee review of this property for Zoning Item 164 (1979-1980) remain valid and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 130 (1981-1982).

Very truly yours,

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

RAM:EAM:FWR:ss

cc: Jack Wimbley

Attachment

S-NE Key Sheet
S/W NW 4 Pos. Sheet
NW 15 A Topo
S1 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fact that: to amend the site plan filed in Case No. 80-240-XASPH to change the configuration of the proposed building would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not be detrimental to the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of July, 1982, that to amend the site plan filed in Case No. 80-240-XASPH to change the configuration of the proposed building by adding a third story, in accordance with the site plan prepared by JRT Engineering Associates, dated March 26, 1982, and marked Petitioner's Exhibit 2, is approved and, as such, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The building shall have the appearance of being two stories as viewed from York Road and meet all requirements of a Class B office building as defined in the Baltimore County Zoning Regulations.
2. The entrance shall be increased to 24 feet.
3. The site plan shall indicate the location of any dumpster.
4. A revised site plan, incorporating the aforementioned restrictions, shall be submitted for approval by the Maryland Department of Transportation, the Department of Traffic Engineering, 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.

IT IS FURTHER ORDERED that to amend the site plan in the aforementioned case to remove restriction No. 1 to permit a four-foot screen fence in lieu of the required four-foot evergreen screen planting outside and east of the alley to the rear is hereby DENIED.

Jan M. J. Jones
Deputy Zoning Commissioner of
Baltimore County

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

Re: Item #164 (1979-1980)
Property Owner: John C. & Florence M. Eichler
S/W cor. York Rd. and Harding St.
Existing Zoning: DR 15
Proposed Zoning: Special Exception for offices and
Variance to permit a setback of a DR 15 - DR 3.5
zone line of 50' in lieu of the required 75' and a
front setback of 10' in lieu of the required 30'.
Acres: 0.338 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.

Harding Street, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including additional fillet area for sight distance at the intersection as indicated and any necessary reversible easements for slopes, will be required in connection with any development of this property.

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

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the unimproved 12-foot residential alleys contiguous to the rear of these lots 7 through 12, Block "G", shown on the plat "Timonium Heights", recorded M.P.C. 7, Folio 82.

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.

Item #164 (1979-1980)
Property Owner: John C. & Florence M. Eichler
Page 2
March 25, 1980

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 nuisance 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 Sewers:

Public water supply and sanitary coverage are serving the present dwelling; the Petitioner is responsible for the cost of capping and plugging the water and sanitary sewerage service connections if not used to serve the proposed 2-story office building.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, P.E.
Chief, Bureau of Engineering

ENCLOSURE

cc: J. Wimbley
J. Somers

B-M Key Sheet
57 M 4 Pos. Sheet
M 15 A Topo
51 Tax Map



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

January 29, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of Jan. 26, 1982
ITEM: 130.
Property Owner: F. Vernon Booser, et al
Location: SW/Cor. York Rd.
Route 45 and Harding Street
Existing Zoning: R.O.
Proposed Zoning: Special
Hearing to amend the original
site plan filed with Case No.
80-240 XASPH to change the
configuration of proposed
building and add a third
story.
Acres: 0.338
District: 8th

Dear Mr. Hammond:

On review of the site plan of October 26, 1981 and field inspection, the State Highway Administration finds no adverse effects to York Road by the proposed office building.

The site plan clearly shows all access will be by way of Harding Street.

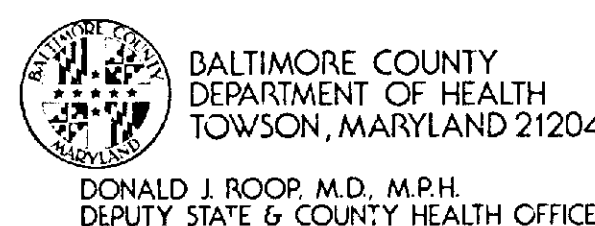
Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

January 29, 1982

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

Dear Mr. Hammond:

Comments on Item 130, Zoning Advisory Committee Meeting of January 26, 1982, are as follows:

Property Owner: F. Vernon Booser, et al
Location: SW/Cor. York Road and Harding Street
Existing Zoning: R.O.
Proposed Zoning: Special Hearing to amend the original site plan filed with Case No. 80-240 XASPH to change the configuration of proposed building and add a third story.

Acres: 0.338
District: 8th

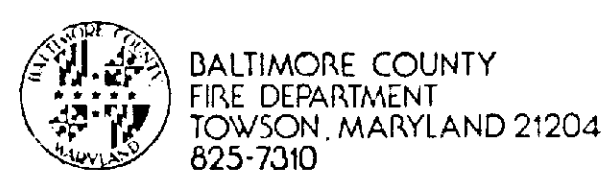
Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

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

LJF:ru



PAUL H. REINCKE
CHIEF

February 24, 1982

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: F. Vernon Booser, et al

Location: SW corner York Road and Harding Street

Item No.: 130

Zoning Agenda: Meeting of January 26, 1982

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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.

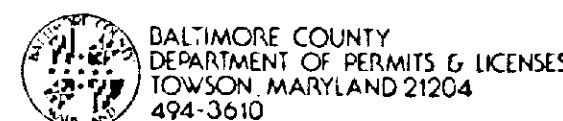
() 6. Site plans are approved, as drawn.

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

REVIEWED: *Paul H. Reincke* 7/6/82
Planning Group
Special Inspection Division

Noted and
Approved: *James E. Hammond*
Fire Prevention Bureau

/mb



TED ZALESKI JR.
DIRECTOR

February 26, 1982

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

Dear Mr. Hammond:

Comments on Item #130 Zoning Advisory Committee Meeting, are as follows:

January 26, 1982

Property Owner: F. Vernon Booser, et al
Location: SW/corner York Road and Harding Street
Existing Zoning: R.O.
Proposed Zoning: R.O.

Acres: 0.338
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.

X 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.

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

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 firewall is required if construction is on the lot line.

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

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 211.

X I. Comments - Please be aware of the elevator requirements in building's over two story in the Maryland State Handicapped Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not 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

CZB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 22, 1982

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

Z.A.C. Meeting of: January 26, 1982

RE: Item No.: 126, 127, 128, 129, 130, 131, 132, 133
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/dp
Borough - C-1
82-2-22-84
4/15

72-536
Feb 18 1982
COV & BOOZER
March 19, 1982

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

March 19, 1982

AREA CODE 301
829-8441

Zoning Office
for Baltimore County
Court House
Towson, MD 21204

RE: Petition for Special Hearing
S/W cor. of York Rd. and Harding Street
F. Vernon Boozer, et al - Petitioners
Case No. 82-222-SPH

Gentlemen:

I am in receipt of a notice setting in the above-captioned hearing for Thursday, April 15, 1982. However, both of the property owners in this matter are attorneys and neither will be available for hearing on April 15, 1982 and accordingly, it would be appreciated if the Zoning Commissioner's Office could coordinate telephonically with the undersigned a date for hearing on this matter.

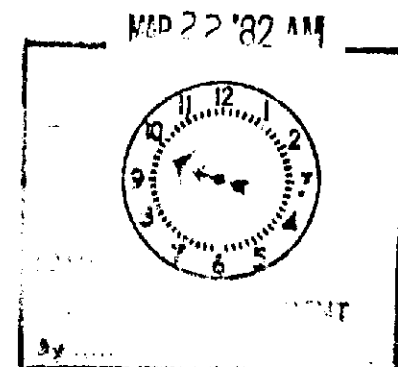
Thank you.

Very truly yours,

Edward C. Covahey, Jr.

ECC/pa

3/22/82
I spoke w/ Mr. Covahey
& he advised someone
would be at the hearing.
Do NOT cancel.
JEL



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 15, 1982

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/corner of York Rd. & Harding St. -
8th Election District
F. Vernon Boozer, et al - Petitioners
NO. 82-222-SPH (Item No. 130)

Dear Mr. Covahey:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

March 16, 1982

NOTICE OF HEARING

RE: Petition for Special Hearing
SW/cor. of York Rd. & Harding Street
F. Vernon Boozer, et al - Petitioners
Case #82-222-SPH

TIME: 10:00 A.M.

DATE: Thursday, April 15, 1982

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 5, 1982

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SW/corner York Rd. & Harding St.
8th Election District
F. Vernon Boozer, et al - Petitioners
NO. 82-222-SPH (Item No. 130)

Dear Mr. Covahey:

This is to advise you that \$61.22 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/mc

PETITION FOR SPECIAL HEARING

8th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: Southwest corner of York Road and Harding Street
DATE & TIME: Thursday, April 15, 1982, at 10:00 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 Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the original site plan filed with Case #80-240-XASPH to change the configuration of proposed building and add a third story and to amend restriction #1 to allow a four foot screen fence in lieu of the required four foot high evergreen screen planting outside and east of the alley to the rear.

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

Being the property of F. Vernon Boozer, et al, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, April 15, 1982 at 10:00 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

engineering associates
5012 harford road
baltimore, md. 21214
444-4020

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 a point on the westernmost side of York Road as widened, a distance of 141 ft. more or less from the centerline of Harding Street and running thence and binding on the westernmost side of York Road as widened, North 13 degrees 27 minutes 51 seconds West 100.93 ft., thence a 25 ft. radius leaving York Road and joining the southerly side of Harding Street with a curve length of 39.27 ft. and a chord bearing of North 63 degrees 27 minutes 51 seconds West, thence along the southerly side of Harding Street, South 71 degrees 32 minutes 9 seconds West, 92.86 ft., thence South 18 degrees 27 minutes 51 seconds East, 125.93 ft., thence North 71 degrees 32 minutes 9 seconds East, 117.86 ft. to the point of beginning.

Containing 0.338 Acres of land more or less.

Note: This description is not to be used for conveyance purposes.



145398
This deed made this 22nd day of March 1940 between Prudential Co-op Realty Co Inc : tial Cooperative Realty Company Inc a body corporate duly
Deed to : incorporated under the laws of the State of Maryland party
Charles T Brennan & wf : of the first part and Charles Thomas Brennan and Jennie
State Tax 309 : Brennan his wife of Monaton Maryland parties of the second
U.S. Stamp 504 :
part
Witnesseth that in consideration of the sum of five dollars (\$5.00) and other good and
valuable considerations this day paid the receipt whereof is hereby acknowledged and of the
performance of the covenants agreements and conditions hereinafter referred to the said party
of the first part does hereby grant and convey unto the said parties of the second part as
separate by the entireties their assigns the survivor or them his or her heirs and assigns
subject to the covenants agreements and conditions hereinafter referred to the said party
hereinafter referred to all that lot of ground situate in Baltimore County State of Maryland
and more particularly described or referred to as follows
Lots Number Seven (7) and Eight (8) in Section "C" of the development known as Timonium
delights as shown on Plat of same recorded in the office of the clerk of the Circuit Court
for Baltimore County in Plat Liber 25 folio 73
Being the same lots and parcels of ground included in a deed dated January 6 1930 and
recorded among the Land Records of Baltimore County in Liber L Mol M No 840 folio 541 which
was granted and conveyed by Mutual Cooperative Realty Company Inc to the within grantor
Together with the buildings and improvements thereupon and the rights appurtenant ways waters
privileges easements and advantages to the same belonging or in anywise appertaining
To have and to hold the above granted property unto and to the use of the said parties
of the second part as tenants by the entireties and assigns the survivor or them his or
her heirs and assigns forever in fee simple subject however to the following covenants and
agreements which are hereby entered into by the said parties of the second part their heirs
and assigns with the said party of the first part as part of the consideration for this deed
1- At no time shall any part of the said land be used or occupied for the manufacture brew-
ing distilling or sale of spirituous or malt liquors nor shall the said lots or any part
thereof or any building erected thereon at any time hereafter be used or occupied as a bone-
boiling establishment tannery slaughter-house glue soap candle starch or gunpowder manufac-
tory or for any other offensive or dangerous purposes
2- That the said lots or buildings thereon shall never be rented leased or sold transferred
or conveyed to nor shall the same be occupied exclusively by any negro or colored person or
person of negro blood
3- That no sign for advertising purposes shall be erected or placed thereon
4- That all buildings erected thereon shall be placed and set back not less than ten feet
(10') from the street line provided that steps windows porches and other projections appur-
tenant thereto may be within said distance
5- That there shall not be erected upon any portion of said premises any dwelling costing
less than Two Thousand Dollars (\$2,000.00)
6- That there shall be no violation of the usual nuisance clause
And the said party of the first part subject to the above referred to restrictions condi-
tions covenants agreements easements reservations and rights covenants that it has not done
or suffered to be done any act matter or thing whatsoever to encumber the property hereby
conveyed that it will warrant specially the land and premises hereby granted and conveyed

and that it will execute such further assurances of said land and premises as may be requi-
site
In witness whereof the said party of the first part has hereunto affixed its corporate
seal and caused these presents to be signed by its President and attested by its Treasurer
this day and year first above written
Attest : Prudential Cooperative Realty Co Inc
Kether Jamerson : By S L Jamerson
Treasurer : (Corporate Seal) President
State of Maryland City of Baltimore SS
I hereby certify that on this 22nd day of March 1940 before me the subscriber a Notary
Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared
S Lawrence Jamerson President of Prudential Cooperative Realty Company Inc the within named
grantor and he acknowledged the foregoing deed to be the act of said body corporate
As witness my hand and Notarial Seal
(Notarial Seal) Frances Schlossinger
Notary Public
My Commission expires May 7 1941
Recorded Apr 8 1940 at 10:30 A M and 2nd per C William Brown Jr Clerk
145398 : This deed made this 9th day of October in the year one thousand
Charles A Cooper St Al : nine hundred and thirty-nine by and between Charles A Cooper Harry
Deed to : C Cooper and Jane D Cooper all married of Baltimore County State
Margaret Regan : of Maryland parties of the first part and Margaret Regan unmarried
of Baltimore City party of the second part
Witnesseth that in consideration of the sum of five dollars and other valuable considera-
tions this day paid the receipt whereof is hereby acknowledged the said parties of the first
part do hereby grant and convey unto the said party of the second part her heirs and assigns
in fee simple all those four lots of ground situate in the Seventh Election District of Bal-
timore County in the State of Maryland and described as follows that is to say
1st- All that part of a tract of land called "Kiss's Regulation"
Beginning for the same at the end of sixty-three perches on the second line of a tract
of land called "Ohio" and running thence south five degrees and thirty minutes east sixty-
three perches to a stone south seventy-three degrees east forty perches to the beginning of
the whole tract called "Ohio" thence north fifty-two degrees east eighty-three and one-half
perches south twenty-six degrees east forty perches south twenty-five degrees west twenty-
four perches south eighty-five degrees and thirty minutes west forty-six perches south
thirty-two degrees and thirty minutes west twenty-six perches south thirty-one degrees east
eighty perches to a bounded chestnut tree south seventy-seven degrees and fifteen minutes
west twenty-two perches to a stone north thirty-two degrees and thirty minutes west fifteen
four perches to a stone north one degree thirty minutes west forty-six perches northwesterly
one degree west sixty-six and one-half perches to a stone north thirty degrees and thirty
minutes west ninety-two perches north eighteen degrees and thirty minutes east six perches
and thence by a straight line to the place of beginning containing fifty-two acres and two
roods of land more or less
2nd- Also all that whole tract of land lying in Baltimore County called "Dure and Dure
Farm" containing sixteen (16) acres of land more or less according to patent granted for the
same

VALIDATION OR SIGNATURE OF CASHIER



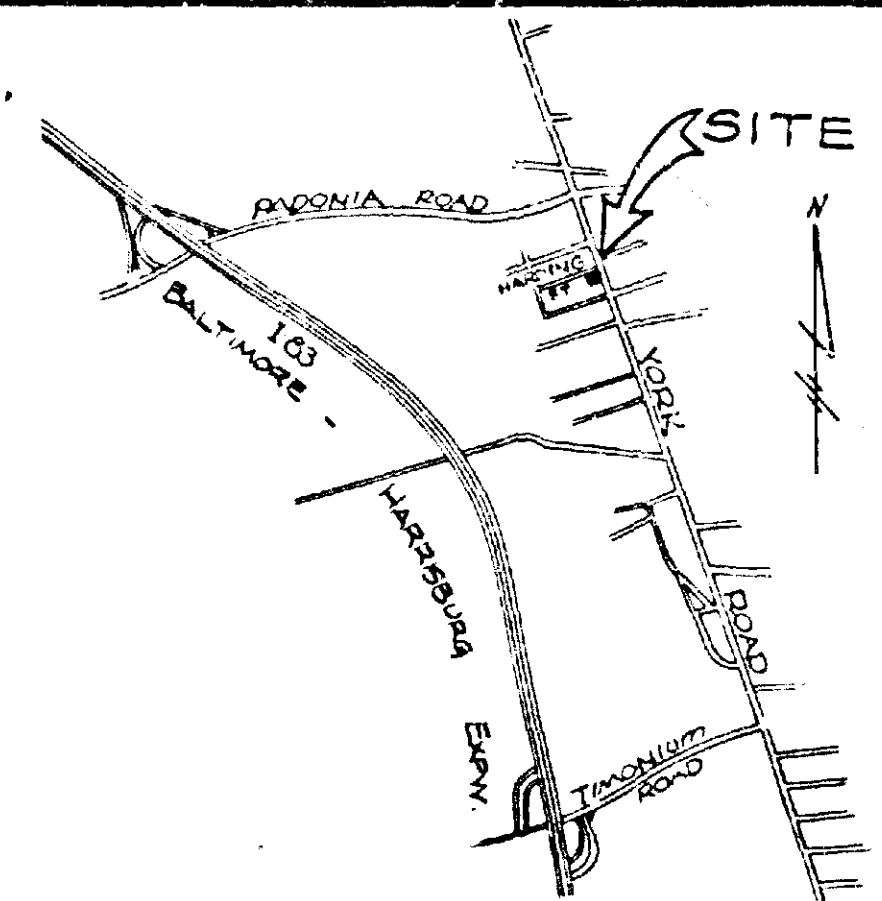
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, on 10th day of June, 1980, that the herein Petition for Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

this 10th day of June, 1980, that the herein Petition for Special Exception for an office building should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- DATE June 14, 1980
BY Robert J. Lavery

John M. H. Jung
Deputy Toning Commissioner of Baltimore County

SCALE : 1" = 2000'



WILLIAM F. & RITA C. OEHRL
3706/467, 4623/523

TIMONIUM HEIGHTS
BLOCK G
PLAT BOOK 5 / FOLIO 82

TIMONIUM HEIGHTS
BLOCK H
PLAT BOOK 5 / FOLIO 82

WM J & LELIA CHILCOAT
1626/195, 1626/197

GEORGE B. EICHLER & Wf.
5118 / 582 , 2355/246,
2355/248

WALTER L. & MAY BREWER
4562 / 508

79-19XA
79-263A

EL-JEN CORP.
5954 / 512

(UNIMPROVED)

14) ZONING AT TIME OF SPEC. EX. APPROVAL - DR-16

1. EXISTING ZONING - R.O.
 2. EXISTING USE - OFFICE
 3. PROPOSED USE - OFFICE
 4. AREA OF TRACT - 14,707.984 S.F. = 0.338 AC.±
 5. OFF STREET PARKING- PARKING DATA
 FIRST FLOOR - USE - OFFICE
 2477 SF @ 15P/300 SF = 8.26 SPACES
 SECOND FLOOR - USE - OFFICE
 3319 SF @ 15P/300 SF = 7.64 SPACES
 THIRD FLOOR - USE - OFFICE
 3319 SF @ 15P/300 SF = 7.64 SPACES

TOTAL SPACES REQUIRED = 23.54 SPACES
TOTAL SPACES PROVIDED = 24 SPACES

2. HEIGHT OF BUILDING - LESS THAN 60 FT.
7. MIN. PARKING SPACE - 9 FT X 20 FT.
8. PAVING - BIT. CONC. PARKING LOT & DRIVE
9. LIGHTING - 20 FT. POLE & BLD MOUNTED MERCURY
10. UTILITIES - ALL UTILITIES AVAILABLE
11. FIRE CODE / SAFETY - IN COMPLIANCE WITH:
BALTIMORE CO.
STATE OF MARYLAND
FEDERAL REQUIREMENTS
12. SEDIMENT CONTROL - TO BE PROVIDED DURING
CONSTRUCTION

TO CHANGE CONFIGURATION
OF BUILDING.

PETITIONER'S
EXHIBIT - 3

SPECIAL EXCEPTION (XASPH80-240)
GRANTED 6/10/80 VALID FOR 5 YEARS.

PREPARED FOR:
EDWARD C. COVAHEY, JR
614 BOSLEY AVENUE
TOWSON MARYLAND 21204

8TH ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=20' DATE: MAR. 26, 2022 SHEET 1 OF 1

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, 1986 day of June, 1980, that the temporary use of the existing dwelling located at 2408 York Road as an office building, pending construction of a proposed new building, as requested in the herein Petition for Special Hearing, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. There shall be no changes in the exterior appearance of the existing dwelling.
2. The existing open porch shall remain open.
3. On-site parking shall be provided for the total square footage of both floors of the existing building to be utilized as temporary offices.
4. Parking shall be located within the areas designated on the approved site plan prior to the use of the building as offices.
5. Installation and maintenance of four foot high compact evergreen planting adjacent to any parking areas.
6. Utilization of the existing building as offices shall not exceed 5 years from the date of this Order.
7. Compliance with Restriction No. 2 of the accompanying Special Exception Order.

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

ORDER RECEIVED FOR FILING

DATE June 14, 1980
BY John D. Dwyer
ADMINISTRATIVE ASSISTANT

PR-16

#2403
EX. 1 1/2 STORY
FRAME
DWELLING

#2425
EX. 1 1/2 STORY
FRAME
DWELLING

#2407
Ex. 1 1/2 St.
FRAME
DWELLING

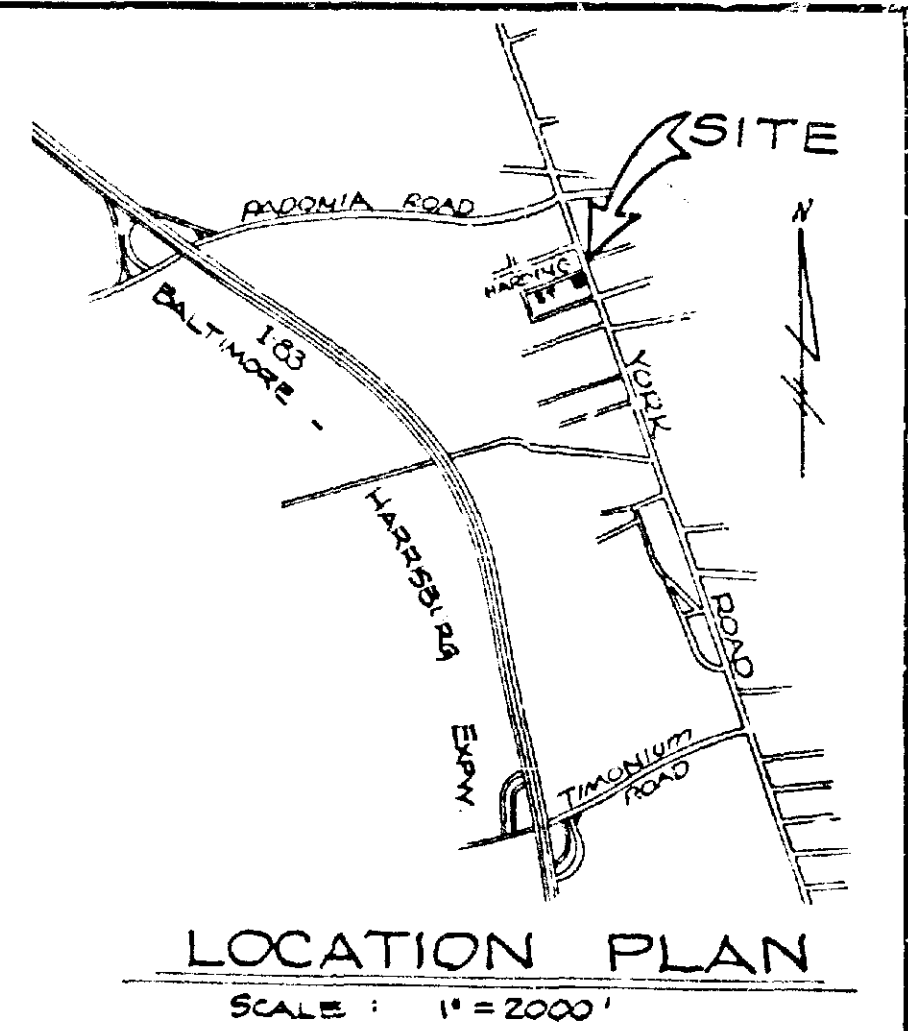
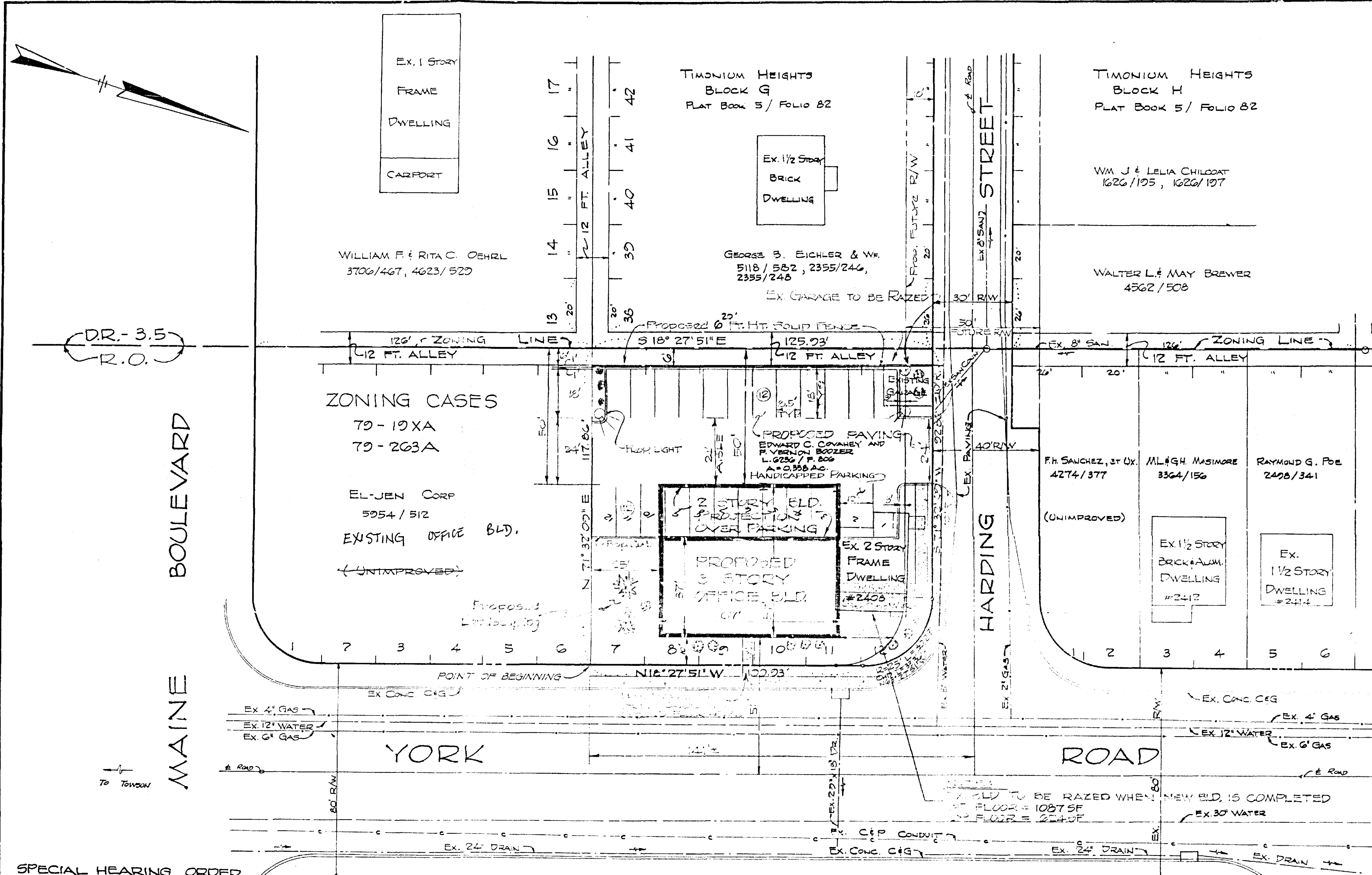
2429
EX. 2 1/2 ST.
FRAME
DWELLING

#241
EX. 1 1/2 STOR
BRICK
DWELLING

DR-10

#2413
EX. 1 1/2 STORY
BRICK

DENEISON
STREET



GENERAL NOTES

1. ZONING AT TIME OF SPEC. EX. APPROVAL - DR-1G

2. EXISTING ZONING - R.O.

3. EXISTING USE - OFFICE

4. PROPOSED USE - OFFICE

5. AREA OF TRACT - 14,707.284 S.F. = 0.338 Ac.±

6. OFF STREET PARKING - PARKING DATA

FIRST FLOOR - USE - OFFICE
2477 SF @ 15P/300SF = 820 SPACES

SECOND FLOOR - USE - OFFICE
3519 SF @ 15P/300SF = 764 SPACES

THIRD FLOOR - USE - OFFICE
3519 SF @ 15P/300SF = 764 SPACES

TOTAL SPACES REQUIRED = 2352 SPACES
TOTAL SPACES PROVIDED = 24 SPACES

7. HEIGHT OF BUILDING - LESS THAN 60 FT.

8. MIN. PARKING SPACE - 8 1/2 FT X 18 FT.

9. PAVING - BIT. CONC. PARKING LOT & DRIVE

10. LIGHTING - 20 FT. POLE & BLD MOUNTED MERCURY

11. UTILITIES - ALL UTILITIES AVAILABLE

12. FIRE CODE / SAFETY - IN COMPLIANCE WITH:
BALTIMORE CO.
STATE OF MARYLAND
FEDERAL REQUIREMENTS

13. SEDIMENT CONTROL - TO BE PROVIDED DURING CONSTRUCTION

SPECIAL HEARING APPLIED FOR:

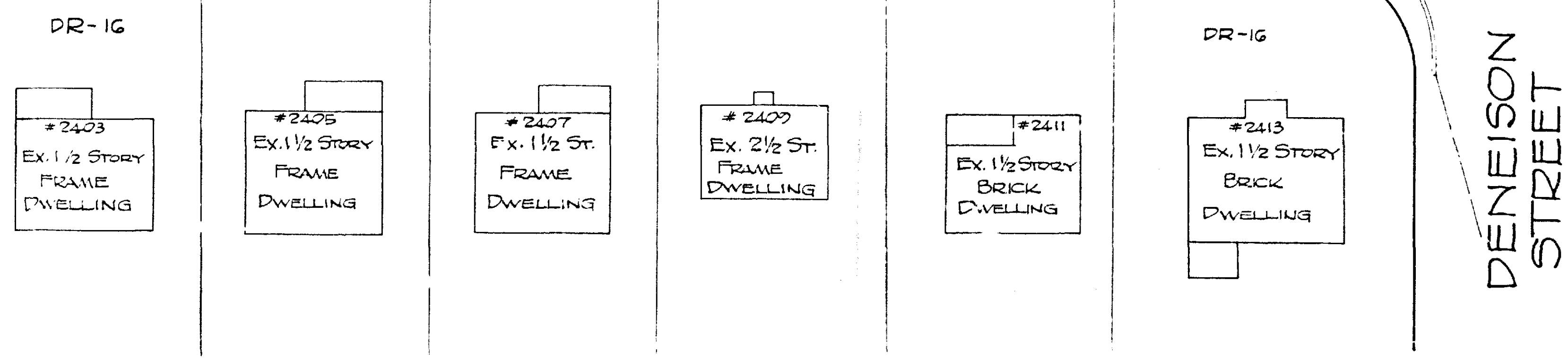
TO CHANGE CONFIGURATION OF BUILDING.

AND:

TO AMEND EXISTING ORDER TO PERMIT A 6 FT. HIGH SOLID FENCE IN LIEU OF PLANTINGS ALONG ALLEY.

**SPECIAL HEARING ORDER
TEMPORARY RESTRICTIONS**

1. There shall be no changes in the exterior appearance of the existing dwelling.
2. The existing open porch shall remain open.
3. On-site parking shall be provided for the total square footage of both floors of the existing building to be utilized as temporary offices.
4. Parking shall be located within the areas designated on the approved site plan prior to the use of the building as offices.
5. Installation and maintenance of four foot high compact evergreen planting adjacent to any parking areas.
6. Utilization of the existing building as offices shall not exceed 5 years from the date of this Order.



**PETITIONER'S
EXHIBIT 1**

**PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING**

PREPARED FOR:
EDWARD C. COVAHEY, JR
614 BOSLEY AVENUE
TOWSON MARYLAND 21204

8TH ELECTION DISTRICT BALTIMORE CO., MD.

SCALE: 1"=20' DATE: APRIL 15, 1982 SHEET 1 OF 1