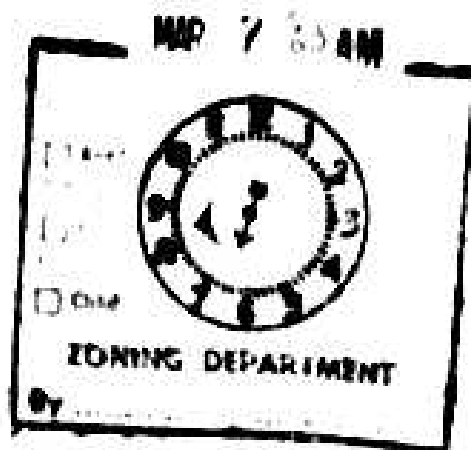




BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

March 4, 1983



83-438
file
Jere D. Kates & Charles Cangemi
8114 Harford Road
Baltimore, Maryland 21234

RE: 138 Cockeysville Road,
Reg. Design No. B-E2-241-8

Gentlemen:

83-123-A

Baltimore County records indicate that on February 16, 1982, you applied for permit number 41771 to enclose porches and install a new stairway. On March 9, 1982, you applied for a permit to apply aluminum siding and install a new roof. On June 25, 1982 you applied for a permit, No. 44892 to erect a detached two car garage. In all cases, the permit application indicated that the use of the property was for a single family dwelling. These permits were not issued because the actual use of the property is an office building. Subsequently a zoning petition was filed, that variance was granted by the Office of Zoning. To resolve this problem, it will be necessary for you to submit a commercial application for the work referred to above, as well as a Change of Occupancy permit to change the use of the building from single family to offices. The applications must be accompanied by a site plan acceptable to the Office of Zoning. You may request a waiver of construction plans from our Plans Review Division and the commercial building inspector at the time of application.

The permit application and the required data must be submitted for review not later than April 6, 1983. If you have any questions concerning this matter, please call me at 494-3613.

Very truly yours,

Joseph M. Nolan
Joseph M. Nolan
Assistant Buildings Engineer

JME:es

PETITION FOR ZONING VARIANCE 63-123-A
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
102.2
Variance from Section 255.1.1 (238.2) to permit side yard setbacks of 23.0 feet
19.5 feet and 3.0 feet instead of the required 30 feet each, and a
rear yard setback of 5.0 feet instead of the required 30 feet, and a distance between
buildings of 40' in lieu of the maximum required distance of 60'.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (indicate hardship or practical difficulty)

1. The location of an already existing building on the subject property and general configuration render it practically difficult and unreasonable hard to develop the subject property without the requested variances; and
2. The spirit and intent of the Zoning Regulations would be met and satisfied if such variance is granted.

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.

ORDER RECEIVED FOR FILING
DATE: January 13, 1983
Comptroller Purchaser:
Jere D. Kates
(Type or Print Name)
Signature
Charles P. Cangemi
(Type or Print Name)
Signature
Address and State
7901 Tilment Avenue
Baltimore, Maryland 21234
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

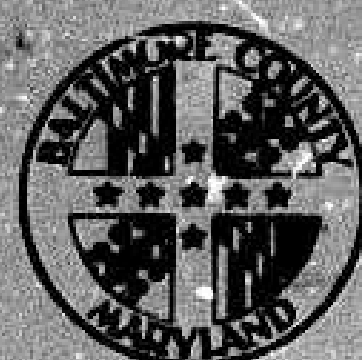
ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of October, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of November, 1982, at 10:15 o'clock

RESCHEDULED:
Thursday, December 9, 1982
at 10:30 a.m.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber
FROM: Director of Planning and Zoning
Date: November 15, 1982
SUBJECT: Zoning Petition No. 83-123-A
Jere D. Kates, et al

This office fails to see any hardship or practical difficulty; perhaps the current proposal would in effect be overbuilding the site. We also share the concerns expressed by the Health Department's representative on the Zoning Advisory Committee.

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

NEG:JGH:dmc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 16, 1982

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

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 39 - Case No. 83-123-A
Petitioner: Jere D. Kates, et al
Variance Petition

Dear Mr. Alderman:

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 clients' proposal to construct a storage building to the rear of the existing building, which is presently utilized as offices, this hearing for variances is required.

As indicated in our previous conversations, a request to allow a distance between buildings of 40 feet in lieu of the required 60 feet was also included in the advertising of this petition.

Particular attention should be afforded to the comments of the Health Department. For further information on these comments, you may contact Mr. Rob Powell at 494-2762.

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
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENC: bsc
Enclosures
cc: John Carroll Dunn, P.O. Box 414, Brooklandville, Md. 21022



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. WISTEL P.E.
DIRECTOR

September 17, 1982

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

Re: Item #39 (1982-1983)
Property Owner: Jere D. Kates, et al
N/E corner Cockeysville Road and Williamson Lane
Acres: 7.1 x 212 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 further improved in the future, as a 42-foot closed section roadway on a 60-foot right-of-way with fillet areas for sight distance at the Williamson Lane intersection.

Williamson Lane, a private road, if improved in the future as a public road, will be as a 40-foot closed section roadway on a minimum 50-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 #39 (1982-1983)
Property Owner: Jere D. Kates, et al
Page 2
September 17, 1982

Water and Sanitary Sewer:

There are public 8-inch water mains in Cockeysville Road and Williamson Lane.

There is 8-inch public sanitary sewerage in Cockeysville Road (See Drawing #67-0040, File 1). Manhole 39359 is located at Stenserson Lane, approximately 60 feet easterly of this property, which is utilizing a private onsite sewage disposal system within the Beaver Dam-Western Run-Loch Raven Reservoir Watershed.

This property is within the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-03, as amended, indicate "Existing Service" in the area.

Very truly yours,

Robert K. Morton, P.E., Chief
Bureau of Public Services

RAW:EW:FW:SS

cc: Jack Wimbley
John Trenner

V-SE Key Sheet
67 & 68 NW 7 Post. Sheets
NW 17 B Topo
42 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

October 28, 1982

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

Dear Mr. Hammond:

Comments on Item #39, Zoning Advisory Committee Meeting of August 31, 1982, are as follows:

Property Owner: Jere D. Kates, et al
Location: NE/Corner Cockeysville Road and Williamson Lane
Existing Zoning: M.L.-DM
Proposed Zoning: Variance to permit sideyard setbacks of 23', 19.5' and 3' in lieu of the required 30' each, and a rear yard setback of 5' in lieu of the required 30'.
Acres: 7.1 x 212
District: 8th

The existing building is presently served by metropolitan water and a private sewage disposal system which appears to be functioning properly. Metropolitan sewer is not available to serve the property at present.

The proposed new building to be used as a garage and storage for plumbing supplies that is to be constructed at the rear of the property will greatly reduce the replacement area available for expansion of the septic system. Therefore, this department will not approve a building permit for the proposed building until such a time as the existing building is connected to sewer and the existing septic system is properly abandoned and backfilled.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

cc: Jere d. Kates, Inc.

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Md. 21204

John Carroll Dunn
P.O. Box 414
Brooklandville, Md. 21022

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 18th day of October, 1982

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Jere D. Kates, et al

Petitioner's Attorney: R. Bruce Alderman, Esq.

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

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 13th day of January, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 23 feet and 19.5 feet in lieu of the required 30 feet for the existing building, a side yard setback of 3 feet and a rear yard setback of 5 feet in lieu of the required 30 feet for the proposed building, and a distance between buildings of 40 feet in lieu of the maximum required distance of 60 feet, in accordance with the site plan prepared by John Carroll Dunn, dated August 16, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed new building shall be one story, have no plumbing, and be similar in appearance to the existing building.
2. Compliance with the requirements of the Baltimore County Department of Health.
3. The property owner shall connect to metropolitan sewer as soon as it becomes available to serve the property.
4. The area over the existing septic tank may be paved after the septic system is properly abandoned and backfilled.
5. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1311 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 31, 1982

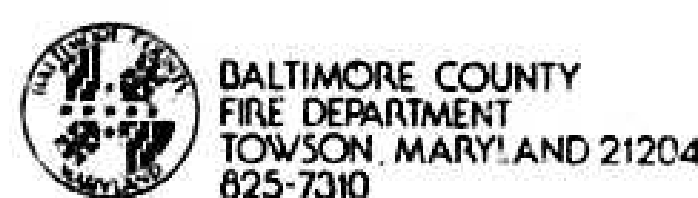
RE: Item No: 38, 39, 40, 41, 42, 43
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning



PAUL H. REINCKE
CHIEF

October 8, 1982

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

Attention: Nick Commorazi, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jere D. Kates, et al

Location: NE/Cor. Cockeysville Road and Williamson Lane

Item No.: 39

Zoning Agenda: Meeting of August 31, 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.

() 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.

REVIEWER: *George M. Hegardt*
Planning Group
Special Inspection Division

/mb/nr

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NE corner of Cockeysville Rd. and
Williamson Lane, 8th District : OF BALTIMORE COUNTY
JERE D. KATES, et al, Petitioners : Case No. 83-123-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

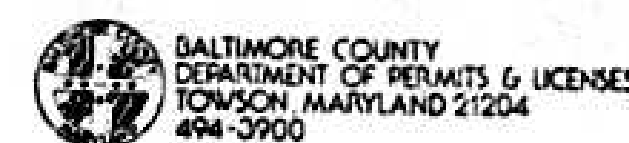
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in 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 4th day of November, 1982, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, White, Mindel, Clarke & Hill, 305 W. Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioners.

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



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

Dear Mr. Hammond:

Comments on Item # 39 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jere D. Kates, et al
Location: NE/Cor. Cockeysville Road and Williamson Lane
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit sideyard setbacks of 23', 19.5' and 3' in lieu of the required 30' each, and a rear yard setback 5' in lieu of the required 30'.
Address: 75X212
District: 8th

Items checked below are applicable:

X.A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X.B. A building and other miscellaneous permits 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. 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'-6" of lot lines. A firewall is required if construction is on the lot line, see Table 1107, line 2, Section 1107 and Table 1102.

F. Requested variances comply with the Baltimore County Building Code, Section 1-82.

X.G. 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. If building has a change of occupancy permit please

H. Before this office can issue a permit for the above structure, please have the owner, then 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 505 and the required construction classification of Table 421.

I. Comments: Show building access for handicapped, signs curb cuts etc.

NOTE: These comments reflect only on the information provided by the drawings 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., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rr
PLAN 01-82



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 13, 1983

R. Bruce Alderman, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variances
NE/corner of Cockeysville Rd.
and Williamson Lane - 8th Election
District
Jere D. Kates, et al - Petitioners
NO. 83-123-A (Item No. 39)

Dear Mr. Alderman:

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

Very truly yours,

John M. H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commorazi, Zoning Advisory Committee Date: August 26, 1982

FROM: Sharon M. Caplan, Economic Development Commission

SUBJECT: Item #39 - Property Owners: Jere D. Kates, et al
Location: NE/corner Cockeysville Road and Williamson Lane
Existing Zoning: M.L.-IM
Proposed Zoning: Variance to permit sideyard setbacks of 23', 19.5' and 3' in lieu of their required 30' each, and a rear yard setback of 5' in lieu of the required 30'.

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

Sharon M. Caplan
SHARON M. CAPLAN

SMC/sb

PHONE: 483-5150

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVENUE
BALTIMORE, MARYLAND 21206

Municipal Engineering
Construction Supervision
Road Location, Reports
Plans and Specifications

AUG. 13th, 1982

DESCRIPTION TO ACCOMPANY VARIANCE PETITION
OF #138 COCKEYSVILLE RD.

Beginning at the Northeast corner of Cockeysville Rd. & Williamson Lane and running along Cockeysville Rd. N. 79°27' E. 75'; thence leaving Cockeysville Rd. and running N. 09°20' W. 211.00' & S. 80°45' W. 75' to the East side of Williamson Lane; thence along Williamson Lane S. 09°20' E. 212.70' to the place of beginning.

Being known as #138 Cockeysville Rd.



George T. Keller
George T. Keller
Reg. Prof. P.L.S.#57

TED ZALESKI JR.
DIRECTOR

March 4, 1983

Jere D. Kates & Charles Cangemi
8114 Hartford Road
Baltimore, Maryland 21234

RE: 138 Cockeysville Road,
No. B-8C-241-8

Gentlemen:

Baltimore County records indicate that on February 16, 1982, you applied for permit number 41771 to enclose porches and install a new stairway. On March 9, 1982, you applied for a permit to apply aluminum siding and install a new roof. On June 25, 1982 you applied for a permit, No. 44892 to erect a detached two car garage. In all cases, the permit application indicated that the use of the property was for a single family dwelling. These permits were not issued because the actual use of the property is an office building. Subsequently a zoning petition was filed, that variance was granted by the Office of Zoning. To resolve this problem, it will be necessary for you to submit a commercial application for the work referred to above, as well as a Change of Occupancy permit to change the use of the building from single family to offices. The applications must be accompanied by a site plan acceptable to the Office of Zoning. You may request a waiver of construction plans from our Plans Review Division and the commercial building inspector at the time of application.

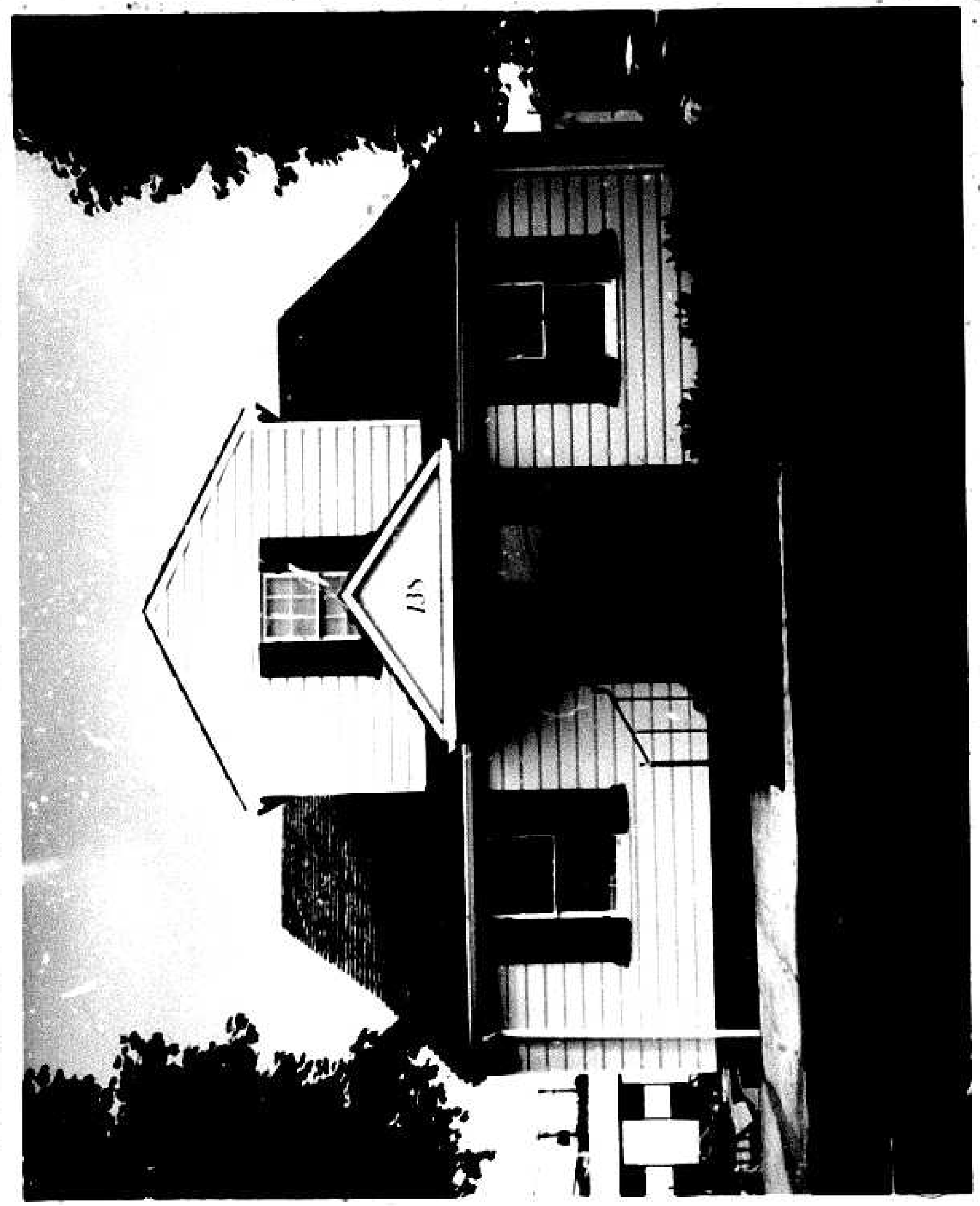
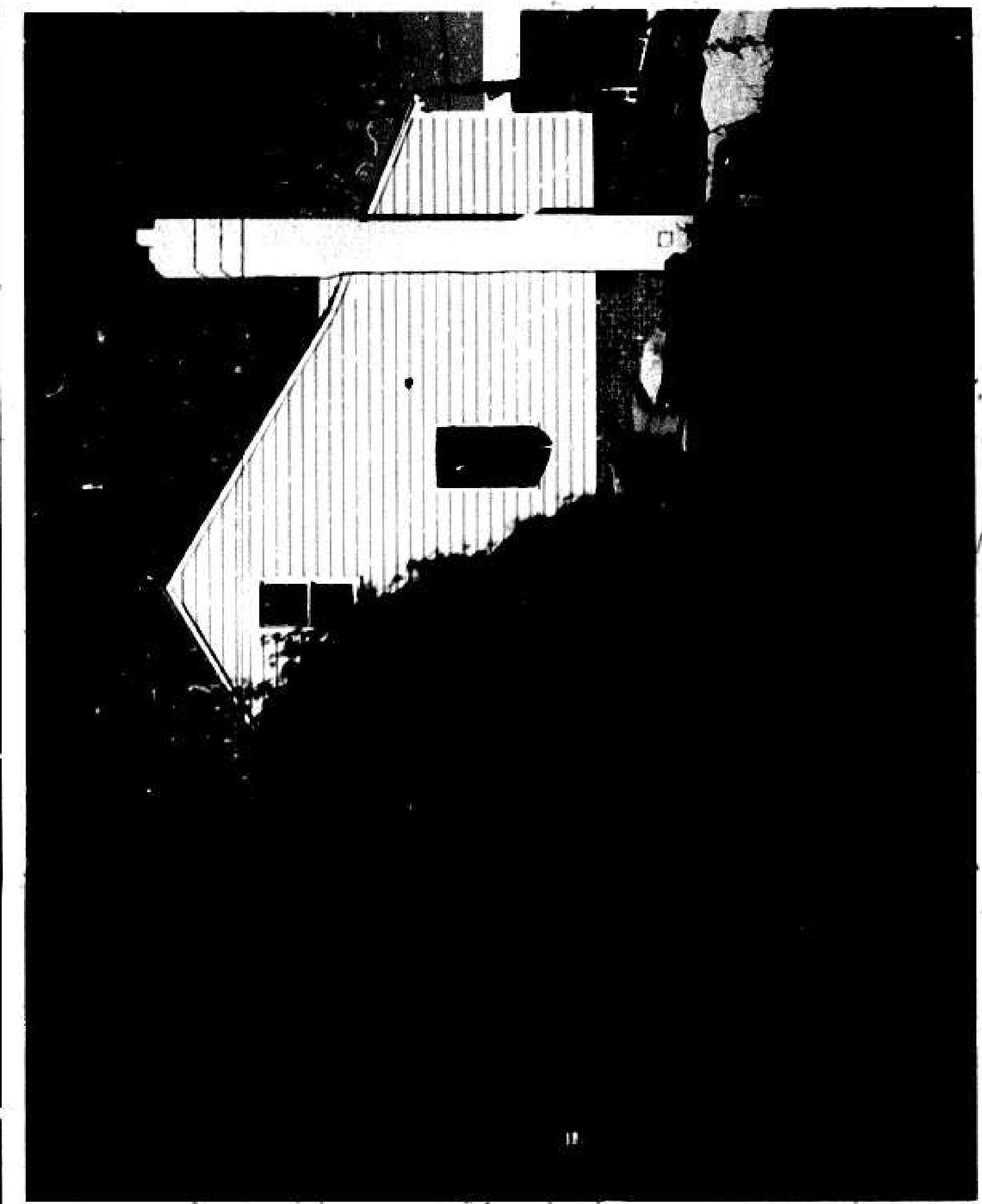
The permit application and the required data must be submitted for review not later than April 6, 1983. If you have any questions concerning this matter, please call me at 494-3775.

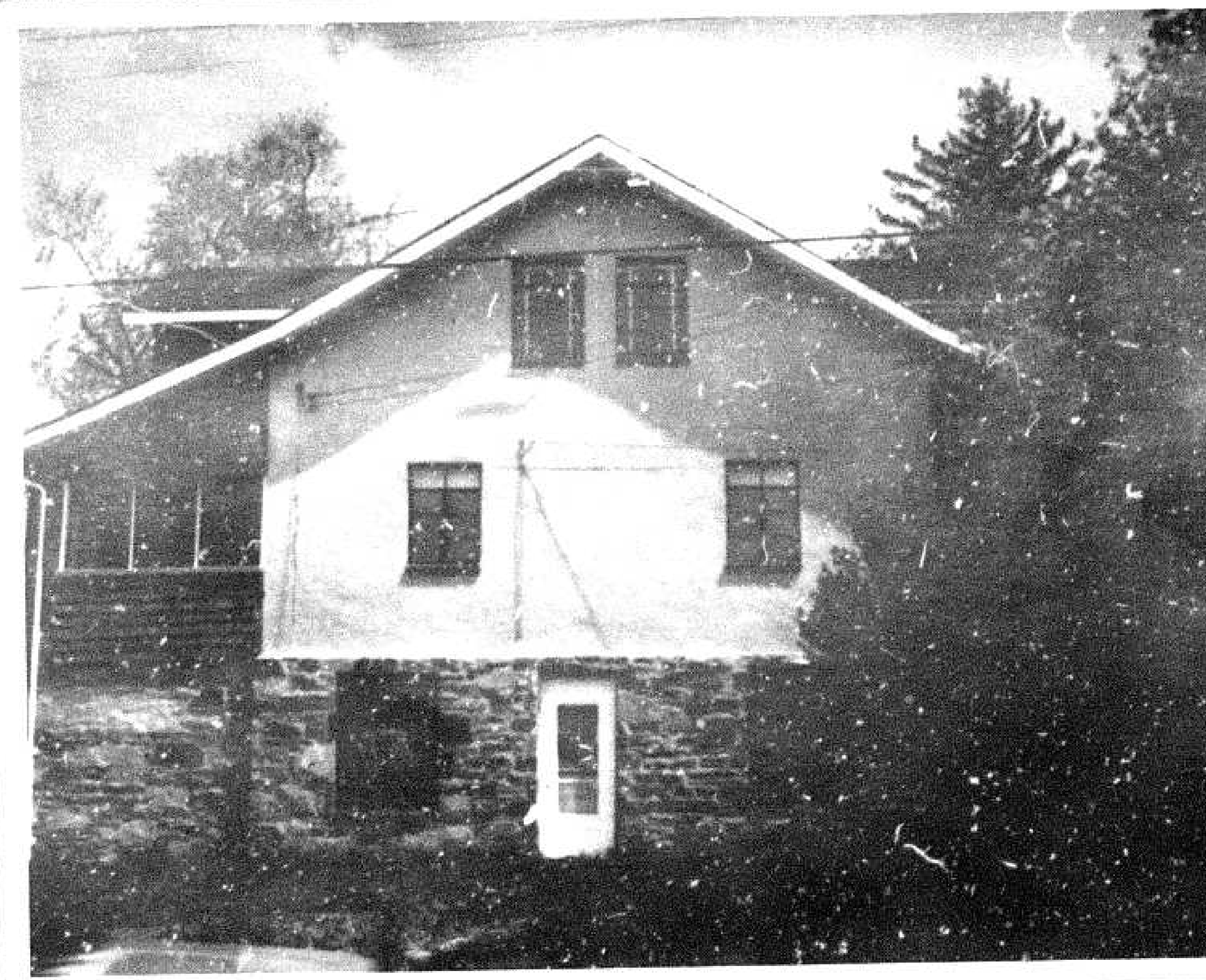
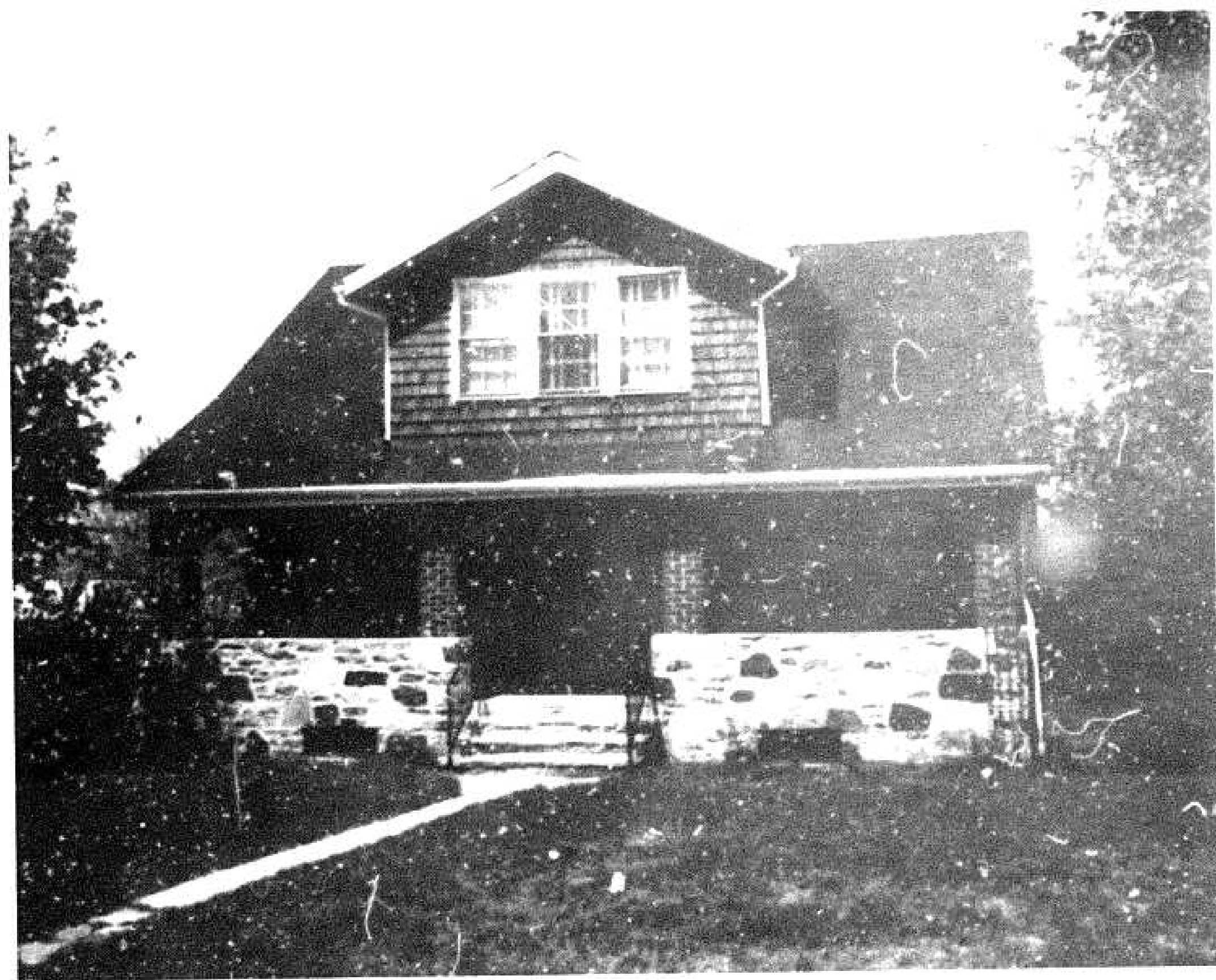
Very truly yours,

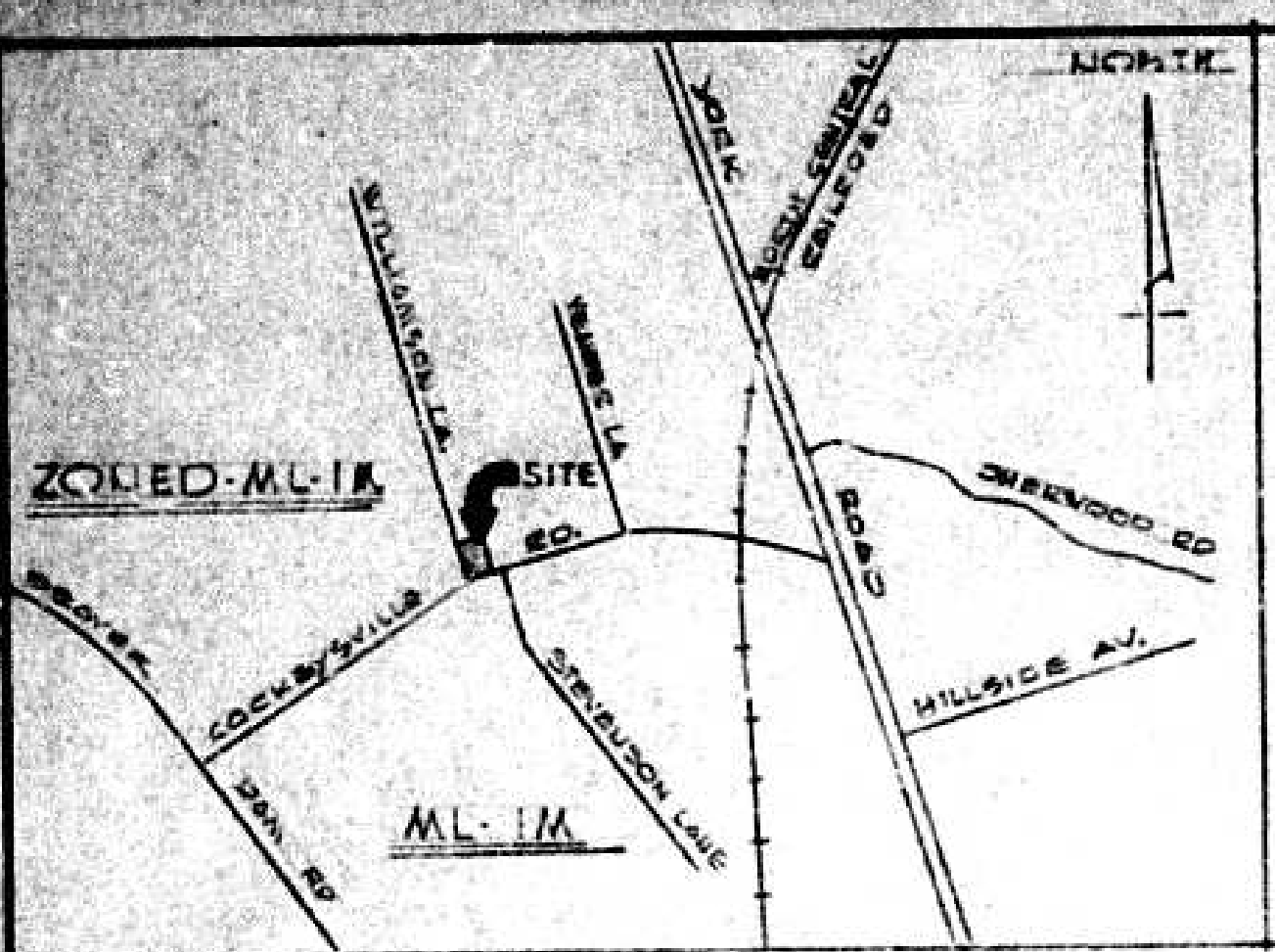
Joseph M. Nolan
Assistant Buildings Engineer

JMN:ee

MICROFILMED



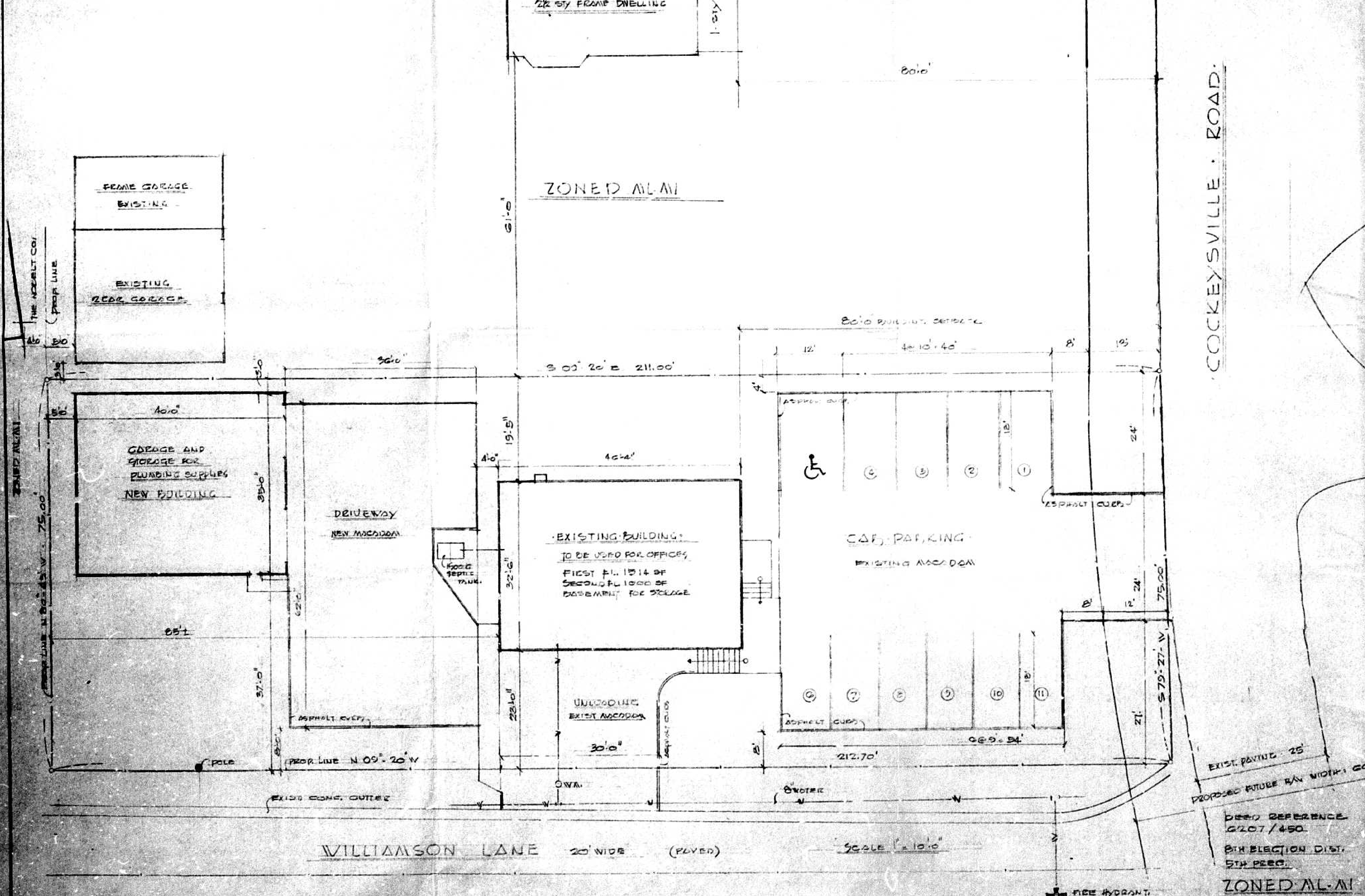




VICINITY MAP SCALE 1"=100'

RESTRICTIONS:
 SUBJECT TO VARIANCE PETITION DATED 15th JAN. 1983.
 1. THE PROPOSED NEW BUILDING SHALL BE ONE STORY, HAVE NO PLUMBING, AND BE TIED TO THE EXISTING SEWER TO THE EXISTING BUILDING.
 2. COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF HEALTH.
 3. THE PROPERTY OWNER SHALL CONNECT TO METROPOLITAN SEWER AS SOON AS IT BECOMES AVAILABLE TO SERVE THE PROPERTY.
 4. THE AREA OVER THE EXISTING SEPTIC TANK MAY BE PAVED AFTER THE SEPTIC SYSTEM IS PROPERLY ABANDONED AND PACK FILLED.
 5. APPROVAL OF THIS SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.

SIGNED:
 JIMM M. JUNG
 DEPUTY ZONING COMMISSIONER.



STENESEEN LANE

COCKEYSVILLE ROAD

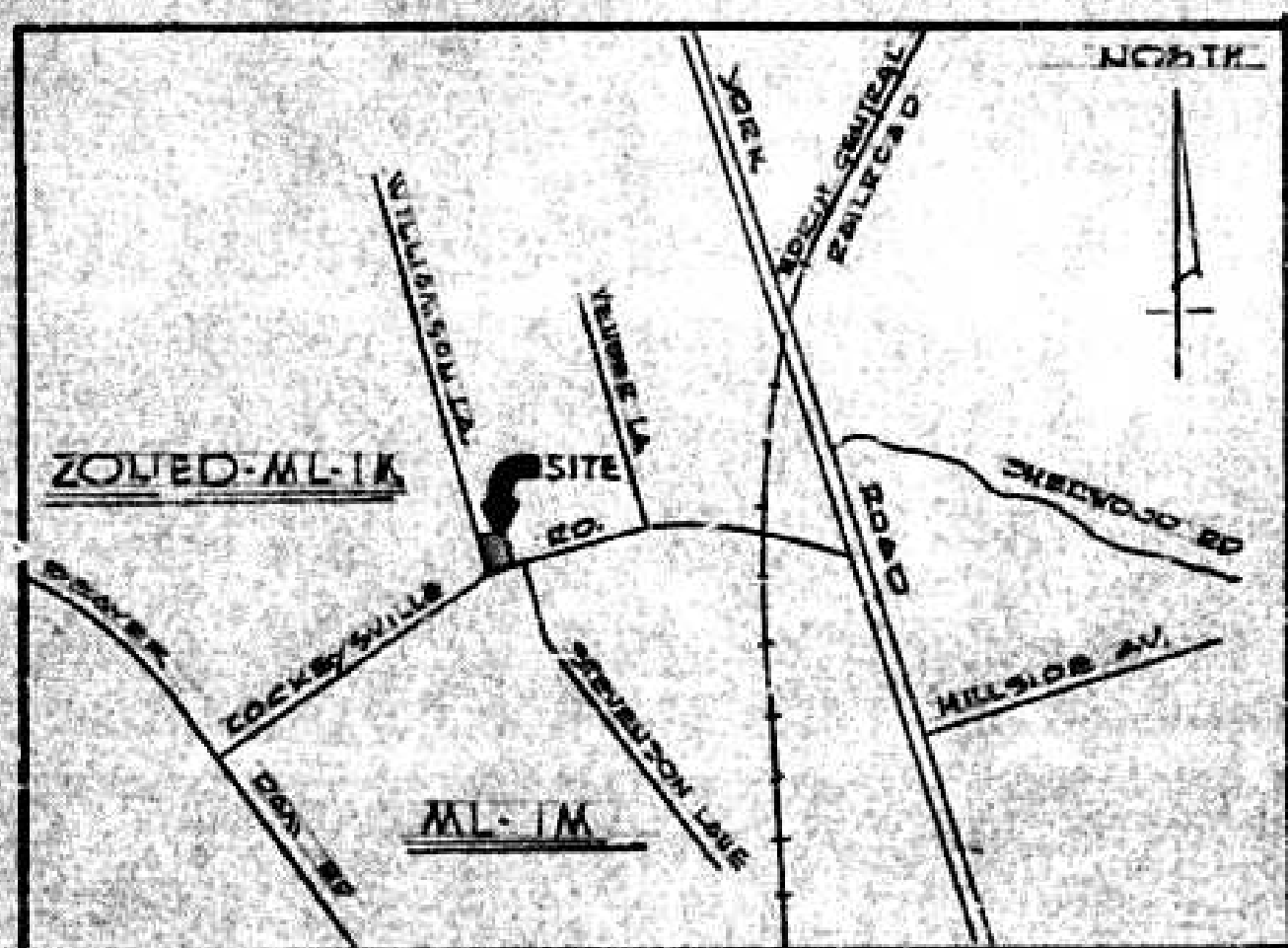
LOT 10.1
 'COCKEYSVILLE ROAD INDUSTRIAL PARK'
 PLAT BOOK
 REC. NO 23 FOLIO 106

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 3/1/83
 BY: [Signature]
 ZONING COMMISSIONER
 DATE: 5/1/83
 83-123-A
 C-425-83

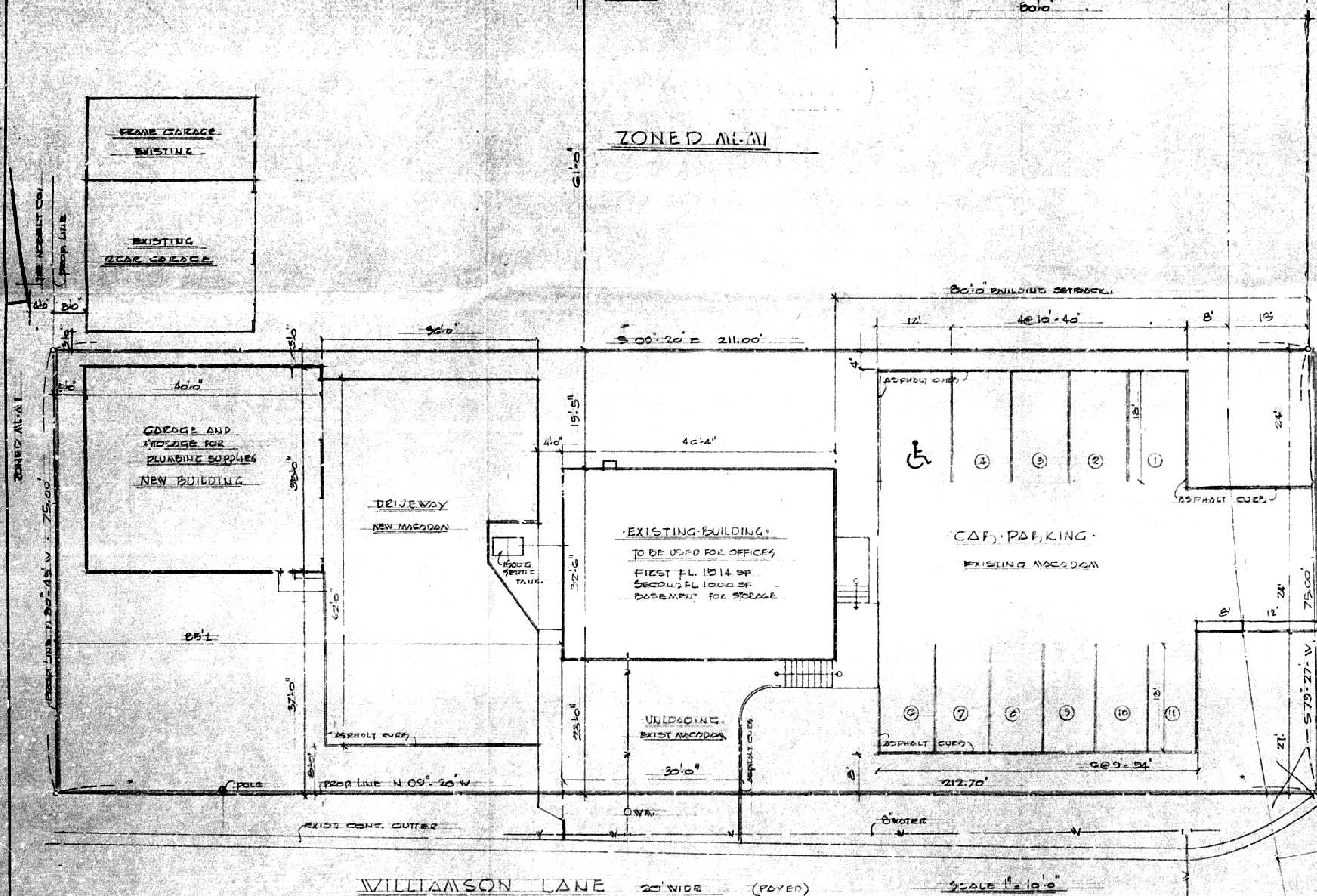
AREA OF PROPERTY = 0.36 ACRES
CAR PARKING DATA:
 FIRST FLOOR: 1514 SF / 100 = 15 SPACES
 SECOND FLOOR: 1000 SF / 50 = 20 SPACES
 TOTAL: 35 SPACES
 10 SPACES, 9x18 + 1 HANDICAP @ 12x18 REQUIRED

	THE OFFICE OF JOHN CARROLL DUNN ARCHITECTS P.O. BOX 100 • BROOKLANDVILLE • MARYLAND 21030	DATE: 3/1/83 DRAWN BY: [Signature]
	OFFICES & GARAGE JERRY D. VATES & CHARLES CANGRAVE 113 COCKEYSVILLE RD. COCKEYSVILLE	DATE: 3/1/83 DRAWN BY: [Signature]
	PLAT FOR ZONING VARIANCE	DATE: 3/1/83 DRAWN BY: [Signature]
	ZONED ML-MI	





VICINITY MAP SCALE 1"=1000'



COCKEYSVILLE ROAD

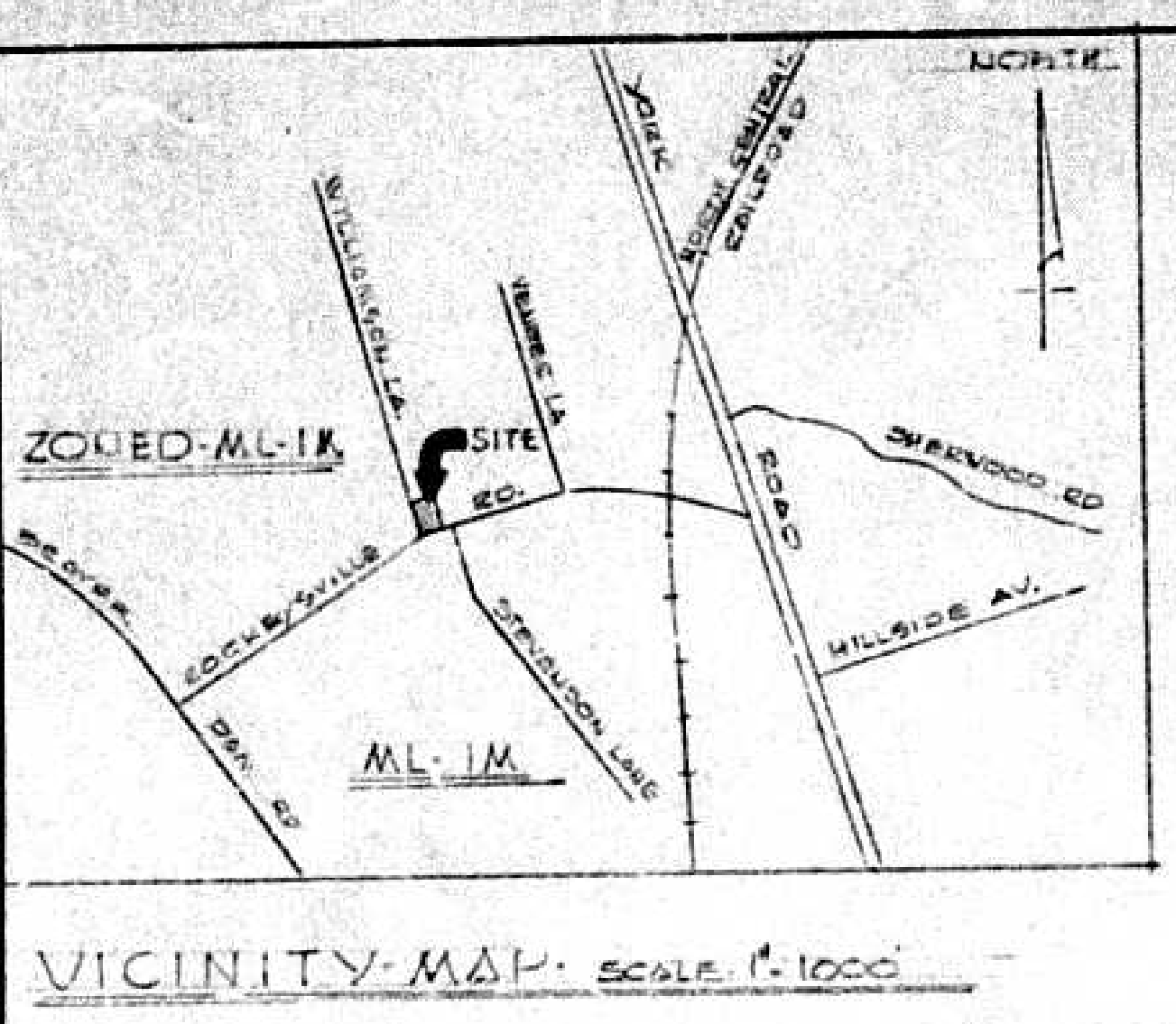
STENESEN LANE

LOT NO. 1
COCKEYSVILLE ROAD
INDUSTRIAL PARK
PLAT BOOK
REC. NO. 29 FOLIO 104

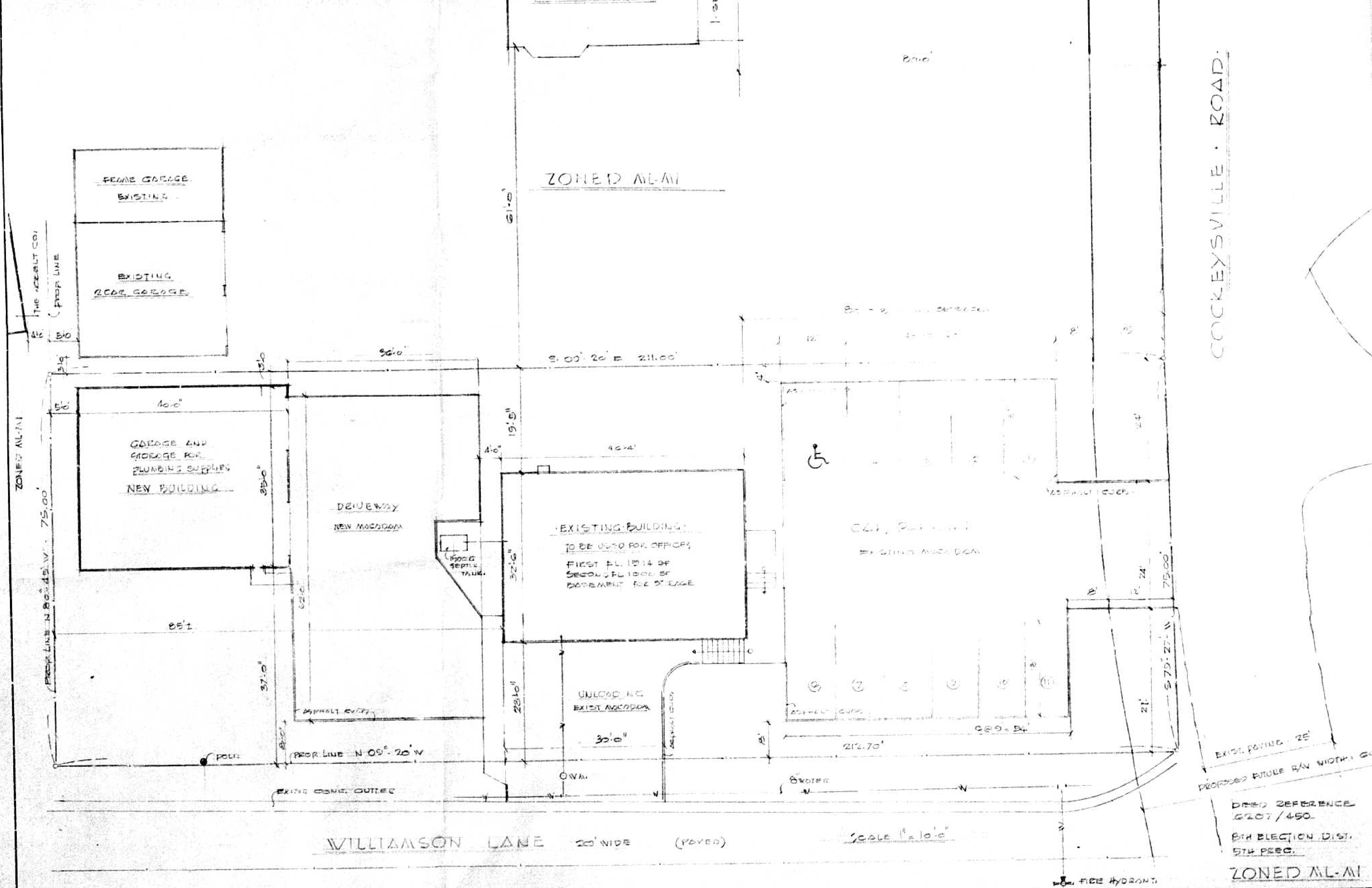
PETITIONER'S EXHIBIT 1

AREA OF PROPERTY - 0.36 ACRES
CAF. PARKING DATA
FIRST FLOOR - 1614 SF/500 + 6 SPACES
SECOND FLOOR - 1000 SF/500 + 2 SPACES
TOTAL: 8 SPACES REQUIRED
10 SPACES - 8x12 + 2x12 @ 12x18 PROVIDED

THE OFFICE OF JOHN C. DUNN ARCHITECTS P.O. BOX 414 • BROOKLANDVILLE • MARYLAND 21032		DATE: AUG. 16, 1982
COMPL. NO. 8203	REVISIONS	SHEET NO. A-01
OFFICES & GARAGE		REVISIONS
JERE D. KATES & CHARLES CANGIALI OWNERS 138 COCKEYSVILLE RD. COCKEYSVILLE		SCALE 1/4"=1'-0"
DATE: AUG. 16		PLAT FOR ZONING VARIANCE



RESTRICTIONS:
 SUBJECT TO VARIANCE PETITION DATED 13TH JAN. 1983.
 1. THE PROPOSED NEW BUILDING SHALL BE ONE STORY, HAVE NO PLUMBING, AND BE SIMILAR IN APPEARANCE TO THE EXISTING BUILDING.
 2. COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY DEPARTMENT OF HEALTH.
 3. THE PROPERTY OWNER SHALL CONNECT TO METROPOLITAN SEWER AS SOON AS IT BECOMES AVAILABLE TO SERVE THE PROPERTY.
 4. THE AREA OVER THE EXISTING SEPTIC TANK MAY BE POURED AFTER THE SEPTIC SYSTEM IS PROPERLY ABANDONED AND BACKFILLED.
 5. APPROVAL OF THIS SITE PLAN BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.
 SIGNED: JIMMIE A. JUNG, DEPUTY ZONING COMMISSIONER.



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 5/1/83
 BY: [Signature]
 DATE: 5/1/83
 83-123-A
 C-425-83

Revised 4/29/83 5/1/83

AREA OF PROPERTY = 0.36 ACRES.
 CAP. PARKING DATA:
 FIRST FLOOR: 1514 SF/500 = 3 SPACES
 SECOND FLOOR: 1000 SF/500 = 2 SPACES
 TOTAL: 5 SPACES REQUIRED
 10 SPACES, 9x18 + 1 MONOPOL 12x18 PROVIDED

DATE ISSUED: MAY 16, 1983		SHEET NO.
COMM. NO.	THE OFFICE OF JOHN CARROLL DUNN ARCHITECTS P.O. BOX 414 • BROOKLANDVILLE • MARYLAND 21022	A-01
REVISIONS	OFFICES & GARAGE	REVISIONS
DATE	JOHN D. KATES & CHARLES CANCEMI OWNERS 138 COCKEYSVILLE RD. COCKEYSVILLE	DATE
DATE	PLAT FOR ZONING VARIANCE	SCALE

