

PETITION FOR ZONING VARIANCE 84-269-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 Variance from Section 250.14.3 - to permit a front/rear yard setback of 15 ft. in lieu of the required 40 ft. and a 10 ft. side yard setback of 8 ft. in lieu of the required 30 ft. and a sum of side yard setbacks of 28 ft. in lieu of the required 80 ft./sid to permit 24 parking spaces in lieu of the required 30 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to the location of the existing house and the desired size of the proposed building and location on the lot, it would be impossible to develop the property to its best use.

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):
Frank J. McDermott
(Type or Print Name)
Signature
Joan C. McDermott
(Type or Print Name)
Signature

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

213 Rickwood Road 667-4500
Address
Timonium, Maryland 21093
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Frank J. McDermott
Name
213 Rickwood Road 667-4500
Address
Timonium, Maryland 21093
City and State
Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of March, 1984, 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 11th day of April, 1984, at 10:00 o'clock A. M.

Bill Jahn
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

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) and the Shanan Road intersection are State Roads. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Shanan Road, a County road in this vicinity, is improved as a 52-foot roadway cross-section on a right-of-way of varying width. Additional future improvements are proposed on a 120-foot right-of-way as a State Highway Administration Project, see Drawings 80-0564 and 0565, File 5.

The indicated "20 foot Avenues" are private, which if improved in the future as County roads would be on 40-foot rights-of-way with standard type roadway terminations.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

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.

RE: PETITION FOR VARIANCES
Beginning 220.26' N of
Shawan Rd., 187' W of
the Centerline of York
Rd., 8th District
FRANK J. McDERMOTT, et ux,
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 225, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Frank J. McDermott, 213 Rickwood Road, Timonium, MD 21093, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

Item #133 (1983-1984)
Property Owner: Frank J. & Joan C. McDermott
Page 2
January 25, 1984

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.

Water and Sanitary Sewers:

There is a public 10-inch water main in Shawan Road at this location (Drawings 34-0015 and 80-0333, File 3).

This property is utilizing a private onsite sewage disposal facility. Public 8-inch sanitary sewerage exists on the east side of York Road (Drawing 80-0679, File 1), as indicated on the submitted plan.

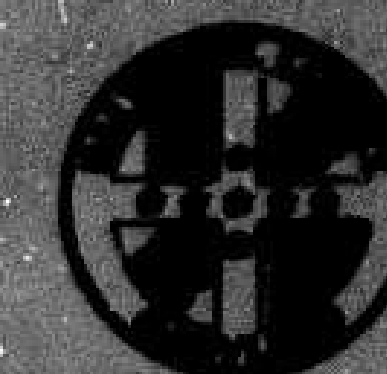
Very truly yours,

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

RAM:EM:FW:iss

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1984

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

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

RE: Case No. 84-269-A (Item No. 133)
Petitioner - Frank J. McDermott, et ux
Variance Petition

Dear Mr. & Mrs. McDermott:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct a three story addition to the existing dwelling, these variances for setback and parking are required.

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 E. Commodari
NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures

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

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 133, Zoning Advisory Committee Meeting of Dec. 13, 1983

Property Owner: Frank J. & Joan C. McDermott
Location: 220.26' N. Shawan Road District 8

Water Supply: public Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () 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.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charrboller operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area, and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

38 20 1082 (1)

Zoning Item # 133, Zoning Advisory Committee Meeting of Dec. 13, 1983
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Application.
- () Prior to conveyance approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Other: Public sewer is not presently available to this site. However, the Master Water and Sewer Plan designates this site as an S1 area. In accordance with the intent of the Master Water and Sewer Plan, this property may not be developed until sewer is extended to serve this property. The private sewage disposal system serving the existing dwelling appears in satisfactory condition. This system cannot be backfilled when site is developed as public sewer. Public sewer is available at this time.

Jan J. Sargent
Jan J. Sargent, Director
BUREAU OF ENVIRONMENTAL SERVICES

38 20 1283 (2) 1

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 Commissioner of Baltimore County, this 26 day of April, 1984, that the herein Petition for Variance(s) to permit a front/rear yard setback of 15 feet in lieu of the required 40 feet, a minimum side yard setback of 8 feet in lieu of the required 30 feet, and a sum of side yard setbacks of 28 feet in lieu of the required 80 feet, for the expressed purpose of constructing an addition, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated March 6, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject, however, to the following:

1. A 10 foot widening strip adjacent to the avenues on both the south and east sides of the property shall be reserved for possible future County roads.
2. The avenue on the east side of the property shall be paved in accordance with public standards and approved by the Department of Public Works.
3. The office building shall not exceed 8,000 square feet.
4. No medical/dental offices shall be permitted.
5. Compliance with all Health Department requirements.
6. A revised site plan, incorporating the above restrictions, shall be submitted to and approved by the Office of Planning and Zoning.
7. No building permit shall be issued until the expiration of any and all appeal periods.

IT IS FURTHER ORDERED that the Petition for Variance to permit 24 parking spaces in lieu of the required 30 spaces is hereby DENIED.

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

BAITMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent
Towson, Maryland - 21204

Date: 1/5/84

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of:
December 13, 1983
134, 135, 136, 137, 138, 139, 140, 141, & 142.

RE: Item No: 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, & 142.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

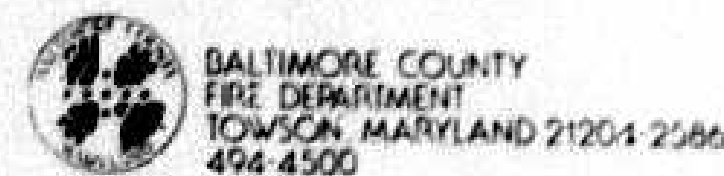
District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

W. Nick Potrovich
W. Nick Potrovich, Assistant
Department of Planning



PAUL H. REINCKE
CHIEF

February 14, 1984

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

Attention: Nick Cosmodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Frank J. and Joan C. McDermott

Location: 220.26' N. Shawan Road 210' W. from c/l York Road

Item No.: 133 Zoning Agenda: Meeting of 12/13/83

Comments:

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 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.

5. The building 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. Hegon*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BAITMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Frank J. McDermott, et ux
SUBJECT: 84-269-A

Date: March 29, 1984

In view of the substandard access to the site and the magnitude of the proposed building, this office is opposed to the granting of the subject petition.

NEG/JCH/s

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



TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 133 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank J. and Joan C. McDermott
Location: 220.26' N. Shawan Road 210' W. from c/l York Road
Existing Zoning: M.L.R.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 40', to permit a side yard setback of 8' in lieu of the required 30', and a total side yard setback of 28' in lieu of the required 80'.

Acres: 0.442
District: 8th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Building and Agency and other applicable Codes.
- X B. A building/other 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. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/c.
- 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.
- 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 505 and the required construction classification of Table 401.
- X I. Comments - This proposed addition will require an elevator to comply with the State Handicapped code. If the current dwelling is of wood frame type construction under Table 401, it would not be permitted as an office, under Table 505. It is limited to two stories unless it is completely sprinkled as in Section 508.1. It would be advisable to have your architect check into the building code before proceeding to determine your most practical and economical course.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burcham
Charles E. Burcham, Chief
Plans Review

CARL L. GERHOLD
PHILIP K. CROSS
JOHN F. ETZEL
WILLIAM K. LARSON
GORDON T. LANGDON

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

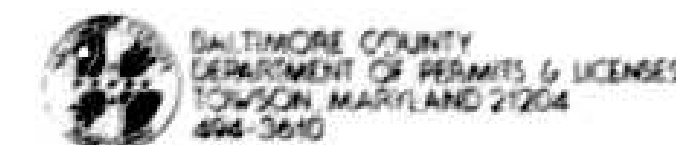
December 29, 1983

Zoning Description

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

Beginning for the same at the intersection of the north side of a 20 Foot Avenue with the west side of another 20 Foot Avenue, said beginning being distant North 3 degrees 43 minutes 02 seconds West 220.26 feet measured along the west side of said last mentioned 20 Foot Avenue from a point on the north right of way line of Shawan Road, said point being distant 187 feet measured westerly along the north right of way line of Shawan Road from the center of York Road and running thence from said place of beginning and binding on the west side of said last mentioned 20 Foot Avenue, North 9 degrees 40 minutes 26 seconds West 129 feet, thence leaving said avenue and binding on the property lines of the petitioners herein, the two following courses and distances viz: North 87 degrees 24 minutes 13 seconds West 150.36 feet and South 1 degree 33 minutes 52 seconds East 128.97 feet to the north side of the first herein mentioned 20 Foot Avenue and thence binding on the north side of said avenue, North 87 degrees 24 minutes 13 seconds East 146.36 feet to the place of beginning.

Containing 0.442 of an Acre of land more or less.



TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Revised

Comments on Item # 133 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank J. and Joan C. McDermott
Location: 220.26' N. Shawan Road 210' W. from c/l York Road
Existing Zoning: M.L.R.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 40', to permit a side yard setback of 8' in lieu of the required 30', and a total side yard setback of 28' in lieu of the required 80'.

Acres: 0.442
District: 8th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Building and Agency and other applicable Codes.
- B. A building/other 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. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/c.
- 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.
- 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 505 and the required construction classification of Table 401.

I. Comments - There appears to be a garage constructed in the roadway. A 1 story office building will require an elevator for the Handicapped. The Building may not be able to meet the height and area limitations of the Code if the existing structure is wood frame unless it is separated from the new Structure with an approved fire wall. See Section 401, Table 401, Table 505, Section 1407, Section 1402, Section 503.2.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burcham
Charles E. Burcham, Chief
Plans Review

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances
LOCATION: Beginning 220.25 ft. North of Shawan Road, 187 ft. West of the centerline of York Road
DATE & TIME: Wednesday, April 11, 1984 at 10:00 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 Variances to permit a front/rear yard setback of 15 ft. in lieu of the required 40 ft. and a minimum side yard setback of 8 ft. in lieu of the required 30 ft. and a sum of side yard setbacks of 28 ft. in lieu of the required 80 ft. and to permit 24 parking spaces in lieu of the required 30

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

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ARNOLD JABLON
ZONING COMMISSIONER

April 3, 1984

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

Re: Petition for Variances
Begin. 220.26' N of Shawan Rd., 187' W
of c/l of York Road
Frank J. McDermott, et ux - Petitioners
Case No. 84-269-A

Dear Mr. & Mrs. McDermott:

This is to advise you that \$96.60 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

ARNOLD JABLON
Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128200
DATE 4/10/84 ACCOUNT R-01-615210
AMOUNT \$96.60
RECEIVED FROM Frank J. McDermott
FOR: Petition for Variances for Case # 84-269-A
012000-00560010 #1004
VALIDATION OR SIGNATURE OF CASHIER

March 1984

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

NOTICE OF HEARING

Re: Petition for Variances
Beginning 220.26 ft. N of Shawan Rd., 187' W
of the c/l of York Road
Frank J. McDermott, et ux - Petitioners
Case No. 84-269-A

TIME: 10:00 A.M.

DATE: Wednesday, April 11, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 22947
DATE 4/10/84 ACCOUNT R-01-615210
AMOUNT \$96.60
RECEIVED FROM Frank J. McDermott
FOR: Petition for Variances for Case # 84-269-A
012000-00560010 #1004
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1984

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering

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

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

RE: Item No. 133
Petitioner - Frank J. McDermott, et
Variance Petition

Dear Mr. McDermott:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Traffic Engineering - Mr. M. Flanagan - 494-3554

Bureau of Engineering - Mr. F. Ringer - 494-3754

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

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

ARNOLD JABLON
ZONING COMMISSIONER

April 26, 1984

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

RE: Petition for Variances
Begin. 220.26' N of Shawan Rd., 187' W
of the center line of York Rd.
Rtn Election District
Frank J. McDermott, et ux - Petitioners
No. 84-269-A (Item No. 133)

Dear Mr. and Mrs. McDermott:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: Mr. Kenneth Bosley
Box 334
Cockeysville, Maryland 21030

Ms. Sarah Adams
11424 York Road
Cockeysville, Maryland 21030

Dr. Howard B. Myers
P.O. Box 211
Rock Hall, Maryland 21661

People's Council

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

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
4th day of April, 1984.

Received by: [Signature]
Petitioner: Frank J. McDermott, et ux
Petitioner's Attorney: [Signature]
Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF PUBLICATION

Towson, Md. 5/15 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 21st day of March 1984.

The TOWSON TIMES

Cost of Advertisement: \$ 21.60

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1984

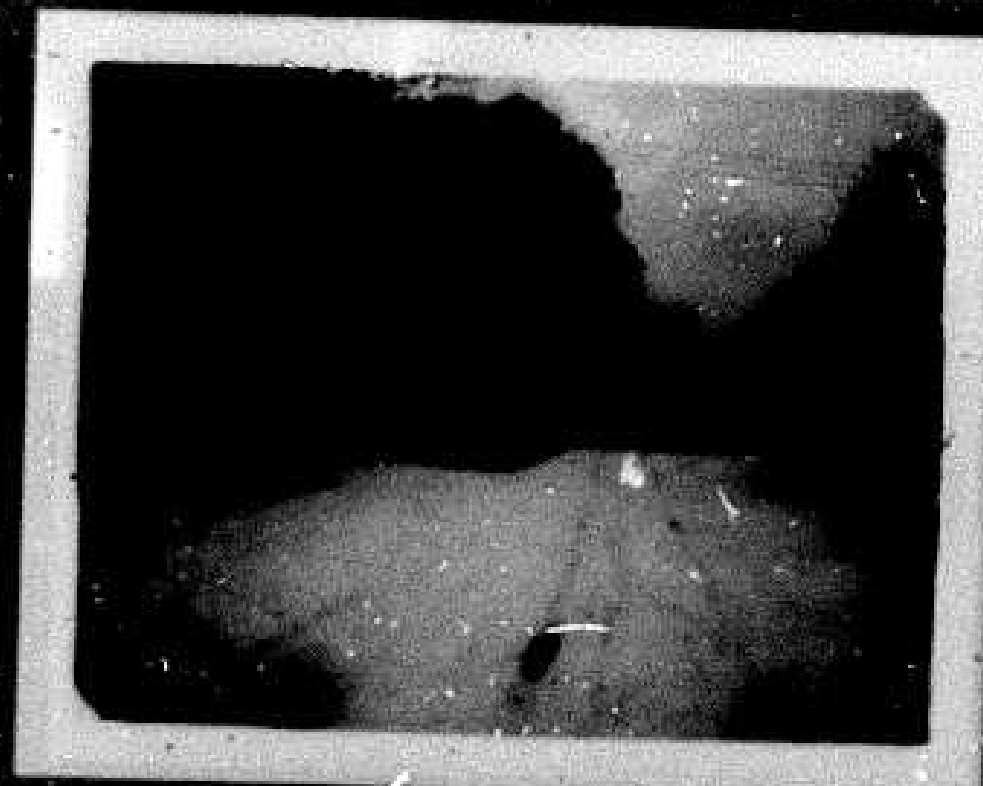
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 22nd day of March 1984.

THE JEFFERSONIAN

Cost of Advertisement, \$ 20.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-269-A
District: 8th
Posted for: Variances
Petitioner: Frank J. McDermott, et ux
Location of property: Beginning 220.26 ft. North of Shawan Road, 187' West of the c/l of York Rd.
Location of Sign: Sign on SE corner of subject property facing East on 1st street west side of York Rd. Sign on NW corner of York Rd. and 1st street west side of Shawan Road and Foot Avenue
Posted by: [Signature]
Date of return: 3-30-84
Number of Signs: 3 (Hrs)



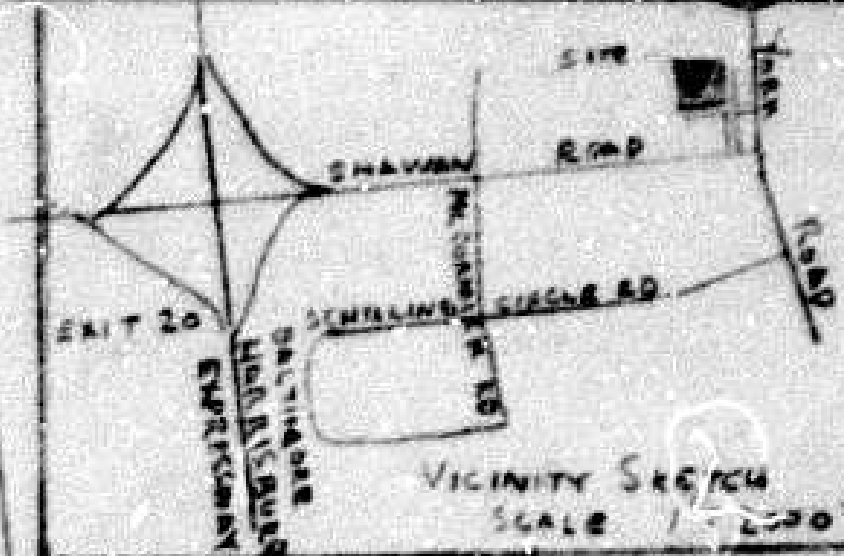
ZONED - M.L.R.
PUBLIC WATER - PRIVATE SEWER
EXISTING USE - RESIDENCE
PROPOSED USE - OFFICES
PARKING DATA

1ST FLOOR 100' X 40' = 4,000'² - 300'² = 13 SPACES
2ND FLOOR 100' X 40' = 4,000'² - 300'² = 8 SPACES
3RD FLOOR 100' X 40' = 4,000'² - 500'² = 8 SPACES
REQUIRED 230 SPACES
PROVIDED 24 SPACES

AREA = 19,259'² = 0.442 AC
GROSS AREA = 24,033'²
FLOOR AREA RATIO ALLOWED = 0.6
FLOOR AREA RATIO PROVIDED
12,000'² ÷ 24,033'² = 0.54

OWNERS FRANK J. McDERMOTT & WIFE
1 RICKWOOD RD 21093

HUNT VALLEY MALL



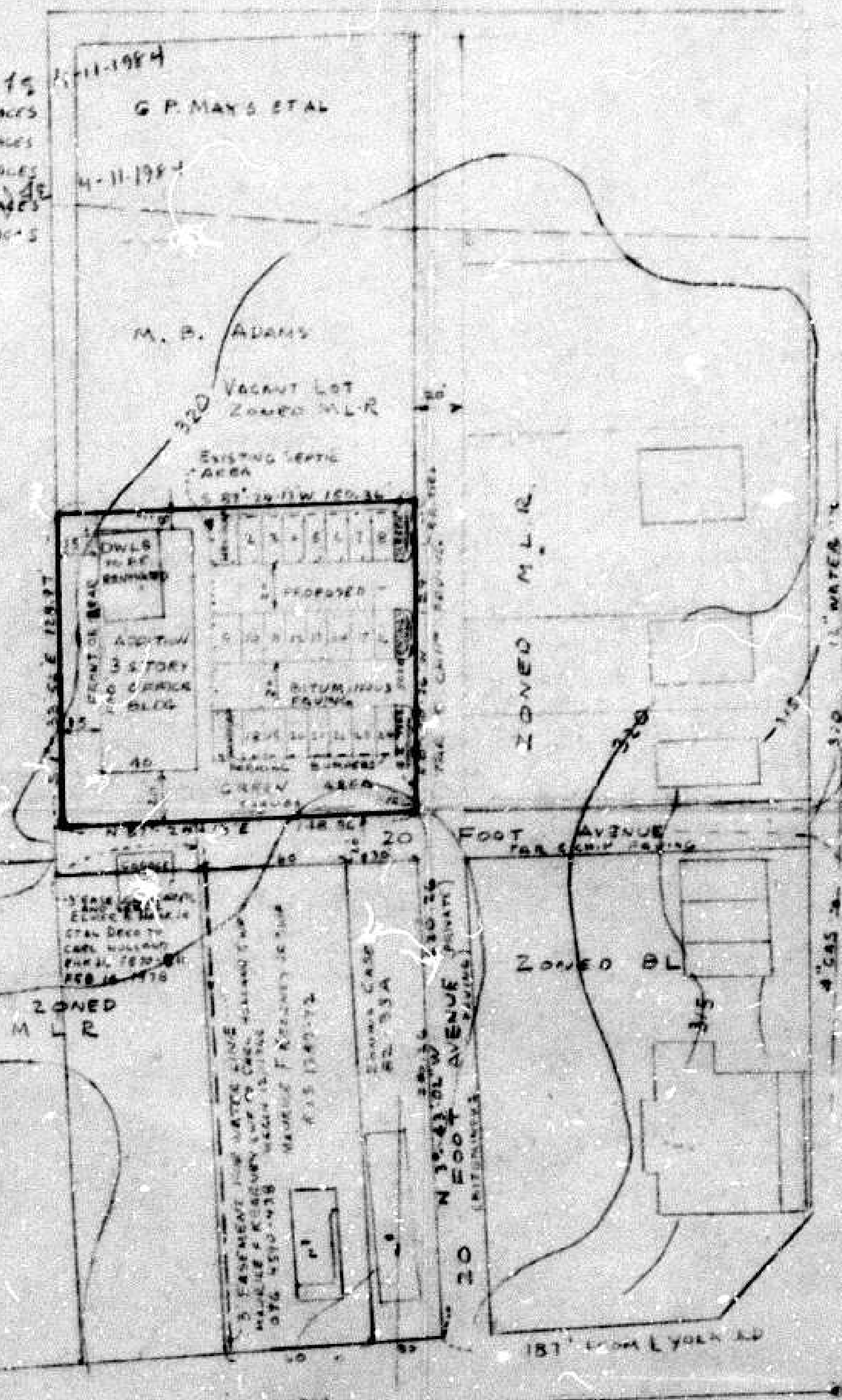
NORTH PARK DRIVE

TAPING 3154

3050 8' CAN

SEE DRAWING
50912ND 80-0679

HUNT VALLEY MALL
ZONED M.L.R.



ZONING PETITION
PLAT SHOWING PROPOSED
OFFICE BUILDING
ON PROPERTY OF
FRANK J. McDERMOTT & WIFE
LOCATED
8" DISTRICT - BALTIMORE CO. MD
DEED REF. EARL & 15870-815 E 6463-675
AREA = 0.442 OR AN ACRE

PLAT TO ACCOMPANY ZONING PETITION
FOR A VARIANCE IN A M.L.R. ZONE FOR A
FRONT OR REAR YARD SETBACK OF 15 FEET
IN LIEU OF 40 FEET (SEC. 250.1) AND A 10' IN.
SIDE YARD VARIANCE OF 8 FEET IN
LIEU OF 30 FEET AND A SIDE YARD S.M.
OF 28 FEET IN LIEU OF 80 FEET (SEC. 250.2)

AND A VARIANCE FOR 24 PARKING SPACES
IN LIEU OF THE REQUIRED 24 PARKING SPACES
(SEC. 407.6.5) 330' FE. 4-1-1984

PETITIONER'S
EXHIBIT 1

Revised
4/33
3/6/84

Scale 1:50 DRAWN 6/1984
GERHOLD, CROSS & STEEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

NOTE: FINAL PARKING PATTERN TO BE DESIGNED
BY ARCHITECT ON SITE PLAN



28-501