

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.1 to allow a 0' front yard setback in lieu of the required 40' and to Section 250.2 to allow side yards of 26' and 6' in lieu of the required 30' and a sum of side yards of 33' in lieu of the required 80'.
The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Buildings have existed prior to Baltimore County Zoning Regulations and proposed renovation and addition to this site will not alter existing setbacks. Also, because of size of property this site could not be practically used as zoned (MLR) because of the setback requirements.

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: _____
Legal Owner(s): James W. McKee & Robert Pollock
Name of Petitioner: Mark D. Dopkin
Address: 10th Floor-Sun Life Bldg.
City and State: Baltimore, MD 21201
Attorney's Telephone No.: 532-6957
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: James W. McKee
Address: 1717 York Road
City and State: Lutherville, MD 21093
Phone No.: 252-5820

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of January, 1985, at 10:45 o'clock A.M.

Very truly yours,
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE
PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 31, 1984
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Mark D. Dopkin, Esquire
10th Floor, Sun Life Building
Charles & Redwood
Baltimore, Maryland 21201
RE: Item No. 117 - Case No. 85-188-A
James W. McKee, et al
Variance Petition
Dear Mr. Dopkin:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The praiseworthiness 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.
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 filed 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
NBC:bsc
Enclosures
cc: McKee & Associates, Inc.
1717 York Road
Lutherville, Maryland 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 7, 1985
COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Mark D. Dopkin, Esquire
10th Floor, Sun Life Building
Charles & Redwood
Baltimore, Maryland 21201
RE: Item No. 117 - Case No. 85-188-A
James W. McKee, et al
Variance Petition
Dear Mr. Dopkin:
Enclosed please find additional comments submitted after my original comments of December 31, 1984.
Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee
NBC:bsc
Enclosure
cc: McKee & Associates, Inc.
1717 York Road
Lutherville, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR
February 4, 1985
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Item No. 117 -ZAC-
Property Owner: Marble Hill Park
Location: Shawan Road W. of York Road
Existing Zoning: M.L.R.
Proposed Zoning: M.L.R. (Variance)
Acres: .67
District: 8th
Dear Mr. Jablon:
It is recommended that an additional 10ft. of right-of-way plus slope easements be provided. As an interim improvement, the vertical alignment of Shawan Road in the vicinity of "Shawan Place" needs to be lowered slightly on the north side to provide a normal crown.
The extent of this grade adjustment will need to be determined after road profile and cross-section information is submitted by the developer's engineer. This grade adjustment would be in lieu of any pavement widening on Shawan Road.

FEB 6 AM
Gregory M. Jones
Traffic Engineer II
JAM:EAM:ROP:SS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204
HARRY J. PISTEL P.E.
DIRECTOR
December 7, 1984
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
RE: Item #117 (1984-1985)
Property Owner: James W. McKee, et al
N/S Shawan Rd. 340' W. from centerline
York Rd.
Acres: .67
District: 8th
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.
General Comments:
Shawan Road will have a future 120-foot right-of-way in this area based on the existing south property line.
Public water exists within Shawan Road. Sanitary sewer would have to be extended 800 feet, from the existing public sewer within the North Park Subdivision, east of York Road.
Development of this property through striping, 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.
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.

Very truly yours,
James A. Barkle, P.E., Chief
Bureau of Public Services
JAM:EAM:ROP:SS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3001
NORMAN E. GENDER
DIRECTOR
Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
RE: Zoning Advisory Meeting of 11/6/84
Property Owner: James W. McKee, et al
Location: N/S Shawan Rd.
W. of York Rd.
Dear Mr. Jablon:
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable:
(X) There are no site planning factors requiring comment.
(X) A County Review Group Meeting is required.
(X) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
() This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
() A record plat will be required and must be recorded prior to issuance of a building permit.
() The access is not satisfactory.
() The circulation on this site is not satisfactory.
() The parking arrangement is not satisfactory.
() The parking calculations must be shown on the plan.
() This property contains soils which are defined as wetlands, and development on these soils is prohibited.
() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
() The amended Development Plan was approved by the Planning Board on 11/27/84.
(X) Landscaping should be provided on this site and shown on the plan.
() The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
(X) Additional comments:
Parking calculations must be corrected as follows:
Base Area = 4325 ± 500 ± 91 ± 1st floor area = 4450 ± 500 ± 15
Landscaping Area required after landscaping = 4450 ± 500 ± 15
Show access to parking area by driveway and parking area.
A parking area of 100 spaces is required.
A parking area of 100 spaces is required.
Very truly yours,
Eugene G. Balis
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204-2566
494-4500
PAUL H. REMCKE
CHIEF
November 7, 1984
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204
Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee
RE: Property Owner: James W. McKee, et al
Location: N/S Shawan Rd. 340' W. from c/l York Road
Item No.: 117
Zoning Agenda: Meeting of 11/6/84
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.
Noted and Approved: George M. Maganoff
Fire Prevention Bureau
REVIEWER: Eugene G. Balis
Planning/Group
Special Inspection Division
/mb



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

ARNOLD JABLON
ZONING COMMISSIONER

January 11, 1985

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

Mark D. Dopkin, Esquire
10th Floor
Sun Life Building
Charles and Redwood Streets
Baltimore, Maryland 21201

RE: Petition for Variances
W/S of Shawan Rd., 340' W of the center
line of York Rd. - 8th Election District
James W. McKee, et al - Petitioners
No. 85-188-A (Item No. 117)

Dear Mr. Dopkin:

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: People's Counsel

December 7, 1984

Mark D. Dopkin, Esquire
Kaplan, Heyman, Greenberg,
Engelmann and Belgrad
10th Floor-Sun Life Bldg.
Charles and Redwood Streets
Baltimore, MD 21201

NOTICE OF HEARING

RE: Petition for Variances
N/S Shawan Road, 340' W of the
c/l of York Road
James W. McKee, et al - Petitioners
Case No. 85-188-A

TIME: 10:45 a.m.

DATE: Tuesday, January 8, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134378

DATE: 12/22/84 ACCOUNT: R-1-615-000

AMOUNT: 900.00

RECEIVED FROM: J. M. Key

FOR: 117 York Rd. #117

6 119*****1000001 8250F

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

December 31, 1984

Mark D. Dopkin, Esquire
10th Floor - Sun Life Building
Charles & Redwood Streets
Baltimore, Maryland 21201

RE: Petition for Variances
N/S Shawan Rd., 340' W of the c/l of York Road
James W. McKee, et al - Petitioners
Case No. 85-188-A

Dear Mr. Dopkin:

This is to advise you that \$49.38 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003179

DATE: 12/11/84 ACCOUNT: 117-117-117

AMOUNT: \$49.38

RECEIVED FROM: [Signature]

FOR: [Signature]

6 119*****1000001 8250F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES
8th Election District

LOCATION: North side of Shawan Road, 340 feet West of the
centerline of York Road

DATE AND TIME: Tuesday, January 8, 1985 at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow a 0 foot front yard setback
in lieu of the required 40 feet and to allow side yards of
26 feet and 6 feet in lieu of the minimum required 30 feet and
a sum of the side yards of 33 feet in lieu of the required
80 feet.

Being the property of James W. McKee, et al as shown on
the plat filed with the Zoning Office.

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, enter-
tain 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-188-A

District: 8th Date of Posting: 12-13-84

Posted for: Variances

Petitioner: James W. McKee, et al

Location of property: N/S of Shawan Road, 340' W of the c/l

of York Rd.

Location of Sign: N/S of Shawan Road in front of car between

lots #44 & 45

Remarks:

Posted by: [Signature] Date of return: 12-21-84

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, December 20, 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., appearing on
December 20, 1984.

THE JEFFERSONIAN,

JB Keutsh
Publisher

Cost of Advertising 20.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: JANUARY 31, 1985

Norman E. Gerber, Director

FROM: Office of Planning and Zoning

Zoning Petition No. 85-188-A

SUBJECT: James W. McKee, et al

Assuming compliance with the comments of the Zoning Plans Advisory
Committee, this office is not opposed to the granting of the subject
request.

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

NEG/JGH/sf

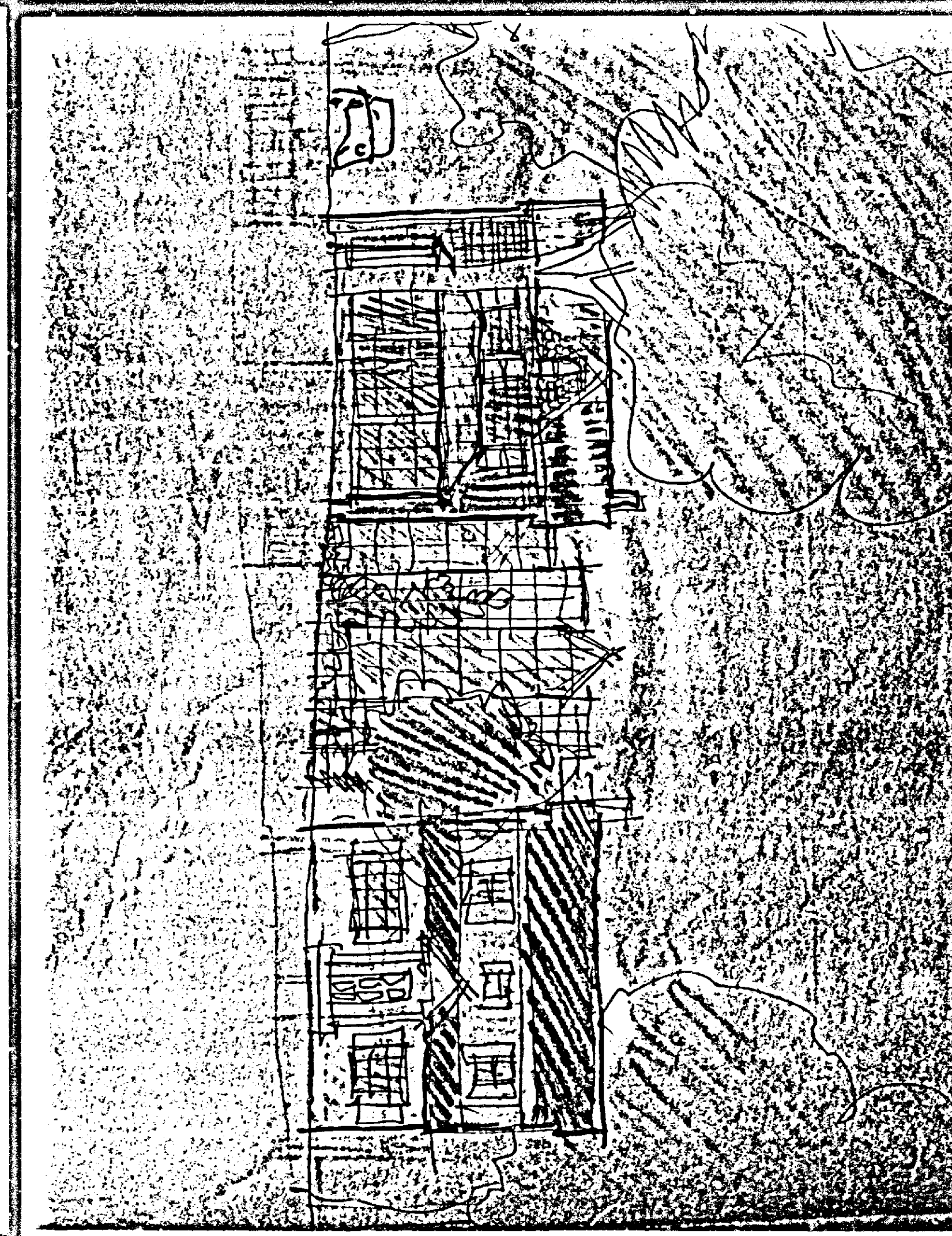
STATE OF PUBLICATION

Towson, Md. 12/27/84

THIS IS TO CERTIFY, that the annexed advertisement
as published in the TOWSON TIMES, a weekly news-
paper distributed in Towson, Baltimore County, Md.,
once a week for consecutive weeks, the
first publication appearing on the 12th day of
December, 1984.

The TOWSON TIMES

Cost of Advertisement: \$24.38





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

ARNOLD JABLON
ZONING COMMISSIONER

January 11, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mark D. Dopkin, Esquire
10th Floor
Sun Life Building
Charles and Redwood Streets
Baltimore, Maryland 21201

RE: Petition for Variances
N/S of Shawan Rd., 340' W of the center
line of York Rd., - 8th Election District
James W. McKee, et al - Petitioners
Case No. 85-188-A (Item No. 117)

Dear Mr. Dopkin:

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

JRHJ/mc

Attachments

cc: People's Counsel

December 7, 1984

Mark D. Dopkin, Esquire
Kaplan, Heyman, Greenberg,
Engelman and Belgrad
10th Floor-Sun Life Bldg.
Charles and Redwood Streets
Baltimore, MD 21201

NOTICE OF HEARING

RE: Petition for Variances
N/S Shawan Road, 340' W of the
c/l of York Road
James W. McKee, et al - Petitioners
Case No. 85-188-A

TIME: 10:45 a.m.

DATE: Tuesday, January 8, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134378

DATE: 12/27/84 ACCOUNT: 85-188-A
AMOUNT: 900.00

RECEIVED FROM: *James W. McKee*
FOR: *Payment for Hearing #117*

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

December 31, 1984

Mark D. Dopkin, Esquire
10th Floor - Sun Life Building
Charles & Redwood Streets
Baltimore, Maryland 21201

RE: Petition for Variances
N/S Shawan Rd., 340' W of the c/l of York Road
James W. McKee, et al - Petitioners
Case No. 85-188-A

Dear Mr. Dopkin:

This is to advise you that \$49.36 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 003179

DATE: 12/31/84 ACCOUNT: 85-188-A
AMOUNT: 49.36

RECEIVED FROM: *James W. McKee*
FOR: *Payment for Hearing #117*

VALIDATION OR SIGNATURE OF CASHIER

erely,

ARNOLD JABLON
ARNOLD JABLON
Zoning Commissioner

PETITION FOR VARIANCES

8th Election District

LOCATION: North side of Shawan Road, 340 feet West of the centerline of York Road

DATE AND TIME: Tuesday, January 8, 1985 at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 allow a 0 foot front yard setback in lieu of the required 40 feet and to allow side yards of 26 feet and 6 feet in lieu of the minimum required 30 feet and a sun of the side yards of 33 feet in lieu of the required 80 feet.

Being the property of James W. McKee, et al as shown on the plat filed with the Zoning Office.

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-188-A

District: 8th Date of Posting: 12-27-84
Posted for: *Variances*
Petitioner: *James W. McKee, et al*
Location of property: *N/S of Shawan Road, 340' W of the c/l of York Road*
Location of Signs: *N/S of Shawan Road in front of and between Lots #4 & 5*
Remarks:
Posted by: *A. J. Jablon* Date of return: 12-21-84
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 20, 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., appearing on December 20, 1984.

THE JEFFERSONIAN,

18 Ventrol
Publisher

Cost of Advertising 20.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 3, 1985
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-188-A
James W. McKee, et al

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

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

NEG/JGH/sf

ATE OF PUBLICATION

Wson, Md. 12/27 1984

THIS IS TO CERTIFY, that the annexed advertisement as published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 12th day of December, 1984.

85-188-A

The TOWSON TIMES

Cost of Advertisement: \$ 24.38

