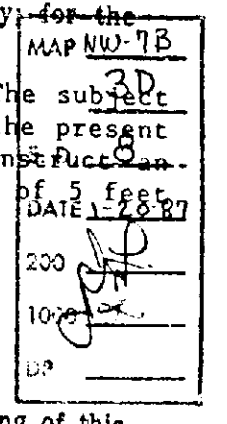


**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1.4.238.2. To permit side yard setbacks of 5' instead of the required 30' and a rear yard setback of 10' instead of the required 30'.

The required rear and side yard setback in a ML-1M zone is 30 feet. The subject property has a 60 foot property width. The only permitted use under the present zoning would be for outside storage. The developer would like to construct an office building and therefore request a variance to permit side yard setbacks and a rear yard of 10 feet.



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: **JAMES P. OFFUTT**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 1111 HOLLIS LANE  
 Address  
 BALTIMORE, MARYLAND 21209  
 City and State

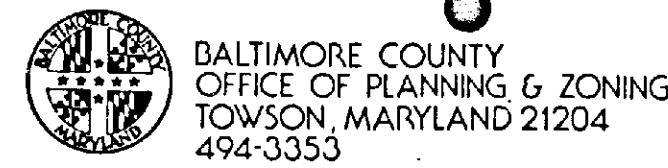
Legal Owner(s): **JAMES STENERSEN**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 S/S EASY STORAGE COMPANY  
 Address  
 550 HARPER STREET Phone No.  
 SEWART, FLORIDA 33697  
 City and State

Attorney for Petitioner: **MARK P. HANLEY, ESQUIRE**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 206 WASHINGTON AVENUE  
 Address  
 TOWSON, MARYLAND 21204  
 City and State

Attorney's Telephone No.: 823-1174

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, 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 March, 1986, at 10:30 o'clock.

*[Signature]*  
 Zoning Commissioner of Baltimore County.



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

March 18, 1986

Mark P. Hanley, Esquire  
 206 Washington Avenue  
 Towson, MD 21204

RE: PETITION FOR VARIANCE  
 S/S Cocksylville Rd., SW from  
 the intersection of the  
 centerline of Williamson Lane  
 and Cocksylville Road  
 (211 Cocksylville Road) -  
 8th Election District  
 James Stenersen, Petitioner  
 Case No. 86-352-A

Dear Mr. Hanley:

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

Very truly yours,

*[Signature]*  
 JEAN M. H. JUNG  
 Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Mr. George Dixon  
 213 Cocksylville Road  
 Cocksylville, MD 21030

Mr. Edward M. Betts  
 209 Cocksylville Road  
 Cocksylville, MD 21030

IN RE: PETITION FOR VARIANCE : BEFORE THE  
 S/S Cocksylville Rd., SW from : DEPUTY ZONING COMMISSIONER  
 the intersection of the : OF BALTIMORE COUNTY  
 centerline of Williamson Lane :  
 and Cocksylville Road :  
 (211 Cocksylville Road) - : Case No. 86-352-A  
 8th Election District :  
 James Stenersen, Petitioner :  
 \* \* \* \* \*

The Petitioner herein requests variances for a side yard setback of 5 feet and a rear yard setback of 10 feet, both in lieu of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that without the benefit of variances, no building could be constructed on the site.

The Contract Purchaser proposes to construct a building with the appearance of an office on the front to be utilized as an office, light assembly or storage with accessory office use. Loading will be through the front door. The extension of public water and sewage is anticipated. The developer will provide more landscaping than required, will obtain a waiver or comply with storm water management requirements and, most likely, construct a low retaining wall on the east side.

The two adjacent neighbors appeared and spoke in protest. The resident at 213 Cocksylville Road objected to the closeness of the proposed building because of the danger of fire. The business owner at 209 Cocksylville Road is concerned with the noise of construction equipment and the possibility of run-off and silt. He questions the feasibility of developing a lot only 50 feet wide in this manner and noted that properties could be assembled.

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field inspection of the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (RCZR) would result in practical difficulty

ORDER RECEIVED FOR FILING  
 DATE March 18 1986  
 TOWSON, MD

ORDER RECEIVED FOR FILING  
 DATE March 19 1986  
 TOWSON, MD

*[Signature]*  
 Deputy Zoning Commissioner  
 of Baltimore County

**PETITION FOR ZONING VARIANCES**

8th Election District

LOCATION: South Side of Cocksylville Road, South 50 degrees West from the intersection of the Centerline of Williamson Lane and Cocksylville Road (211 Cocksylville Road)

DATE AND TIME: Tuesday, March 11, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances for side yard setbacks of 5 feet in lieu of the required 30 feet and a rear yard setback of 10 feet in lieu of the required 30 feet

Being the property of James Stenersen, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
 S/S Cocksylville Rd., S : OF BALTIMORE COUNTY  
 50° W from the inter- :  
 section of the C/L :  
 Williamson Lane & :  
 Cocksylville Rd. :  
 (211 Cocksylville Rd.), :  
 8th District :  
 JAMES STENERSEN, : Case No. 86-352-A  
 Petitioner :  
 \* \* \* \* \*

**ENTRY OF APPEARANCE**

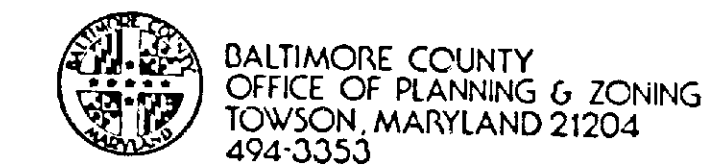
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
 Phyllis Cole Fritchman  
 People's Counsel for Baltimore County

*[Signature]*  
 Peter Max Zimmerman  
 Deputy People's Counsel  
 Room 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mark P. Hanley, Esquire, 206 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. James P. Offutt, 1111 Hollis Lane, Baltimore, MD 21209, Contract Purchaser.

*[Signature]*  
 Peter Max Zimmerman  
 Peter Max Zimmerman



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

March 5, 1986

Mark P. Hanley, Esquire  
 206 Washington Avenue  
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
 S/S Cocksylville Rd., S 50° W from the intersection  
 of the c/l of Williamson Ln. and Cocksylville Rd.  
 (211 Cocksylville Rd.)  
 8th Election District  
 James Stenersen - Petitioner  
 Case No. 86-352-A

Dear Mr. Hanley:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the time it is self.

BALTIMORE COUNTY, MARYLAND No. 018530  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: 3/11/86 ACCOUNT: 86-352-A  
 SIGNATURE: *[Signature]* AMOUNT: \$ 68.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

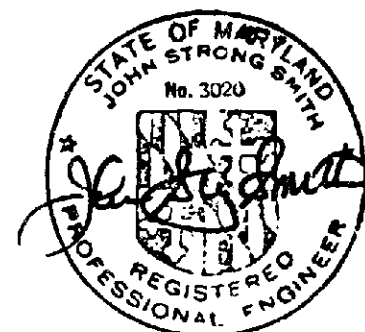
VALIDATION OR SIGNATURE OF CARRIER

FROM THE OFFICE OF  
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
 ENGINEERS  
 P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany a Petition For Variances  
 October 17, 1985  
 RE: 211 Cocksylville Road

Point of beginning being located (S 50° W 225') ± from the point of intersection of the centerlines of Williamson Lane and Cocksylville Road, thence in a clockwise direction:

- 1) S 34° 37' 30" E 190.00' ±
  - 2) S 55° 22' 40" W 60.00' ±
  - 3) N 34° 37' 20" W 190.00' ± and
  - 4) N 56° 19' 57" E 60.01' ± to the place of beginning.
- Containing 0.24 Ac. of land more or less.



(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

ORDER RECEIVED FOR FILING  
 DATE March 19 1986  
 TOWSON, MD

James Stenersen 86-352-A  
 S/S Cocksylville Rd., S 50° W from  
 the intersection of the c/l  
 of Williamson Lane and Cocksylville Rd.

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
S/S Cockeysville Rd., S 50° W from the intersection  
of the c/1 of Williamson Lane and Cockeysville Rd.  
(211 Cockeysville Rd.)  
5th Election District  
James Stenersen - Petitioner  
Case No. 86-352-A

TIME: 10:30 a.m.  
DATE: Tuesday, March 11, 1986  
PLACE: Room 10c, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 016055

DATE: 12-2-85 ACCOUNT: B. H. Hanley  
AMOUNT: \$ 100.00

RECEIVED James Hanley  
FROM: 111 West Chesapeake Avenue, Towson, Maryland  
FOR: 86-352-A

VALIDATION OR SIGNATURE OF CASHIER

*Mr Arnold Jablon*

*cc: STENERSEN #225*

*Could you schedule the above variance hearing in the near future but not before March 14 & 24.*

*Mark Healey  
Attorney for Petitioner*

*Item No. 225  
Case No. 86-352-A  
Hearing - 2/11/86, 10:30am  
B. S. Stenersen - 2/10/86*

MARK P. HANLEY, JR.  
ATTORNEY AT LAW

TELEPHONE 823-1111 206 WASHINGTON AVE.  
AREA CODE 301 P. O. BOX 8006  
RESIDENCE 867-4708 TOWSON, MARYLAND 21204

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO Zoning Commissioner  
Norman E. Gerber, AICP, Director  
Office of Planning and Zoning  
FROM

Date: February 13, 1986

SUBJECT: Zoning Petition No. 86-352-A

If this is a legally recorded lot, there are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber, AICP  
Norman E. Gerber, AICP  
Director*

NEG:JGH:slm

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
February 14, 1986

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

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

RE: Item No. 225 - Case No. 86-352-A  
Petitioner - James Stenersen  
Variance Petition

Dear Mr. Hanley:

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.

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,  
*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mtr

Enclosures

cc: George William Stephens, Jr.  
& Associates, Inc.  
P. O. Box 6828  
Towson, Maryland 21204

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,  
*B. S. Stenersen*  
Publisher

38-25

*86-352-A*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 20, 1986

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 February 20, 1986.

THE JEFFERSONIAN,  
*B. S. Stenersen*  
Publisher

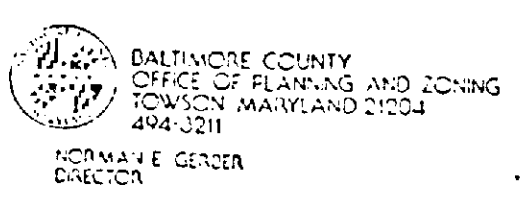
Cost of Advertising  
22.00

*86-352-A*

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland 86-352-A

District: 8th  
Posted for: *Variance*  
Petitioner: *James Stenersen*  
Location of property: *S/S Cockeysville Rd., S 50° W from the intersection of the c/1 of Williamson Lane (211 Cockeysville Rd.)*  
Location of Sign: *on front of subject property 211 Cockeysville Rd.*  
Remarks:  
Posted by: *[Signature]* Date of return: *2-28-86*  
Number of Signs: *1*



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

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 17, 1985  
Item # 225  
Property Owner: JAMES STENERSEN  
Location: S/S COCKEYSVILLE RD. 225'  
SW of WILLIAMSON LANE

Dear Mr. Jablon:

The Division of Contract Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group meeting is required.
- 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.
- 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 22-93 of the Development Regulations.
- Devolvement 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 [unclear].
- Landscaping: Must comply with Baltimore County Landscaping Manual. The property is located in a deficient service area as defined by 811 173-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [unclear].
- The property is located in a traffic area controlled by a 70' level intersection as defined by 811 173-79, and as conditions change the re-evaluated annually by the County Council.
- Additional comments:  
*ALL VARIANCES OF CRG PLAN THAT WAS GRANTED BY PLANNING BOARD ON 1/16/86 (SEE FILE # W-86-10)*

Eugene A. Sobor  
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS  
DIRECTOR

January 16, 1986

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

Item No. 225 -ZAC- Meeting of December 17, 1985  
Property Owner: James Stenersen  
Location: S/S COCKEYSVILLE ROAD, 225' SW of WILLIAMSON LANE, M.L. - T.M.  
Existing Zoning: [unclear]  
Proposed Zoning: Variance to permit side yard setbacks of 5 feet instead of the required 30 feet and a rear yard setback of 10 feet instead of the required 30 feet

Acres: .24  
District: 8th

Dear Mr. Jablon:

This site has a sight distance problem due to the slope along the frontage of the site, and the vertical curve in the road to the west of the site. The sight distance must be improved prior to development of the site.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld

*3/11/86 86-352-A*

Case No. 86-352-A

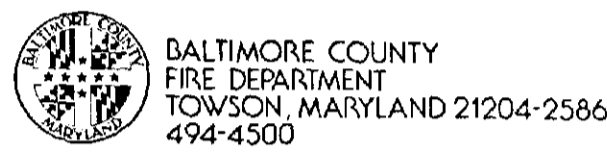
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
4th day of February, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: James Stenersen  
Petitioner's Attorney: Mark P. Hanley, Esquire

Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee



PAUL H. REINCKE  
CHIEF

December 18, 1985

Mr. Arnold Jablon  
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: James Stenersen

Location: S/S Cockeyville Road, 225' SW of Williamson Lane

Item No.: 225 Zoning Agenda: Meeting of December 17, 1985

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.

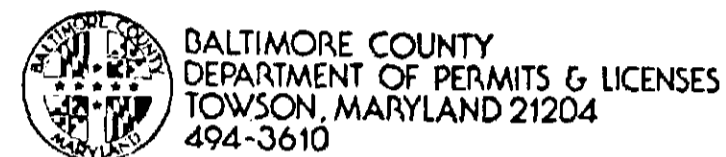
( X ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

January 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 225 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Stenersen  
Location: S/S Cockeyville Road, 225' SW of Williamson Lane  
District:

APPLICABLE TYPES ARE CIRCLED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.W.S.J. #117-1 - 1980) and other applicable Codes and Standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. For Table 111, Section 107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

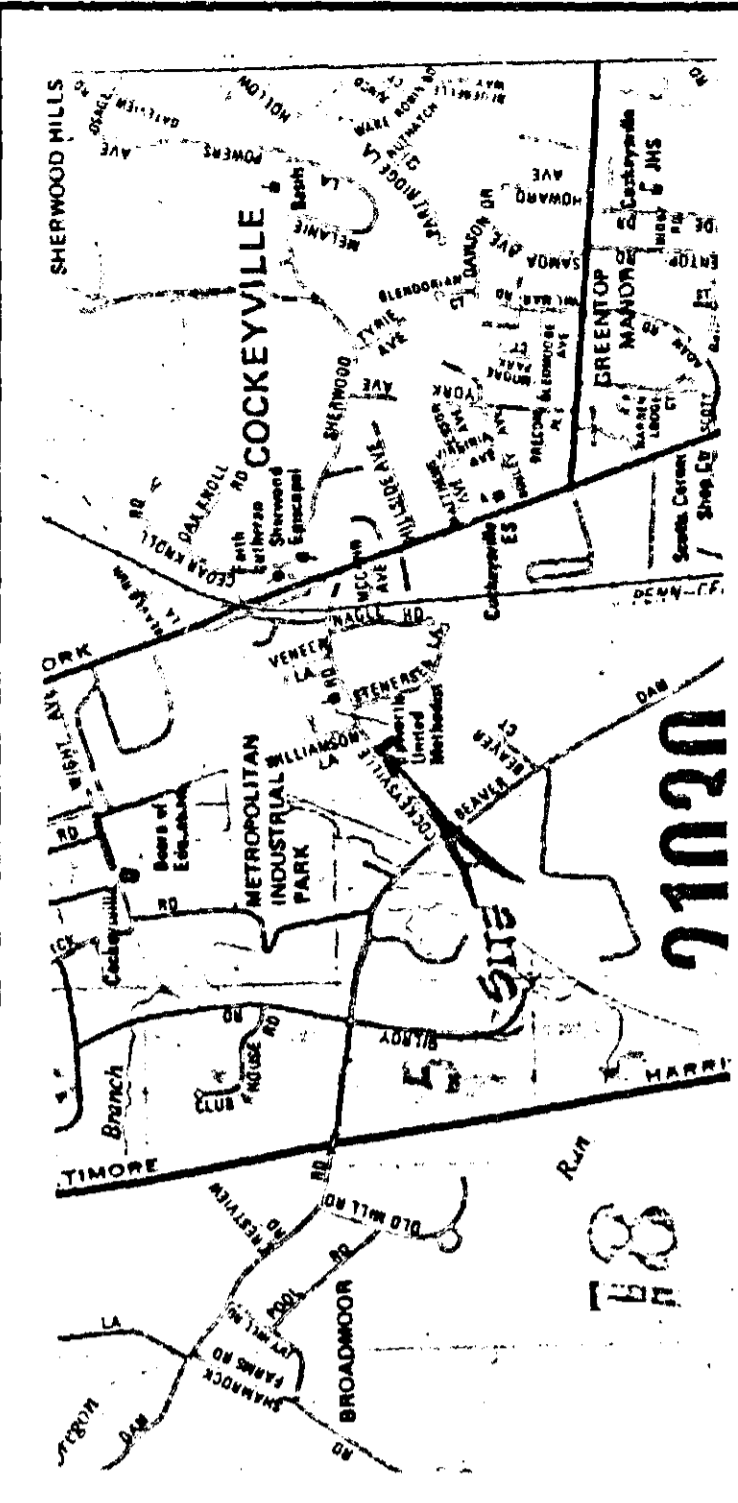
( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seal are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use. See Section 312 of the Building Code.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

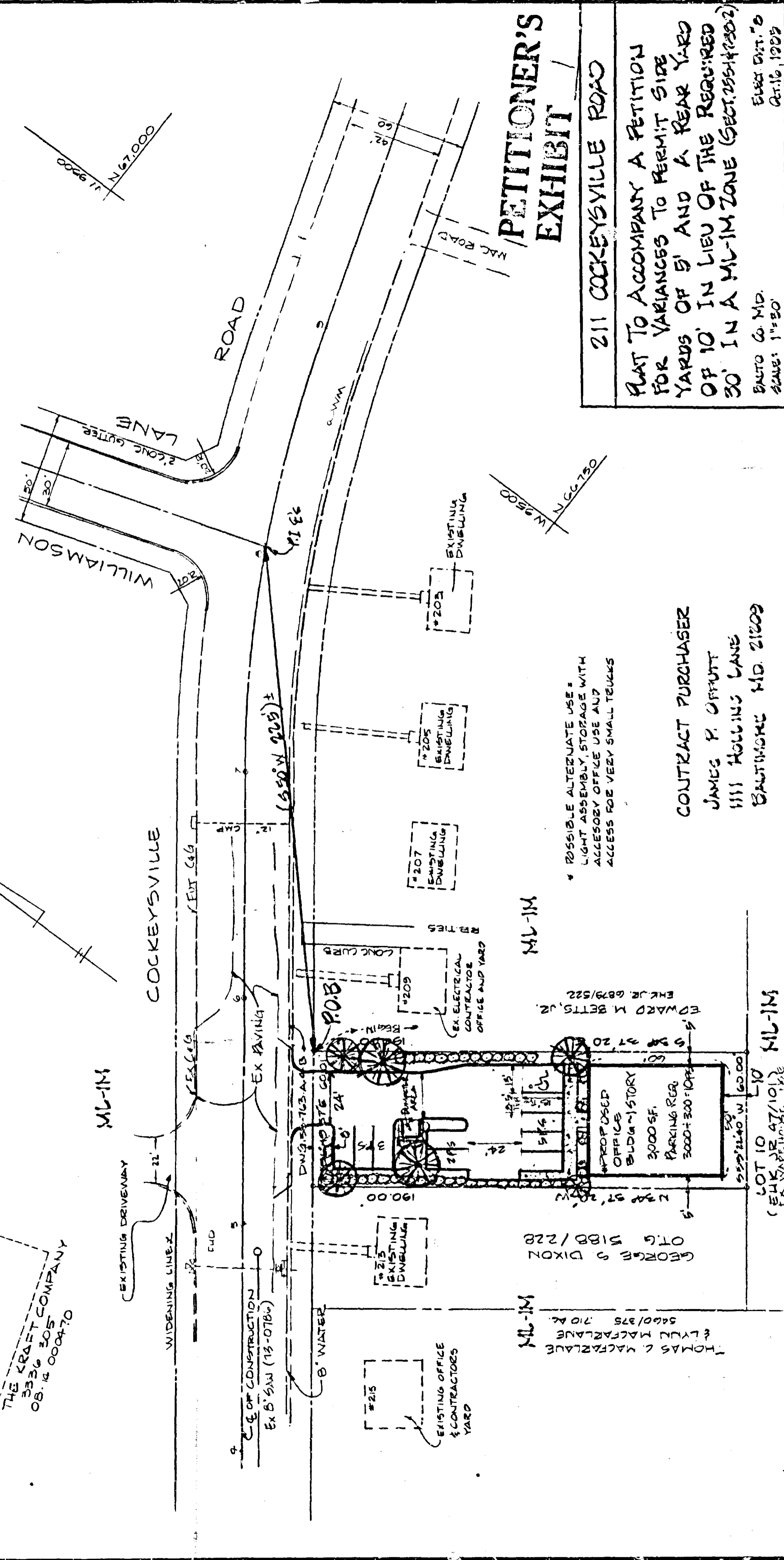
( ) Comments: Window and door openings in the East, West and possibly South walls shall be protected as in 1114.2, 1116.0 and Table 1115. Provide ramp, signs, curb cuts, etc. for the handicapped.

( ) These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/85



VICINITY MAP  
SCALE: 1"=200'



PETITIONER'S  
EXHIBIT

211 COCKEYSVILLE ROAD

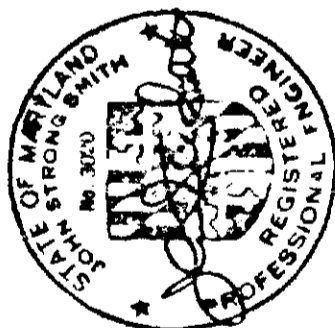
PLAT TO ACCOMPANY A PETITION FOR VARIANCES TO PERMIT SIDE YARDS OF 9' AND A REAR YARD OF 10' IN LIEU OF THE REQUIRED 30' IN A ML-1M ZONE (SECT. 554-1702)

EDWARD M. BETTS, JR.  
SCALE: 1"=20'

EDWARD M. BETTS, JR.  
DATE: 12/18/85

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21284  
(301) 825-6120



SEAL TEST  
THE DRAFT COMPANY  
3330 305  
OB. 12 000470

SITE DATA  
EX. ZONING - ML-1M  
AREA OF TRACT - 0.24 AC.  
EX. USE - VACANT  
RECORDING  
REQUIREMENTS - 10 PS  
SHOWN - 10 PS

CONTRACT PURCHASER  
JAMES K. OFFUTT  
1511 HOLLING LANE  
BALTIMORE MD. 21209

POSSIBLE ALTERNATE USE:  
LIGHT ASSEMBLY STORAGE WITH  
ACCESSORY OFFICE USE AND  
ACCESS FOR VERY SMALL TRUCKS

EDWARD M. BETTS, JR.  
ENR. JR. 6879/522

OTG 5188/228  
GEORGE S. DIXON

TOMAS E. KALFAKIS  
& LYLE M. FARFAR  
5660/375  
710 AC

ML-1M

LOT 10  
ENR. JR. 67/1012

ML-1M

ML-1M

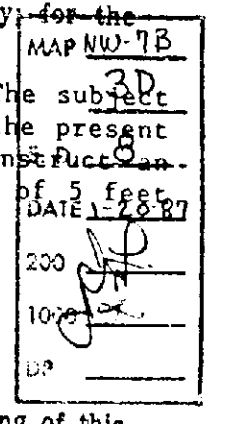
ML-1M

**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1.4.238.2. To permit side yard setbacks of 5' instead of the required 30' and a rear yard setback of 10' instead of the required 30'.

The required rear and side yard setback in a ML-1M zone is 30 feet. The subject property has a 60 foot property width. The only permitted use under the present zoning would be for outside storage. The developer would like to construct an office building and therefore request a variance to permit side yard setbacks and a rear yard of 10 feet.



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: **JAMES P. OFFUTT**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 1111 HOLLIS LANE  
 Address  
 BALTIMORE, MARYLAND 21209  
 City and State

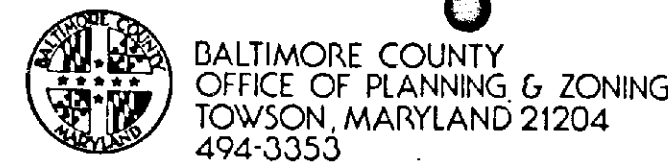
Legal Owner(s): **JAMES STENERSEN**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 S/S EASY STORAGE COMPANY  
 Address  
 550 HARPER STREET Phone No.  
 SEWART, FLORIDA 33697  
 City and State

Attorney for Petitioner: **MARK P. HANLEY, ESQUIRE**  
 (Type or Print Name)  
 Signature: *[Signature]*  
 206 WASHINGTON AVENUE  
 Address  
 TOWSON, MARYLAND 21204  
 City and State

Attorney's Telephone No.: 823-1174

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, 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 March, 1986, at 10:30 o'clock.

*[Signature]*  
 Zoning Commissioner of Baltimore County.



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

March 18, 1986

Mark P. Hanley, Esquire  
 206 Washington Avenue  
 Towson, MD 21204

RE: PETITION FOR VARIANCE  
 S/S Cocksylville Rd., SW from  
 the intersection of the  
 centerline of Williamson Lane  
 and Cocksylville Road  
 (211 Cocksylville Road) -  
 8th Election District  
 James Stenersen, Petitioner  
 Case No. 86-352-A

Dear Mr. Hanley:

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

Very truly yours,

*[Signature]*  
 JEAN M. H. JUNG  
 Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Mr. George Dixon  
 213 Cocksylville Road  
 Cocksylville, MD 21030

Mr. Edward M. Betts  
 209 Cocksylville Road  
 Cocksylville, MD 21030

IN RE: PETITION FOR VARIANCE : BEFORE THE  
 S/S Cocksylville Rd., SW from : DEPUTY ZONING COMMISSIONER  
 the intersection of the : OF BALTIMORE COUNTY  
 centerline of Williamson Lane :  
 and Cocksylville Road :  
 (211 Cocksylville Road) - : Case No. 86-352-A  
 8th Election District :  
 James Stenersen, Petitioner :  
 Case No. 86-352-A

The Petitioner herein requests variances for a side yard setback of 5 feet and a rear yard setback of 10 feet, both in lieu of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that without the benefit of variances, no building could be constructed on the site.

The Contract Purchaser proposes to construct a building with the appearance of an office on the front to be utilized as an office, light assembly or storage with accessory office use. Loading will be through the front door. The extension of public water and sewage is anticipated. The developer will provide more landscaping than required, will obtain a waiver or comply with storm water management requirements and, most likely, construct a low retaining wall on the east side.

The two adjacent neighbors appeared and spoke in protest. The resident at 213 Cocksylville Road objected to the closeness of the proposed building because of the danger of fire. The business owner at 209 Cocksylville Road is concerned with the noise of construction equipment and the possibility of run-off and silt. He questions the feasibility of developing a lot only 50 feet wide in this manner and noted that properties could be assembled.

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field inspection of the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (RCZR) would result in practical difficulty

ORDER RECEIVED FOR FILING  
 DATE March 18 1986  
 TOWSON, MD

ORDER RECEIVED FOR FILING  
 DATE March 19 1986  
 TOWSON, MD

*[Signature]*  
 Deputy Zoning Commissioner  
 of Baltimore County

**PETITION FOR ZONING VARIANCES**

8th Election District

LOCATION: South Side of Cocksylville Road, South 50 degrees West from the intersection of the Centerline of Williamson Lane and Cocksylville Road (211 Cocksylville Road)

DATE AND TIME: Tuesday, March 11, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances for side yard setbacks of 5 feet in lieu of the required 30 feet and a rear yard setback of 10 feet in lieu of the required 30 feet

Being the property of James Stenersen, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
 S/S Cocksylville Rd., S : OF BALTIMORE COUNTY  
 50° W from the inter- :  
 section of the C/L :  
 Williamson Lane & :  
 Cocksylville Rd. :  
 (211 Cocksylville Rd.), :  
 8th District :  
 JAMES STENERSEN, : Case No. 86-352-A  
 Petitioner :

**ENTRY OF APPEARANCE**

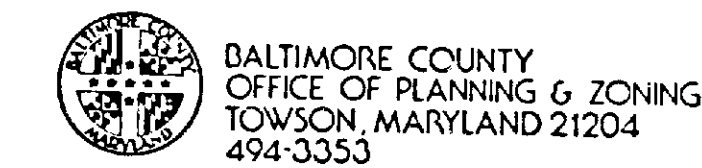
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
 Phyllis Cole Fritchman  
 People's Counsel for Baltimore County

*[Signature]*  
 Peter Max Zimmerman  
 Deputy People's Counsel  
 Room 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mark P. Hanley, Esquire, 206 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. James P. Offutt, 1111 Hollis Lane, Baltimore, MD 21209, Contract Purchaser.

*[Signature]*  
 Peter Max Zimmerman  
 Peter Max Zimmerman



ARNOLD JABLON  
 ZONING COMMISSIONER

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

March 5, 1986

Mark P. Hanley, Esquire  
 206 Washington Avenue  
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
 S/S Cocksylville Rd., S 50° W from the intersection  
 of the c/l of Williamson Ln. and Cocksylville Rd.  
 (211 Cocksylville Rd.)  
 8th Election District  
 James Stenersen - Petitioner  
 Case No. 86-352-A

Dear Mr. Hanley:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the time it is self.

BALTIMORE COUNTY, MARYLAND No. 018530  
 OFFICE OF FINANCE-REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: 3/11/86 ACCOUNT: 86-352-A  
 SIGNATURE: *[Signature]* AMOUNT: \$ 68.00

RECEIVED FROM: *[Signature]*

FOR: *[Signature]*

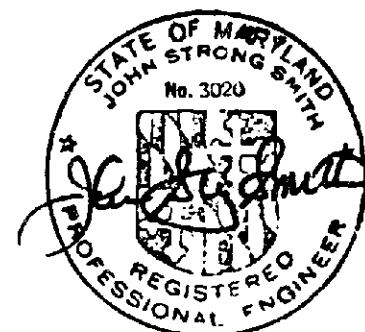
VALIDATION OR SIGNATURE OF CARRIER

FROM THE OFFICE OF  
 GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
 ENGINEERS  
 P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany a Petition For Variances  
 October 17, 1985  
 RE: 211 Cocksylville Road

Point of beginning being located (S 50° W 225') ± from the point of intersection of the centerlines of Williamson Lane and Cocksylville Road, thence in a clockwise direction:

- 1) S 34° 37' 30" E 190.00' ±
  - 2) S 55° 22' 40" W 60.00' ±
  - 3) N 34° 37' 20" W 190.00' ± and
  - 4) N 56° 19' 57" E 60.01' ± to the place of beginning.
- Containing 0.24 Ac. of land more or less.



(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

ORDER RECEIVED FOR FILING  
 DATE March 19 1986  
 TOWSON, MD

BY

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
S/S Cockeysville Rd., S 50° W from the intersection  
of the c/1 of Williamson Lane and Cockeysville Rd.  
(211 Cockeysville Rd.)  
5th Election District  
James Stenersen - Petitioner  
Case No. 86-352-A

TIME: 10:30 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 10c, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 016055

DATE: 12-2-85 ACCOUNT: B. Hanley

AMOUNT: \$ 100.00

RECEIVED: James Hanley

FOR: 11/16/85 James Stenersen

VALIDATION OR SIGNATURE OF CASHIER

*Mr Arnold Jablon*  
*cc: STENERSEN #225*

*Could you schedule the above variance hearing in the near future but not before March 14 & 24.*

*Mark Hanley*  
*Attorney for Petitioner*

*Item No. 225*  
*Case No. 86-352-A*  
*Hearing - 2/11/86, 10:30am*  
*B. Stenersen - 2/10/86*

MARK P. HANLEY, JR.  
ATTORNEY AT LAW

TELEPHONE 823-1111 206 WASHINGTON AVE.  
AREA CODE 301 P. O. BOX 8006  
RESIDENCE 867-4708 TOWSON, MARYLAND 21204

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO Zoning Commissioner  
Norman E. Gerber, AICP, Director  
Office of Planning and Zoning

Date: February 13, 1986

SUBJECT: Zoning Petition No. 86-352-A

If this is a legally recorded lot, there are no comprehensive planning factors requiring comment on this petition.

*Norman E. Gerber, AICP*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 14, 1986

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

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

RE: Item No. 225 - Case No. 86-352-A  
Petitioner - James Stenersen  
Variance Petition

Dear Mr. Hanley:

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.

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,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George William Stephens, Jr.  
& Associates, Inc.  
P. O. Box 6828  
Towson, Maryland 21204

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,  
*B. Venetok*  
Publisher

38-25

*86-352-A*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 20, 1986

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 February 20, 1986.

THE JEFFERSONIAN,  
*B. Venetok*  
Publisher

Cost of Advertising  
22.00

*86-352-A*

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-352-A

District: 8th Date of Posting: 2-20-86

Posted for: *James Stenersen*

Petitioner: *James Stenersen*

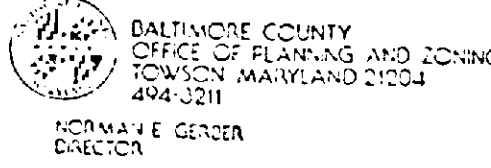
Location of property: *S/S Cockeysville Rd., S 50° W from the intersection of the S/R of Williamson Lane (211 Cockeysville Rd.)*

Location of Sign: *on front of subject property 211 Cockeysville Rd.*

Remarks: *[Blank]*

Posted by: *[Signature]* Date of return: 2-28-86

Number of Signs: *1*



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-0211

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 17, 1985  
Item # 225  
Property Owner: JAMES STENERSEN  
Location: S/S COCKEYSVILLE RD. 225'  
SW of WILLIAMSON LANE

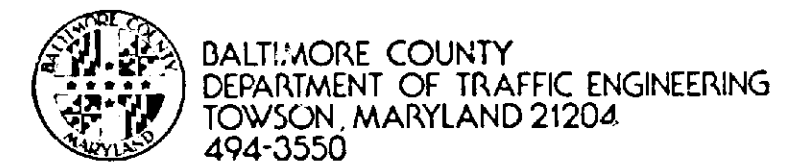
Dear Mr. Jablon:

The Division of Contract Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group meeting is required.
- Forward 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.
- 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 22-93 of the Development Regulations.
- Devlopment 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 [blank].
- Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 811 173-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [blank].
- The property is located in a traffic area controlled by a 70' level intersection as defined by 811 173-79, and as conditions change the re-evaluated annually by the County Council.
- Additional comments: *ALL VARIANCES OF CRG PLAN THAT WAS GRANTED BY PLANNING BOARD ON 1/16/86 (SEE FILE # W-86-10)*

cc: James Howell

Ernest A. Sobor  
Chief, Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1986

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

Item No. 225 -ZAC- Meeting of December 17, 1985  
Property Owner: James Stenersen  
Location: S/S Cockeysville Road, 225' SW of Williamson Lane M.L. - T.M.  
Existing Zoning: Variance to permit side yard setbacks of 5 feet instead of the required 30 feet and a rear yard setback of 10 feet instead of the required 30 feet  
Proposed Zoning: [blank]

Acres: .24  
District: 8th

Dear Mr. Jablon:

This site has a sight distance problem due to the slope along the frontage of the site, and the vertical curve in the road to the west of the site. The sight distance must be improved prior to development of the site.

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld

*3/11/86 86-352-A*

Case No. 86-352-A

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

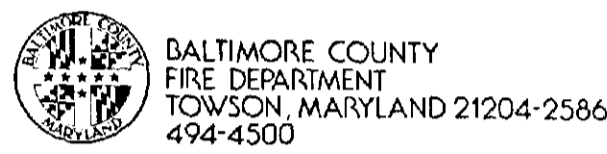
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
4th day of February, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee

Petitioner: James Stenersen  
Petitioner's Attorney: Mark P. Hanley, Esquire



PAUL H. REINCKE  
CHIEF

December 18, 1985

Mr. Arnold Jablon  
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: James Stenersen

Location: S/S Cockeyville Road, 225' SW of Williamson Lane

Item No.: 225 Zoning Agenda: Meeting of December 17, 1985

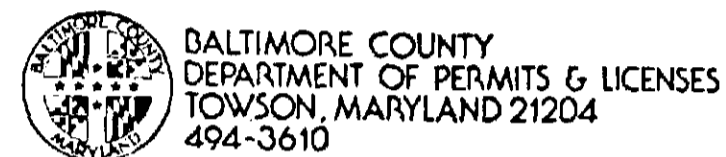
Gentlemen:

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 comment at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

January 16, 1986

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

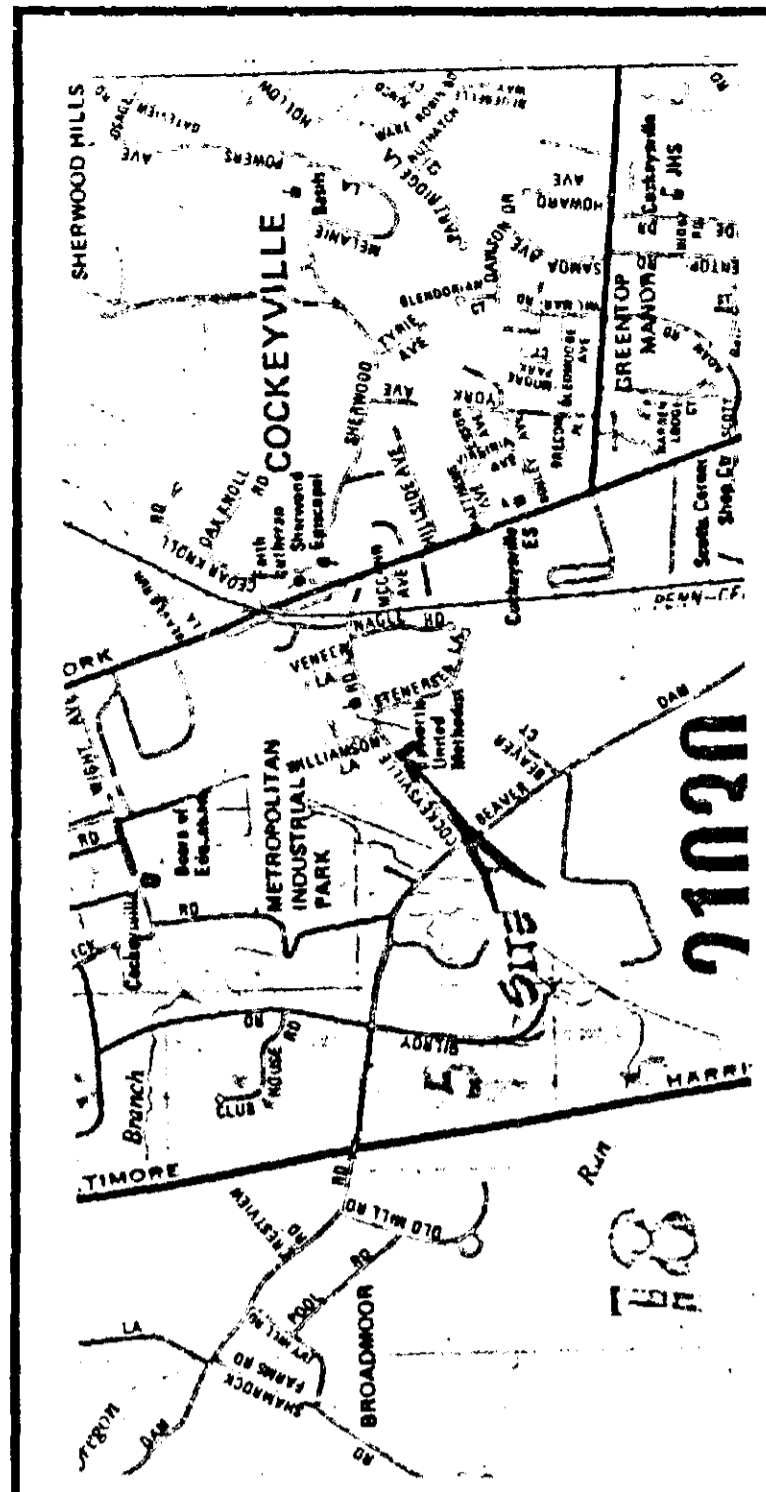
Dear Mr. Jablon:

Comments on Item # 225 Zoning Advisory Committee Meeting are as follows:

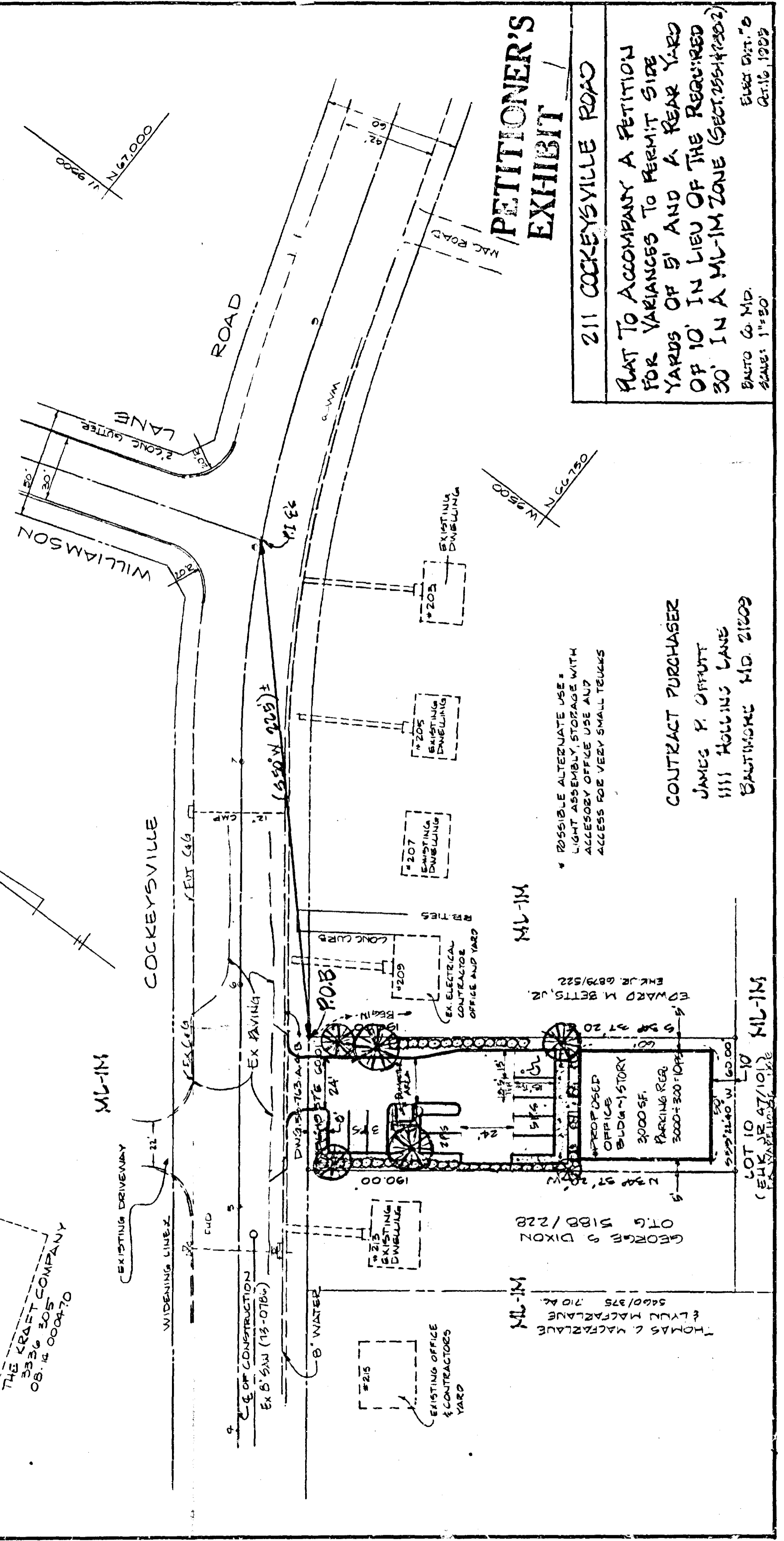
Property Owner: James Stenersen  
Location: S/S Cockeyville Road, 225' SW of Williamson Lane  
District:

- APPLICABLE TYPES ARE CIRCLED:
- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
  - (2) A building and other miscellaneous permits shall be required before the start of any construction.
  - (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
  - (4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
  - (5) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. For Table 111, Section 107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
  - (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
  - (7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
  - (8) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seal are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use. See Section 312 of the Building Code.
  - (9) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
  - (10) Comments: Window and door openings in the East, West and possibly South walls shall be protected as in 1114.2, 1116.0 and Table 1115. Provide ramp, signs, curb cuts, etc. for the handicapped.
  - (11) These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/72785



VICINITY MAP  
SCALE: 1"=200'



211 COCKEYSVILLE ROAD

PLAT TO ACCOMPANY A PETITION FOR VARIANCES TO PERMIT SIDE YARDS OF 9' AND A REAR YARD OF 10' IN LIEU OF THE REQUIRED 30' IN A ML-1M ZONE (SECT. 555-17-302)

BLUET DWT. 6  
DATE: 1-15-80

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-6120



SEAL TEST  
THE DRAFT COMPANY  
3330 305  
OB. 14 000470

CONTRACT PURCHASER  
JAMES K. OFFUTT  
1511 HOLLING LANE  
BALTIMORE MD. 21209

POSSIBLE ALTERNATE USE:  
LIGHT ASSEMBLY STORAGE WITH  
ACCESSORY OFFICE USE AND  
ACCESS FOR VERY SMALL TRUCKS

EDWARD M. BETTS, JR.  
ENR. JR. 6879/522

OTG 5188/228  
GEORGE S. DIXON

TOMAS E. KALFAKIAN  
& LYLE M. FARFARLANE  
5660/375  
710 AC

LOT 10  
CHESAPEAKE ST/101 1/2  
ML-1M

**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1.4.238.2. To permit side yard setbacks of 5' instead of the required 30' and a rear yard setback of 10' instead 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)

The required rear and side yard setback in a ML-1M zone is 30 feet. The subject property has a 60 foot property width. The only permitted use under the present zoning would be for outside storage. The developer would like to construct an office building and therefore request a variance to permit side yard setbacks of 5' and a rear yard of 10 feet.

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:**

JAMES P. OFFUTT  
(Type or Print Name)  
Signature: *[Signature]*

**Legal Owner(s):**

JAMES STENERSEN  
(Type or Print Name)  
Signature: *[Signature]*

1111 HOLLIS LANE  
Address

(Type or Print Name)

BALTIMORE, MARYLAND 21209  
City and State

Signature

**Attorney for Petitioner:**

MARK P. HANLEY, ESQUIRE  
(Type or Print Name)

S/S EASY STORAGE COMPANY  
Address

550 HARPER STREET  
Signature

SEMIART, FLORIDA 33697  
City and State

206 WASHINGTON AVENUE  
Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

TOWSON, MARYLAND 21204  
City and State

JAMES P. OFFUTT  
Name

Attorney's Telephone No.: 823-1174

1111 HOLLIS LANE 752-4285  
Address Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, 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 March, 1986, at 10:30 o'clock

*[Signature]*  
Zoning Commissioner of Baltimore County.

(over)

225  
86-352-A

MAP 102-1B  
DATE 1/19/86

200  
100  
50

86-352-A  
H 225

James Stenersen 86-352-A  
S/S Cockeyville Rd., S 50' W from  
the intersection of the c/l  
Williamson Lane and Cockeyville Rd.



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 18, 1986

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, MD 21204

RE: PETITION FOR VARIANCE  
S/S Cockeyville Rd., SW from  
the intersection of the  
centerline of Williamson Lane  
and Cockeyville Road  
(211 Cockeyville Road) -  
8th Election District  
James Stenersen, Petitioner  
Case No. 86-352-A

Dear Mr. Hanley:

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

Very truly yours,

*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:jbg

Attachments

cc: People's Counsel

Mr. George Dixon  
213 Cockeyville Road  
Cockeyville, MD 21030

Mr. Edward M. Betts  
209 Cockeyville Road  
Cockeyville, MD 21030

IN RE: PETITION FOR VARIANCE : BEFORE THE  
S/S Cockeyville Rd., SW from : DEPUTY ZONING COMMISSIONER  
the intersection of the : OF BALTIMORE COUNTY  
centerline of Williamson Lane :  
and Cockeyville Road :  
(211 Cockeyville Road) - : Case No. 86-352-A  
8th Election District :  
James Stenersen, Petitioner :  
\* \* \* \* \*

The Petitioner herein requests variances for a side yard setback of 5 feet and a rear yard setback of 10 feet, both in lieu of the required 30 feet.

Testimony by and on behalf of the Petitioner indicated that without the benefit of variances, no building could be constructed on the site.

The Contract Purchaser proposes to construct a building with the appearance of an office on the front to be utilized as an office, light assembly or storage with accessory office use. Loading will be through the front door. The extension of public water and sewage is anticipated. The developer will provide more landscaping than required, will obtain a waiver or comply with storm water management requirements and, most likely, construct a low retaining wall on the east side.

The two adjacent neighbors appeared and spoke in protest. The resident at 213 Cockeyville Road objected to the closeness of the proposed building because of the danger of fire. The business owner at 209 Cockeyville Road is concerned with the noise of construction equipment and the possibility of run-off and silt. He questions the feasibility of developing a lot only 50 feet wide in this manner and noted that properties could be assembled.

All parties stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field inspection of the site, and it appearing that strict compliance with the Baltimore County Zoning Regulations (RCZR) would result in practical difficulty

ORDER RECEIVED FOR FILING  
DATE March 18 1986  
Jung

and unreasonable hardship upon the Petitioner, and the granting of the variances would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances requested should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of March, 1986, that variances to permit a side yard setback of 8 feet and a rear yard setback of 10 feet, both in lieu of the required 30 feet, in accordance with the plan prepared by George William Stephens, Jr. and Associates, Inc., dated October 16, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All development shall meet storm water management requirements of Baltimore County.
2. The site shall be so developed as to meet the sight distance requirements of Traffic Engineering and a statement of Traffic Engineering's approval shall be included in the case file.
3. Both the requirements of the Baltimore County Landscape Manual shall be met and no less landscaping than that shown on Petitioner's Exhibit 1 shall be installed.

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
DATE March 19 1986  
Jung

**PETITION FOR ZONING VARIANCES**

8th Election District

LOCATION: South Side of Cockeyville Road, South 50 degrees West from the intersection of the Centerline of Williamson Lane and Cockeyville Road (211 Cockeyville Road)

DATE AND TIME: Tuesday, March 11, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances for side yard setbacks of 5 feet in lieu of the required 30 feet and a rear yard setback of 10 feet in lieu of the required 30 feet

Being the property of James Stenersen as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
S/S Cockeyville Rd., S : OF BALTIMORE COUNTY  
50' W from the Inter- :  
section of the C/L :  
Williamson Lane & :  
Cockeyville Rd. :  
(211 Cockeyville Rd.), :  
8th District :  
JAMES STENERSEN, : Case No. 86-352-A  
Petitioner :  
\* \* \* \* \*

**ENTRY OF APPEARANCE**

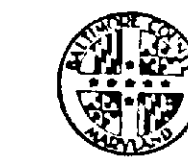
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Fritchman  
People's Counsel for Baltimore County

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to Mark P. Hanley, Esquire, 206 Washington Ave., Towson, MD 21204, Attorney for Petitioner; and Mr. James P. Offutt, 1111 Hollis Lane, Baltimore, MD 21209, Contract Purchaser.

*[Signature]*  
Peter Max Zimmerman  
Peter Max Zimmerman



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 5, 1986

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES  
S/S Cockeyville Rd., S 50' W from the intersection  
of the c/l of Williamson Ln. and Cockeyville Rd.  
(211 Cockeyville Rd.)  
8th Election District  
James Stenersen - Petitioner  
Case No. 86-352-A

Dear Mr. Hanley:

This is to advise you that \$68.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the time it is self.

BALTIMORE COUNTY, MARYLAND No. 018530  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

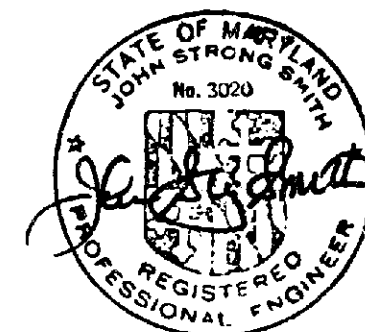
DATE 3/11/86 ACCOUNT  
SIGNATURE *[Signature]* AMOUNT \$ 68.00  
RECEIVED FROM *[Signature]*  
FOR *[Signature]*  
B 0233\*\*\*\*\*018530 21142F  
VALIDATION OR SIGNATURE OF CARRIER

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany a Petition For Variances  
October 17, 1985  
RE: 211 Cockeyville Road

Point of beginning being located (S 50° W 225') ± from the point of intersection of the centerlines of Williamson Lane and Cockeyville Road, thence in a clockwise direction:

- 1) S 34° 37' 30" E 190.00' ±
  - 2) S 55° 22' 40" W 60.00' ±
  - 3) N 34° 37' 20" W 190.00' ± and
  - 4) N 56° 19' 57" E 60.01' ± to the place of beginning.
- Containing 0.24 Ac. of land more or less.



(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY)

ORDER RECEIVED FOR FILING  
DATE March 19 1986  
Jung

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

February 7, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
S/S Cockeysville Rd., S 50° W from the intersection  
of the c/1 of Williamson Lane and Cockeysville Rd.  
(211 Cockeysville Rd.)  
5th Election District  
James Stenersen - Petitioner  
Case No. 86-352-A

TIME: 10:30 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 10c, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 016055

DATE: 12-2-85 ACCOUNT: *[Handwritten]*

RECEIVED *[Signature]*  
FROM: *[Handwritten]*

FOR: *[Handwritten]*

VALIDATION OR SIGNATURE OF CASHIER

*Mr Arnold Jablon*  
*cc: STENERSEN #225*

*Could you schedule the above variance hearing in the near future but not before March 14 & 24.*

*Mark Healey*  
*Attorney for Petitioner*

*Item No. 225*  
*Case No. 86-352-A*  
*Hearing - 2/11/86, 10:30am*  
*B. S. Stenersen - 2/14/86*

MARK P. HANLEY, JR.  
ATTORNEY AT LAW  
TELEPHONE 823-1111 206 WASHINGTON AVE.  
AREA CODE 301 P. O. BOX 8006  
RESIDENCE 867-4708 TOWSON, MARYLAND 21204

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO Zoning Commissioner  
Norman E. Gerber, AICP, Director  
Office of Planning and Zoning  
FROM

Date: February 13, 1986

SUBJECT: Zoning Petition No. 86-352-A

If this is a legally recorded lot, there are no comprehensive planning factors requiring comment on this petition.

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

February 14, 1986

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

Mark P. Hanley, Esquire  
206 Washington Avenue  
Towson, Maryland 21204

RE: Item No. 225 - Case No. 86-352-A  
Petitioner - James Stenersen  
Variance Petition

Dear Mr. Hanley:

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.

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,  
*[Signature]*  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: George William Stephens, Jr.  
& Associates, Inc.  
P. O. Box 6828  
Towson, Maryland 21204

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 19, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 19, 1986.

TOWSON TIMES,  
*[Signature]*  
Publisher

38-25

*86-352-A*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 20, 1986

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 February 20, 1986.

THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising  
22.00

*86-352-A*

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

86-352-A

District: 8th Date of Posting: 2-20-86

Posted for: *[Signature]*

Petitioner: *[Signature]*

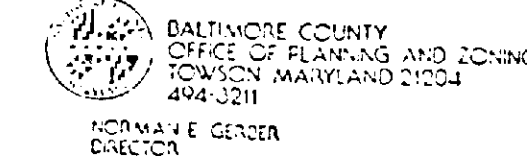
Location of property: *[Handwritten]*

Location of Signs: *[Handwritten]*

Remarks: *[Handwritten]*

Posted by: *[Signature]* Date of return: 2-28-86

Number of Signs: 1



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

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 17, 1985  
Item # 225  
Property Owner: JAMES STENERSEN  
Location: S/S COCKEYSVILLE RD. 225'  
SW of WILLIAMSON LAVE

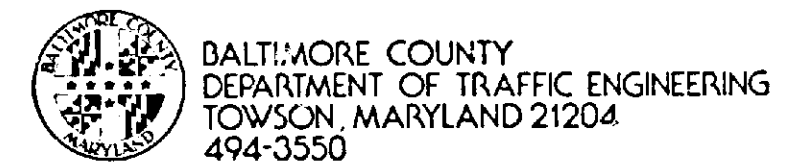
Dear Mr. Jablon:

The Division of Contract Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
- A County Review Group meeting is required.
- Forward 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.
- 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 22-93 of the Development Regulations.
- Devolvement 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 [blank].
- Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 811 173-79. No building permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [blank].
- The property is located in a traffic area controlled by a 70' level intersection as defined by 811 173-79, and as conditions change the re-evaluated annually by the County Council.
- Additional comments: *AWARNING OF CRG PLAN THAT WAS GRANTED BY PLANNING BOARD ON 1/16/86 (SEE FILE # W-86-10)*

Eugene A. Sobor  
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 16, 1986

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

Item No. 225 -ZAC- Meeting of December 17, 1985  
Property Owner: James Stenersen  
Location: S/S Cockeysville Road, 225' SW of Williamson Lane  
M.L. - T.M.  
Existing Zoning: Variance to permit side yard setbacks of 5 feet  
Proposed Zoning: Instead of the required 30 feet and a rear yard setback of 10 feet instead of the required 30 feet

Acres: .24  
District: 8th

Dear Mr. Jablon:

This site has a sight distance problem due to the slope along the frontage of the site, and the vertical curve in the road to the west of the site. The sight distance must be improved prior to development of the site.

*[Signature]*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld

*3/11/86 86-352-A*

Case No. 86-352-A

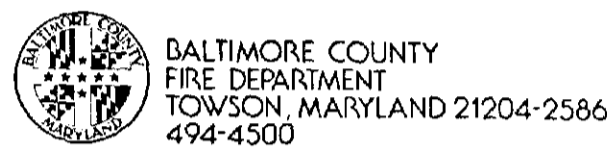
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
4th day of February, 1986.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: James Stenersen  
Petitioner's Attorney: Mark P. Hanley, Esquire  
Received by: *[Signature]*  
Chairman, Zoning Plans Advisory Committee





PAUL H. REINCKE  
CHIEF

December 18, 1985

Mr. Arnold Jablon  
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: James Stenersen

Location: S/S Cockeyville Road, 225' SW of Williamson Lane

Item No.: 225 Zoning Agenda: Meeting of December 17, 1985

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.

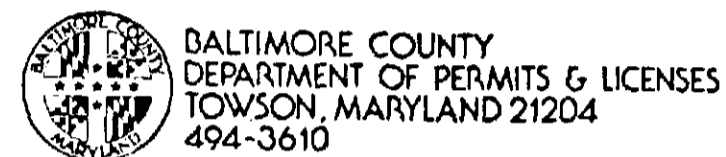
( X ) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

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

REVIEWER: *[Signature]* Noted and Approved:  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



TED ZALESKI, JR.  
DIRECTOR

January 16, 1986

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

Dear Mr. Jablon:

Comments on Item # 225 Zoning Advisory Committee Meeting are as follows:

Property Owner: James Stenersen  
Location: S/S Cockeyville Road, 225' SW of Williamson Lane  
District:

APPLICABLE TYPES ARE CIRCLED:  
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.W.S.J. #117-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.  
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. For Table 111, Section 107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

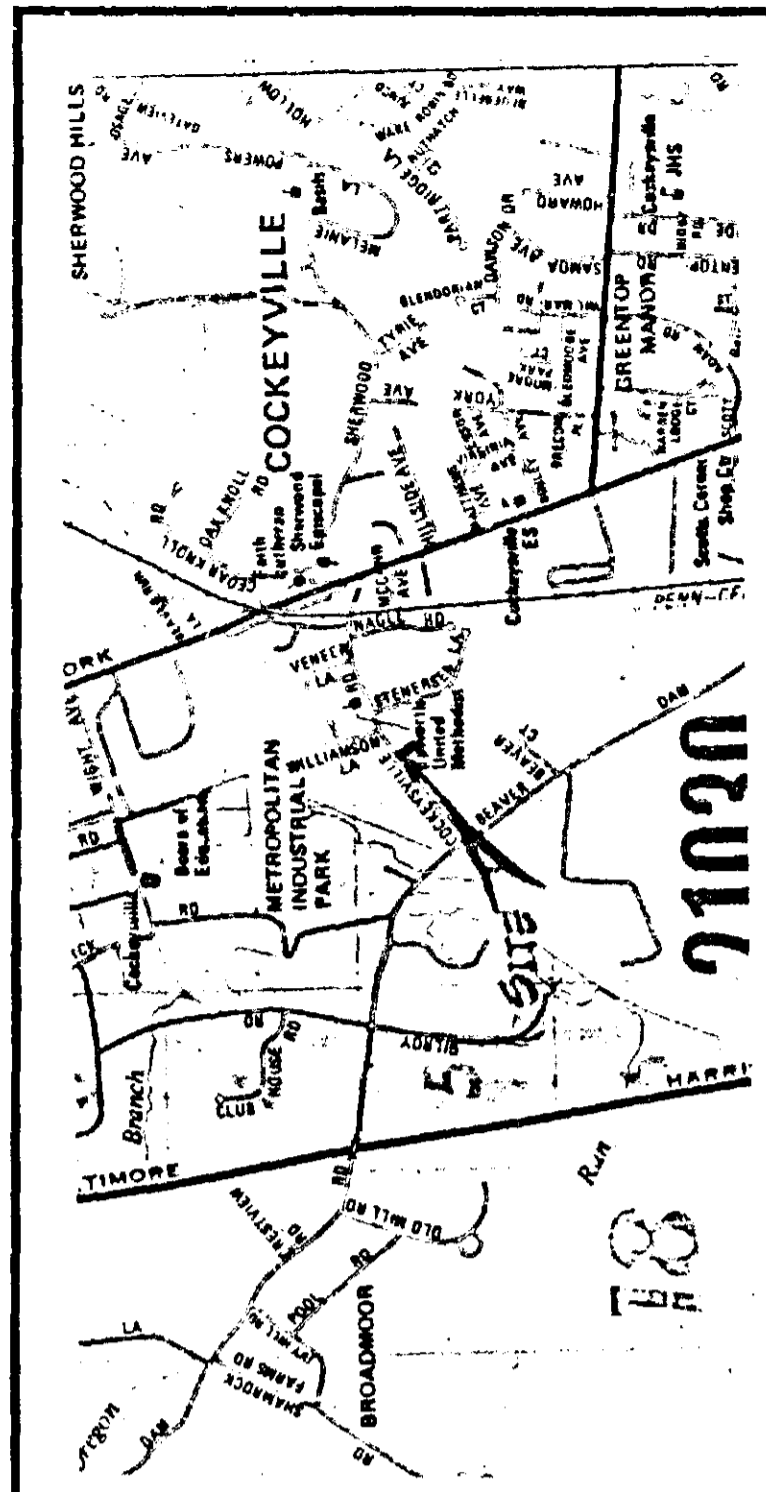
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seal are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

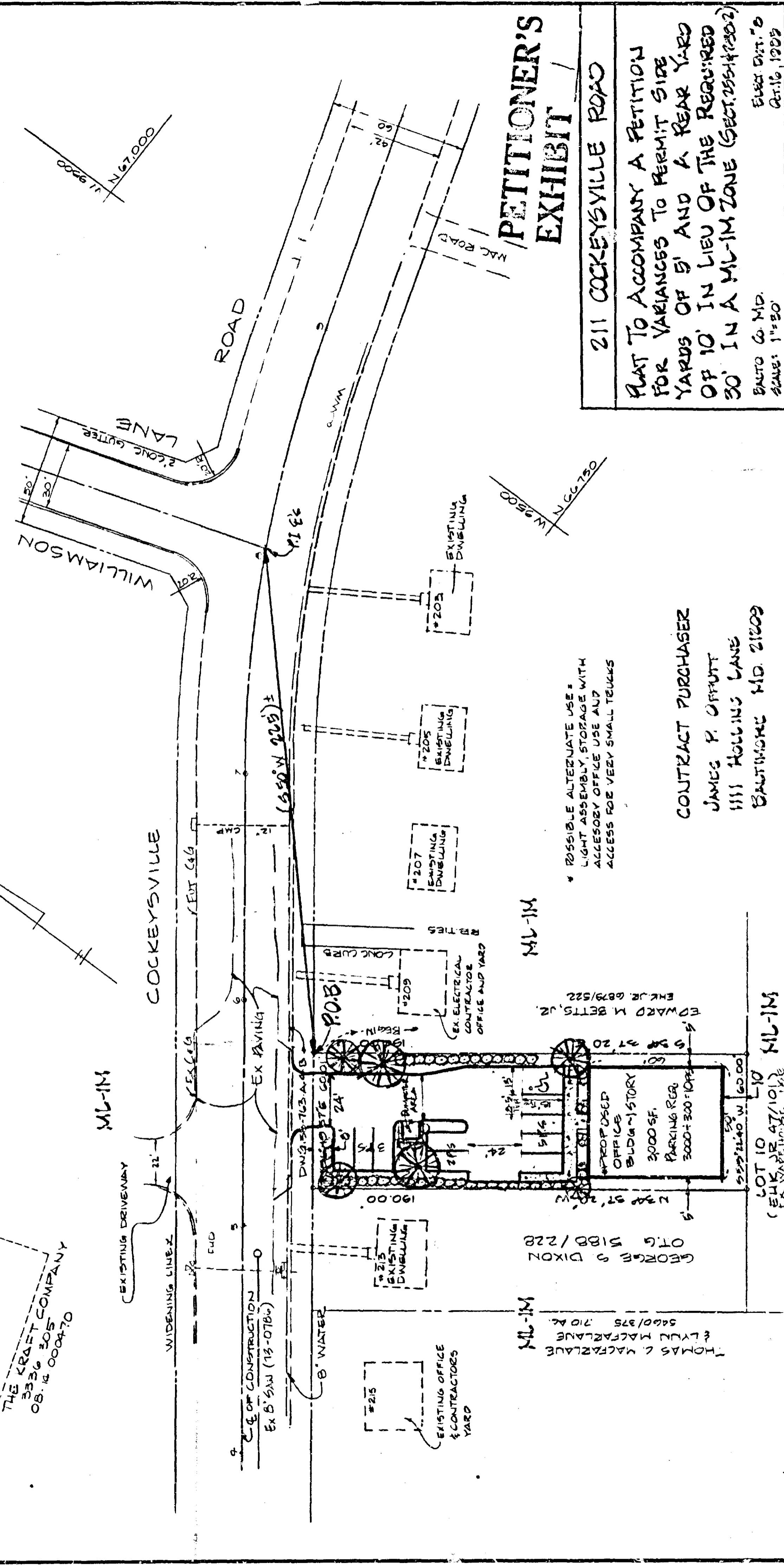
10. Comments: Window and door openings in the East, West and possibly South walls shall be protected as in 1114.2, 1116.0 and Table 1115. Provide ramp, signs, curb cuts, etc. for the handicapped.

11. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/22/85



VICINITY MAP  
SCALE: 1"=200'



PETITIONER'S  
EXHIBIT

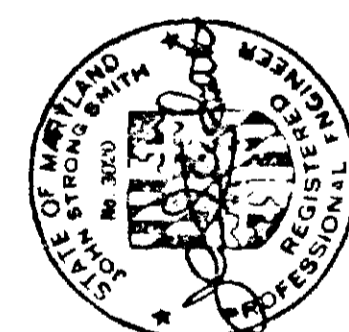
211 COCKEYSVILLE ROAD

PLAT TO ACCOMPANY A PETITION FOR VARIANCES TO PERMIT SIDE YARDS OF 9' AND A REAR YARD OF 10' IN LIEU OF THE REQUIRED 30' IN A ML-1M ZONE (SECT. 555-17-302)

EDWARD M. BETTS, JR.  
SCALE: 1"=20'

CONTRACT PURCHASER  
JAMES K. OFFUTT  
1511 HOLLING LANE  
BALTIMORE MD. 21209

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21284  
(301) 825-6120



SEAL TEST  
THE KRAFT COMPANY  
3330 305  
OB. 12 000470

TOMAS & KATZBLAU  
& LYLE MARFARLANE  
5660/375 710 PL  
ML-1M  
OTG 5188/228  
GEORGE S DIXON  
EDWARD M BETTS, JR  
ENR JR 6879/522  
ML-1M  
LOT 10  
CHESAPEAKE ST/101 1/2  
ML-1M  
CITY OF BALTIMORE

SITE DATA  
EX ZONING... ML-1M  
AREA OF TRACT... 0.24 AC  
EX USE... VACANT  
REQUIREMENTS  
10 PS  
SHOWN... 10 PS

POSSIBLE ALTERNATE USE:  
LIGHT ASSEMBLY STORAGE WITH  
ACCESSORY OFFICE USE AND  
ACCESS FOR VERY SMALL TRUCKS