

MAP 111W-13A
3D
E.O. 8
DATE 2-2-87
200
1000
DP

Regent Development Co. 86-436-A
NW/4 York and Aylesbury Rds.
(2 Aylesbury Rd., 8th Elec. Dist.

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 _____

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Petitioner is requesting a variance to Section 255.1 (MU) Section 238.2 & Section 102.2 of the Zoning Regulations to permit a side yard setback of 10' instead of the required 30' (a variance of 20') and to permit a minimum distance of 34' between buildings instead of the required 60' (a variance of 26')

MAP 111W-13A
3D
E.O. 8
DATE 2-3-87
200
1000
DP

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
(Type or Print Name)
Address: _____
(Type or Print Name)
City and State: _____

Legal Owner(s): _____
(Type or Print Name)
Signature: _____
(Type or Print Name)
Address: _____
(Type or Print Name)
City and State: _____

Attorney for Petitioner: _____
(Type or Print Name)
Address: _____
(Type or Print Name)
City and State: _____

THOMAS L. HENNESSEY, Esquire
(Type or Print Name)
Address: _____
(Type or Print Name)
City and State: _____

Attorney's Telephone No.: 821-7710
Address: _____
(Type or Print Name)
City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1986, at 10:45 o'clock.

BY _____
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 15, 1986
FROM: Norman E. Gerber, Director Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-436-A & 86-439-A

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, AICP, Director
Office of Planning & Zoning

NEG/JGH/dml

Case No. 86-436-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 _____ day of _____, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Regent Development Co.
Petitioner's Attorney: Thomas L. Hennessey, Esquire
Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1986

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

Chairman

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

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P. O. Box 5473
Towson, Maryland 21204

RE: Item No. 313 - Case No. 86-436-A
Petitioner - Regent Development Co.
Variance Petition

Dear Mr. Hennessey:

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 is not informative for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

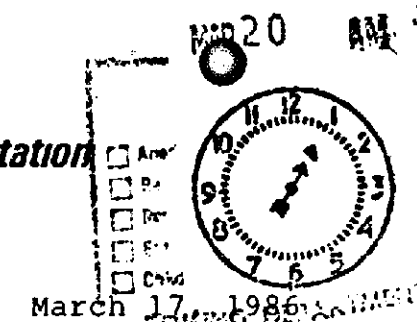
Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204



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

Att: James Dyer



Re: Baltimore County
Item No. 313
Property Owner: Regent Development Company
Location: NW/4 York Rd (Route 45) and Aylesbury Road
Existing Zoning: M.L.-1.M
Proposed Zoning: Var. to permit a side yard setback of 10' in lieu of the required 30' and a minimum distance of 34' between buildings in lieu of the required 60'.
Acres: 1.46
District: 8th

Dear Mr. Dyer:

On review of the submittal of 2/18/86, (#1900 York Road), the State Highway Administration finds the site plan generally acceptable.

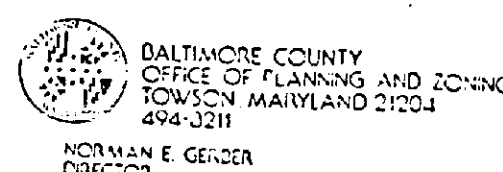
Very truly yours,

Charles Lee, Ch. of Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 North Calvert St., Baltimore, Maryland 21203 - 0717



APR 10, 1986

Re: Zoning Advisory Meeting of March 18, 1986
Item No. 313
Property Owner: REGENT DEVELOPMENT CO.
Location: NW/4 YORK RD. & AYLESBURY 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.

- ☐ 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, 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 22-58 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, B11 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "C" level intersection as defined by B11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

SECTION 2.3 OF THE LANDSCAPE MANUAL STATES: "IN COMMERCIAL, OFFICE AND INDUSTRIAL ZONES, AN INCREASE OF 25% OF GREATER OF THE FLOOR AREA SHALL REQUIRE THAT THE ENTIRE SITE CONFORM TO THE STANDARDS IN THIS MANUAL."

cc: James Henswell

Norman E. Gerber
Ch. of Current Planning and Development



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

STEPHEN E. COLLINS
DIRECTOR

April 1, 1986

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

Item No. _____ -ZAC- Meeting of March 18, 1986
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 311, 313, 314, 317, 319, 320, 321, and 322.

Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

April 10, 1986

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: Regent Development Co.

Location: NW/4 York Road and Aylesbury Road

Item No.: 313

Zoning Agenda: Meeting of 3/18/86

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.
- ☒ 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: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1986, that the Petition for Zoning Variances to permit a side yard setback of 10 feet in lieu of the required 30 feet and a minimum distance between buildings of 34 feet in lieu of the required 60 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

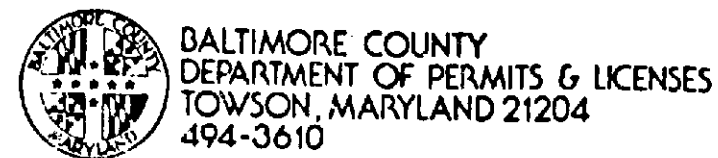
1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Thomas L. Hennessey, Esquire

People's Counsel



TED ZALESKI, JR.
DIRECTOR

April 14, 1986

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

Dear Mr. Jablon:

Comments on item # 313 Zoning Advisory Committee Meeting are as follows:
Property Owner: Regent Development Co.
Location: NW/4 York Road and Aylesbury Road
District: 8th

APPLICABLE STANDARDS ARE CITED:

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.S.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 4-B Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For 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. See Table 401, Section 1007, Section 1006.2 and Table 1002. 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 301.0, 101.0, 501.0 of the Baltimore County Building Code, and the Baltimore County Zoning Ordinance. The specific use under Section 501.0 is not permitted in the 8th District. The requested variance is not permitted in the 8th District.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also file for a Change of Use/Occupancy Permit. The alteration permit application shall also file for a Change of Use/Occupancy Permit. The alteration permit application shall also file for a Change of Use/Occupancy Permit. The alteration permit application shall also file for a Change of Use/Occupancy Permit.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 504.0 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 finished floor levels including basement.
10. Comments: Section 1111.0 could also be applicable to any openings in exterior walls on the west side. The structure appears to be a separate building, not an addition.
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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

4/22/86

Paul Lee P.E.

Paul Lee Engineering Inc.
306 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5944

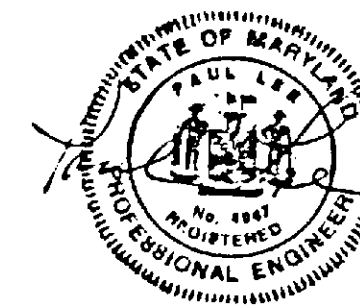
DESCRIPTION

1906 YORK ROAD 2 Aylesbury Rd.

8TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located on the west side of York Road 55 feet from the center of Aylesbury Road, thence binding on the west side of York Road (1) N 19°45'43" West 235.00 feet, thence leaving said west side of York Road (2) S 70°14'17" West 255.00 feet, and (3) S 19°45'43" East 250.00 feet to the north side of Aylesbury Road; thence binding on the north side of Aylesbury Road (4) N 70°14'17" East 240.00 feet and (5) N 25°14'17" East 21.21 feet to the place of beginning.

Containing 1.46 acres of land, more or less, and saving and excepting that portion of land for highway widening as shown on S.H.A. Plat #41987.



Engineers - Surveyors - Site Planners

4/19/86

PETITION FOR ZONING VARIANCES
8th Election District

LOCATION: Northwest Corner of York and Aylesbury Roads
(2 Aylesbury Road)

DATE AND TIME: Monday, April 28, 1986, at 10:45 a.m.

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

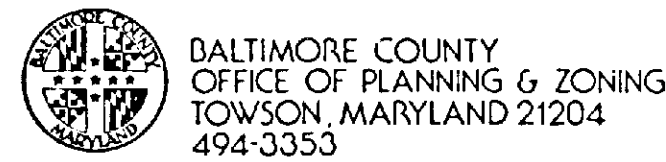
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a side yard setback of 10 feet in lieu of the required 30 feet and a minimum distance of 34 feet between the buildings in lieu of the required 60 feet

Being the property of Regent Development Co., 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



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 23, 1986

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
NW/4 York and Aylesbury Rds.
(2 Aylesbury Rd.)
Regent Development Co. - Petitioner
8th Election District
Case No. 86-436-A

Dear Mr. Hennessey:

This is to advise you that \$88.75 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 day of the hearing.

No. 621892

ore County, Maryland, and remit
filing, Towson, Maryland

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

DATE 4-22-86 ACCOUNT 2-01-415-000

AMOUNT \$ 88.75

RECEIVED Thomas Hennessey Esq

FOR Advertising - Petition 86-436-A

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/W Corner York & Aylesbury Rd. :
8th District : OF BALTIMORE COUNTY

REGENT DEVELOPMENT CO. : Case No. 86-436-A
Petitioner(s) :

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 Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
(301) 494 - 2188

I HEREBY CERTIFY that on this 10th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Thomas L. Hennessey, P. A., 407 W. Pennsylvania Ave., P. O. Box 5473, Towson, MD 21204, Attorney for Petitioner.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

5304
5305

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-436-A

District: 8th Date of Posting: 4-11-86
Posted for: Variances
Petitioner: Regent Development Co.
Location of property: NW/4 Corner of York and Aylesbury Roads
(2 Aylesbury Road)
Location of Sign: Sign NW/4 Corner of York and Aylesbury Roads
and 100 ft. width side of Aylesbury Road opposite south of York Road
Remarks: 7th April
Posted by: A. J. Jablon Date of return: 4-18-86
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 10, 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 April 10, 1986

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

86-436-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 9, 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 April 9, 1986.

TOWSON TIMES,

W. Venturi
Publisher

3400

86-436-A

PETITION FOR ZONING VARIANCES
8th Election District
LOCATION: Northwest Corner of York and Aylesbury Roads (2 Aylesbury Road)
DATE AND TIME: Monday, April 28, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variances to permit a side yard setback of 10 feet in lieu of the required 30 feet and a minimum distance of 34 feet between the buildings in lieu of the required 50 feet.
Being the property of Regent Development Co., as shown on plat plan filed with the Zoning Office.
In the event that the Petitioner(s) is (are) granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during the 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: J. APPROVAL LABSON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
7888-11888 Apr 9

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

March 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/cor. York and Aylesbury Rds.
(2 Aylesbury Rd.)
Regent Development Co. - Petitioner
8th Election District
Case No. 86-436-A

TIME: 10:45 a.m.

DATE: Monday, April 28, 1986

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

W. Venturi
Zoning Commissioner
Baltimore County

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

No. 018437

DATE 2/28/86 ACCOUNT 01-615-000

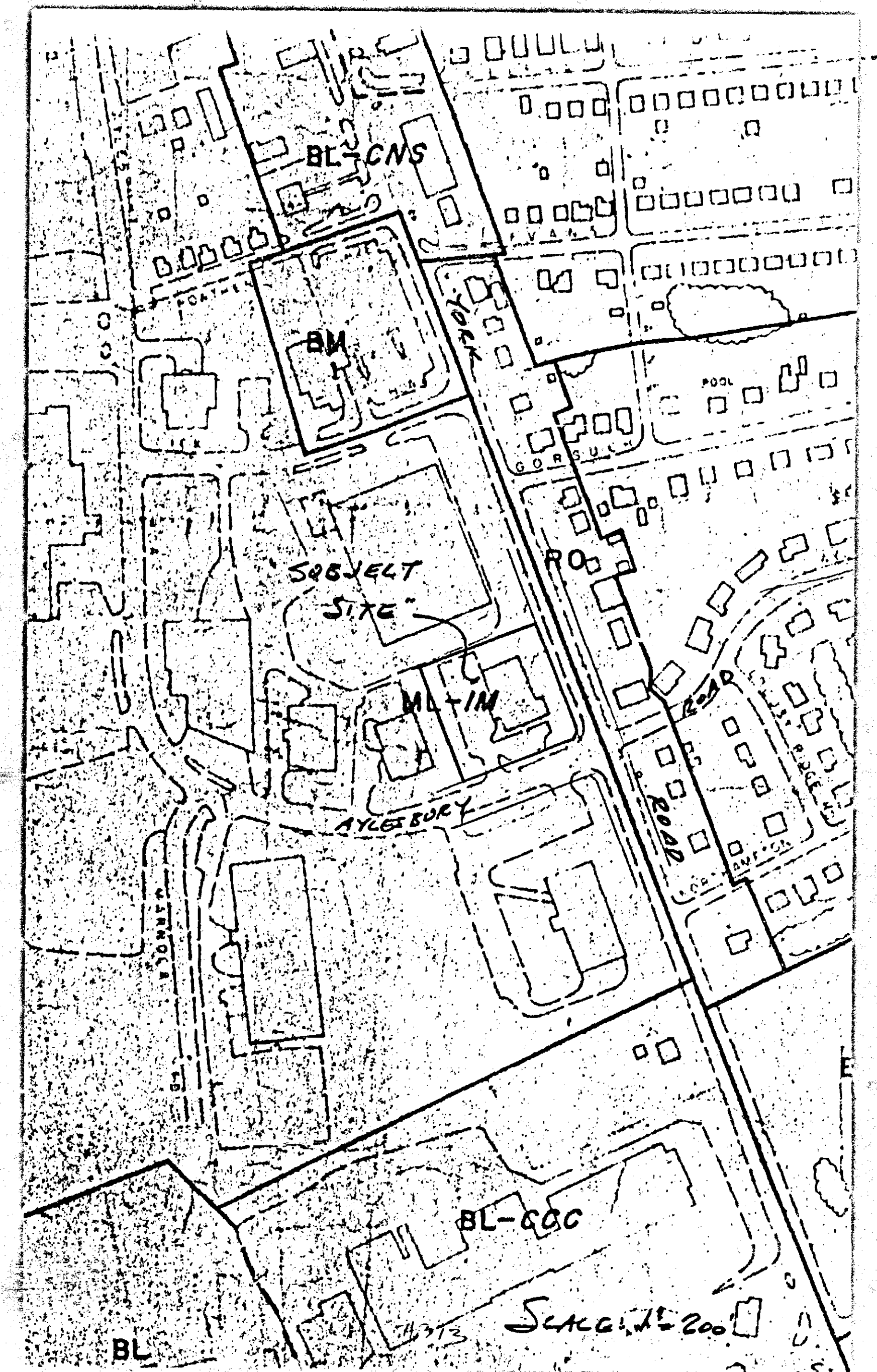
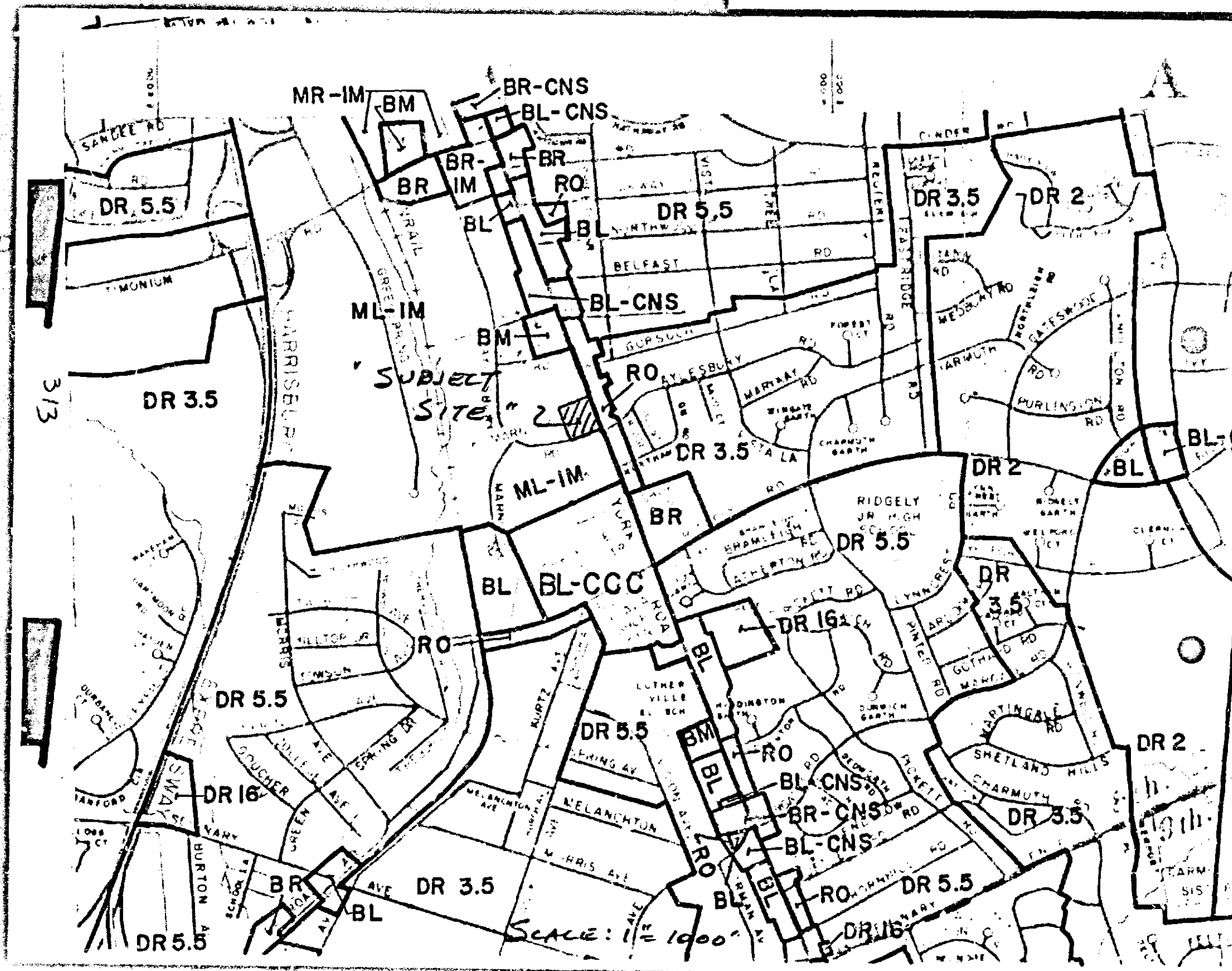
AMOUNT \$ 100.00

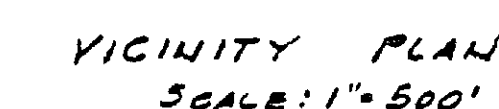
RECEIVED FROM George W. Johnson

FOR Variance # 313

B 8023*****1000018 82067

VALIDATION OR SIGNATURE OF CASHIER





CONFIDENTIAL

GENERAL NOTES

1. AREA OF PROPERTY : 63,637.53.F.² (1.46 AC.)
2. EXISTING ZONING OF PROPERTY : "ML-1M"
3. EXISTING USE OF PROPERTY : "OFFICE & LABORATORY"
4. PROPOSED ZONING OF PROPERTY : "ML-1M"
5. PROPOSED USE OF PROPERTY : "OFFICE &
6. OFF-STREET PARKING DATA:
 - A. REQUIRED PARKING:
 - EXISTING BUILDING * 11,415.S.F./300 = 38.05 P.S.
 - PROPOSED ADDITION * 6,950.S.F./200 = 29.75 P.S.
 - GL.P.S. = 67.80.
 - B. PROPOSED AND EXISTING PARKING = 66 P.S. (INCL. 3H.C.)
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 235.1 (ML) SECTION 238.2 & SECTION 102.2 OF THE ZONING REGULATIONS TO PERMIT A SIDEYARD SETBACK OF 10' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 20') AND TO PERMIT A MINIMUM DISTANCE OF 34' BETWEEN BUILDINGS INSTEAD OF THE REQUIRED 60'. (A VARIANCE OF 26')
8. PUBLIC UTILITIES AVAILABLE TO PROPERTY.
9. ALLOWABLE F.A.R. = 0.4
10. ACTUAL F.A.R. = 10,365/63,637.5 = 0.22

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES
*1900 YORK ROAD

ELECT. DIST. 8

BALTIMORE COUNTY, MD.

SCALE: 1"=20'

FEBRUARY 18, 1986

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

