

87-334-X

#200

E/S York Rd., 80' N of Thornhill Rd.
(1513 York Rd.)

8th Elec. Dist.

1/2/87

Special Exception - filing fee \$100.00 - J. Michael Conant

1/2/87

Hearing set for 2/17/87, at 10:45 a.m.

2/27/87

Ordered by the Deputy Zoning Commissioner that a "Class B" Office building in an R.O. Zone, in accordance with Petitioner's Exhibit 1, be approved and the Petition for Special Exception is GRANTED with restrictions.

IN RE: PETITION FOR SPECIAL EXCEPTION *	BEFORE THE
E/S York Road, 80' N of	
Thornhill Road *	DEPUTY ZONING COMMISSIONER
(1513 York Road)	
8th Election District *	OF BALTIMORE COUNTY
J. Michael Conant *	Case No. 87-334-X
Petitioner *	

* * * * *

The Petitioner herein requests a special exception to allow a Class "B" office building in an R.O. zone at the above-referenced location.

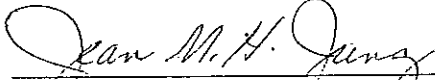
Testimony by and on behalf of the Petitioner indicated that the Petitioner purchased and used the subject property as his residence; during the same time, he had offices for his insurance business in the vicinity. Since numerous dwellings in that section of York Road have been converted to offices, the Petitioner decided to move his residence and relocate a small portion of his offices to the subject site. As a matter of fact, a permit for renovations was obtained and construction begun before it was determined that the addition of a rear dutch dormer meant that the building would be considered a "Class B" instead of a "Class A" office building. Hence the request for a special exception.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing held on this case, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1 of the Baltimore County Zoning Regulations (BCZR) have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of February, 1987 that a "Class B" office building in an R.O. Zone, in accordance with the plan submitted, prepared by Development Engineering Consultants, Inc., revised 2/11/87 and identified as Petitioner's Exhibit 1, be approved, and as such, the Petition for Special Exception is hereby GRANTED, subject, however, to the following restrictions:

- 1) Provisions for the Maryland Code for the Handicapped and Aged shall be met unless a State waiver is obtained.
- 2) Only those signs specifically permitted under Section 203.3 C of the BCZR, or its subsequent revisions, shall be allowed.


Deputy Zoning Commissioner
of Baltimore County