

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND SPECIAL EXCEPTION - NE/Corner *
York Road & Main Boulevard * DEPUTY ZONING COMMISSIONER
(2401 York Road) *
8th Election District * OF BALTIMORE COUNTY
4th Councilmanic District *
Case No. 98-146-SPHX
2401 York Road, LLC *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Special Exception filed by the owner of the subject property, 2401 York Road, LLC, by Thomas J. Faust, President, through their attorney, John B. Gontrum, Esquire. The Petitioner requests a special exception for a Class B Office Building and a special hearing to approve an amendment to the previously approved site plan in prior Case No. 94-272-XA to reflect the proposed modifications. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Thomas J. Faust and Joseph V. Maranto, representatives of 2401 York Road, LLC, property owner, James D. Grammer, Professional Engineer with McKee & Associates, who prepared the site plan for this property, and John B. Gontrum, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.393 acres, more or less, predominantly zoned R.O. with a small sliver of D.R. 3.5 (0.008 acres) to the rear of the site, and is improved with a one-story office building and accessory parking lot. The Petitioner is desirous of adding a second floor to the existing build-

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Date

By

ing and providing the required additional parking and landscaping in an area designated as local open space. In order to proceed with the proposed expansion, however, the requested special hearing and special exception relief are necessary.

As noted above, this property was the subject of prior Case No. 94-272-XA in which Zoning Commissioner Lawrence E. Schmidt granted special exception and variance relief for a Class B Office Building on March 4, 1994, subject to certain terms and restrictions. As a condition to the granting of the special hearing request in this case, those restrictions and conditions shall remain in full force and effect.

It is clear that the B.C.Z.R. permits the use proposed in a R.O. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

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Date

By

roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing and special exception were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and special exception requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of January, 1998 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 94-272-XA to reflect the proposed modifications, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception for a Class B Office Building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
Date 1/6/98
By [Signature]

2) The proposed second floor addition to the existing building shall be constructed of similar materials and be of the same design as the existing building.

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the terms and restrictions of the Order issued March 4, 1994 in prior Case No. 94-272-XA shall remain in full force and effect.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 6, 1998

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING AND SPECIAL EXCEPTION
NE/Corner York Road & Main Boulevard
(2401 York Road)
8th Election District - 4th Councilmanic District
2401 York Road, LLC - Petitioner
Case No. 98-146-SPHX

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Special Exception have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas J. Faust
2401 York Road, LLC, 2401 York Road, Timonium, Md. 21093

Mr. James D. Grammer, McKee & Associates
5 Shawan Road, Cockeysville, Md. 21030

People's Counsel; Case Files



146



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2401 YORK ROAD

which is presently zoned

R.O.
DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDED PLAN AND ORDER TO RELIEF GRANTED IN CASE NO. 94-272 XA FOR SPECIAL EXCEPTION.

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

I, or we, agree to pay expenses of above Special Hearing 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/Lessor:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

JOHN B. GONTRUM

(Type or Print Name)

Signature

814 EASTERN BLVD 410-686-8274

Address Phone No

BALTIMORE, MD 21221

City State Zipcode

Legal Owner(s):

2401 YORK ROAD, LLC

(Type or Print Name)

THOMAS J. FAUST, MEMBER

BY: *Thomas J. Faust* member

Signature

(Type or Print Name)

Signature

2401 YORK ROAD 410-560-1182

Address

Phone No.

BALTIMORE, MD 21093

City State Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

DROP OFF

NO REVIEW

10/10/97 KCR

98-146-SPH X

ORDER RECEIVED FOR FILING
Date _____

146



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2401 York Road

which is presently zoned R.O & D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special Exception for Class B Office Building.

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

I, or we, agree to pay expenses of above Special Exception 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.

(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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

John B. Contrum (410) 686-8274

(Type or Print Name)

Signature

814 Eastern Blvd

Address

Phone No.

Baltimore,

MD

21221

City

State

Zipcode

Legal Owner(s):

2401 York Road, LLC (410) 560-1183

(Type or Print Name)

Signature

Thomas J. Faust, President

(Type or Print Name)

Signature

2401 York Road

Address

Phone No.

Timonium,

MD

21093

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

By

DROP OFF
NO REVIEW
10/10/97
UCR



98-146-SPHX

MCKEE & ASSOCIATES, INC.*Engineering - Surveying - Real Estate Development*

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

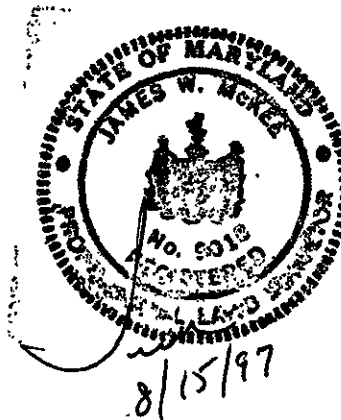
Facsimile: (410) 527-1563

ZONING DESCRIPTION**2401 YORK ROAD****8TH ELECTION DISTRICT****BALTIMORE COUNTY, MARYLAND**

Beginning at the intersection of the east side of York Road, and the north side of Main Boulevard, 40 feet wide, and then running with and binding on York Road N 18° 12' 07" W 64.75 feet, then leaving said road and running N 71° 49' 54" E 169.00 feet, then running S 18° 12' 07" E 64.75 feet to the north side of Main Boulevard, then running with and binding on Main Boulevard S 71° 49' 54" W 169.00 feet to the point of beginning. Containing 10,943 square feet or 0.251 acres of land more or less.

Being part of Lot 7 Section C Wayside as recorded among the Land Records in Plat Book WPC 8 Folio 66.

Also being known as 2401 York Road in the Eighth Election District Baltimore County, Maryland.



98-146-SPHX

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ITEM 146

ZONING NOTICE

Case No.: 98-146-SPHX

A PUBLIC HEARING WILL BE HELD BY:
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A CLASS "B"
OFFICE BUILDING. SPECIAL HEARING TO APPROVE
AN AMENDED PLAN AND ORDER TO RELIEF
GRANTED IN CASE NO. 94-272-XA FOR
SPECIAL EXCEPTION.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **044503**

DATE 10/10/97 ACCOUNT 001-6150

AMOUNT \$ 550.00 (WCR)

RECEIVED FROM: Chapel Homes, Inc.

FOR: #050 - SPECIAL EXCEP. & #040 - SPEC. HEAR.

2401 York Road

DROP-OFF --- NO REVIEW CASE #98-146-SPHX

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
0/15/1997 10/15/1997 11:28:10
REQ #001 CASHIER CLERK DRAPER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 026056 (FL)
CR NO. 044503

550.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 27, 19 97

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 27, 19 97.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-146-SPHX
2401 York Road
NEC York Road and Main Boulevard
8th Election District
4th Councilmanic
Legal Owner(s):
2401 York Road, LLC

Special Exception: for a Class "B" office building. **Special Hearing:** to approve an amended plan and order to relief granted in case number 94-272-XA for special exception.

Hearing: Tuesday, December 16, 1997 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call (410) 887-3353.

(2) For information concerning the file and/or Hearing, Please Call (410) 887-3391.

11/386 Nov. 27 C192402

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 19 97

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct. 30, 19 97.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-146-SHA

2401 York Road

NEC York Road and

Main Boulevard

8th Election District

4th Councilmanic

Legal Owner(s):

2401 York Road, LLC

Special Exception: for a Class "B" office building. Special Hearing: to approve an amended plan and order to relief granted in case no. 94-272-XA for special exception.

Hearing: Friday, November 14, 1997, at 2:00 p.m. in Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

10/489 Oct 30 C185558

CERTIFICATE OF POSTING

RE: Case No.: 98-146-SPHX

Petitioner/Developer: 2401 YORK RD, LLC

TIMONIUM, MD 21093

Date of Hearing/Closing: DEC. 16, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

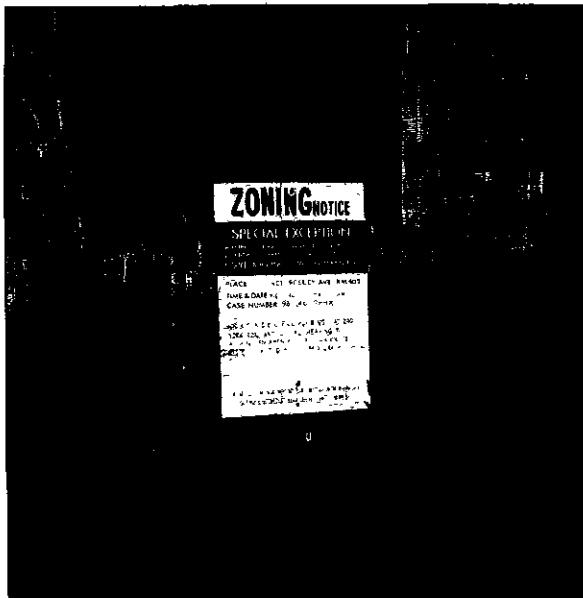
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 2401 YORK ROAD @ NE

CORNER OF YORK ROAD & MAIN BOULEVARD

The sign(s) were posted on 12/01/97
(Month, Day, Year)

Sincerely,



2401 YORK ROAD

Joseph V. Maranto
(Signature of Sign Poster and Date)
JOSEPH V. MARANTO
(Printed Name)

2401 YORK ROAD
(Address)

TIMONIUM, MD 21093
(City, State, Zip Code)

410-560-1182
(Telephone Number)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 21, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-146-SPHX
2401 York Road
NEC York Road and Main Boulevard
8th Election District - 4th Councilmanic
Legal Owner(s): 2401 York Road, LLC

Special Exception for a Class "B" office building.

Special Hearing to approve an amended plan and order to relief granted in case no. 94-272-XA for special exception.

HEARING: FRIDAY, NOVEMBER 14, 1997 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: 2401 York Road, LLC
John B. Gontrum, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 30, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



TO: PUTOXENT PUBLISHING COMPANY
October 30, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esq.
814 Eastern Blvd.
Baltimore, MD 21221
410-686-8274

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-146-SPHX
2401 York Road
NEC York Road and Main Boulevard
8th Election District - 4th Councilmanic
Legal Owner(s): 2401 York Road, LLC

Special Exception for a Class "B" office building.
Special Hearing to approve an amended plan and order to relief granted in case no. 94-272-XA for special exception.

HEARING: FRIDAY, NOVEMBER 14, 1997 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 13, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case Number 98-146-SPHX
Petitioner: 2401 York Road, LLC
Location: 2401 York Road

Dear Mr. Gontrum:

The above matter, previously assigned to be heard on November 14, 1997 at 2:00 p.m. has been postponed at your request.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so.

If the property has been posted with notice of the hearing date, as quickly as possible a notice of postponement should be affixed to the sign(s). Then, upon notification of the new hearing date, such sign(s) must be changed to give notice of the new hearing date.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Thomas J. Faust - 2401 York Road, LLC





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 19, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-146-SPHX
2401 York Road
NEC York Road and Main Boulevard
8th Election District - 4th Councilmanic District
Legal Owner: 2401 York Road, LLC

Special Exception for a Class "B" office building.

Special Hearing to approve an amended plan and order to relief granted in case number 94-272-XA for special exception.

HEARING: Tuesday, December 16, 1997 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon", with the initials "scj" written below it.

Arnold Jablon
Director

c: Thomas J. Faust, 2401 York Road, LLC
John B. Gontrum, Esquire

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 26, 1997 Issue - Jeffersonian

Please forward billing to:

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

410-686-8274

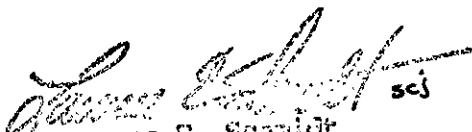
NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-146-SPHX
2401 York Road
NEC York Road and Main Boulevard
8th Election District - 4th Councilmanic District
Legal Owner: 2401 York Road, LLC

Special Exception for a Class "B" office building.
Special Hearing to approve an amended plan and order to relief granted in case number 94-272-XA for special exception.

HEARING: Tuesday, December 16, 1997 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 5, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Item No.: 146
Case No.: 98-146-SPHX
Petitioner: 2401 York Road, LLC

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 27, 1997

FROM: Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 27, 1997
 Item No. 146

The Bureau of Developer's Plans Review has reviewed the subject zoning item. Main Boulevard is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way. The Developer of the site will be responsible for road improvements along his frontage to include road widening, concrete curb and gutter and 5-foot wide sidewalk.

Also, the existing entrance will be rebuilt to the Department of Public Works' Standard Plate R-32, "Entrance with Depressed Curb".

RWB:HJO:jrb

cc: File

ZONE1027.146

Baltimore County, Maryland
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/24/97

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 30, 1997

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	132	139
	133	140
	134	141
	136	142
	138	145
		146

RBS:sp

BRUCE2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 10-27-97
Item No. 146 WCR

Dear Ms. Eubanks:

We have reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

P. J. Gredlein
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

11/14
P.P.

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

Date: November 6, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 2401 York Road

INFORMATION

Item Number: 146

Petitioner: 2401 York Road, LLC

Zoning: RO & DR 3.5

Should the applicant's request be granted, staff recommends retention of the conditions imposed in Case No. 94-272 XA. In addition, elevation drawings should be submitted to the Office of Planning for review and approval prior to the issuance of a building permit.

Prepared by: Jeffrey W. Long

Division Chief: Cam L. Kerns

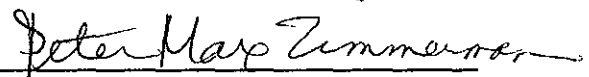
AFK/JL

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR SPECIAL EXCEPTION *
2401 York Road, NEC York Rd & Main Blvd. * ZONING COMMISSIONER
8th Election District, 4th Councilmanic * OF BALTIMORE COUNTY
2401 York Road, LLC *
Petitioner * CASE NO. 98-146-SPHX

* * * * *

ENTRY OF APPEARANCE

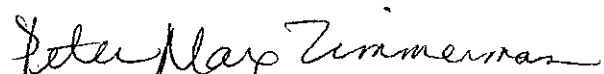
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of November, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioner.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 28, 1997

John B. Gontrum, Esquire
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition Review (Item #146)
2401 York Road
8th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


Catherine A. Milton
Planner II
Zoning Review

CAM:scj

Enclosure (receipt)

c: Zoning Commissioner





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 15, 1997

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

RE: Drop-Off Petition (Item #146)
2401 York Road
8th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosure



ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL McCULLOUGH

* Also Admitted In the District of Columbia

October 6, 1997

RE: 2401 York Road LLC
Chapel Homes Office Building

These Petitions for Special Exception and for Special Hearing were reviewed by Kate Milton and amended per her review. There are no outstanding violations.

John Gontrum

DROP. OFF
No REVIEW
ok - ucr

#146
10/10/97

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

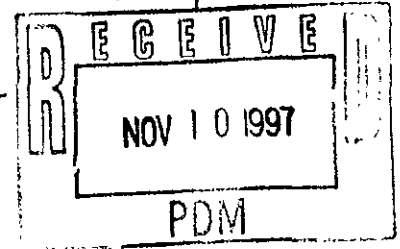
814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR. *

JILL McCULLOUGH

* Also Admitted In the District of Columbia



November 3, 1997

Ms. Gwen Stephens
Dept. of Permits & Development Management
County Courts Building
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

RE: RG&M File Name: Chapel Homes, Inc.
RG&M File No.: 97.3026
Case No.: 98-146-SPHX
2401 York Road
NEC York Road and Main Blvd
8th Election District - 4th Councilmanic
Legal Owner(s): 2401 York Road, LLC
Special Exception

Dear Gwen:

Please reschedule the Hearing that has been set for November 14, 1997 at 2:00 pm regarding the above captioned matter for the following two reasons:

1. We received a Notice of Hearing dated October 21, 1997, however, property was to be posted by October 30, 1997 the day I received notice.
2. Also, I will be out of town from November 12, 1997 through November 16, 1997.

Dept. of Permits and Development Management
November 3, 1997
Page 2

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to be 'J. B. Gontrum', written over the typed name.

John B. Gontrum

JBG/jmc
cc: Joe Maranto

MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

September 10, 1997

TO: RGM
Chapel Homes, Inc.
2401 York Road
Timonium, Maryland 21093

RE: Special Hearing

98-146
SPHY

From ATTENTION: Mr. Joseph Maranto

Gentlemen:

☐ We are submitting

☐ We are returning

☒ We are forwarding

☒ Herewith

☐ Under separate cover

No.	Description
13	14 Prints - revised as requested 1 for your files 12 to County
5	Descriptions to County
2	5 Zoning maps 1 to County
3	Petitions for S.E

☐ For processing

☒ For your use

☐ For your review

☐ Please call when ready

☐ Please return to this office

☐ In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.


James D. Grammer, Associate

Enclosures

JOHN - This is the final; please file w/ Co. & advise
of hearing date.

Thanks

JOE

SEP 17 1997

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES D. GRAMMER

MCKEE & ASSOC. 5 SHAWAN RD 21030

JOSEPH V. MARANTO

2401 YORK ROAD LLC TIMONIUM 21093

JOHN B. GONTRUM

814 EASTERN BLVD BALTIMORE 21221

Tom Faust

2401 YORK ROAD Timonium, 21093



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

Call 410-386-1000
Toll Free 1-800-386-1000
or visit our website
www.mdt.state.md.us

Account Identifier: District - 08 Account Number - 0819058100

Owner Information

Owner Name: 2401 YORK ROAD LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 2401 YORK ROAD Deed Reference: 1) /10968/ 261
LUTH-TIMONIUM MD 21093-2220 2)

Location & Structure Information

Premises Address 2401 YORK RD Zoning RO Legal Description PT LT 7
NE COR MAIN BLVD
WAYSIDE

Map	Grid	Parcel	Subdivision	Section	Block	Lot	Group	Plat No:	Plat Ref:
51	23	352		C	C	7	81		8/ 66

Special Tax Areas Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	3,812 SF	6,088.00 SF	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2002	Phase-in Assessments As Of 07/01/2001	As Of 07/01/2002
Land:	133,900	133,900		
Improvements:	383,000	419,000		
Total:	516,900	552,900	516,900	528,900
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
SNYDER JOHN H	03/09/1995	\$135,000
Type: NOT ARMS-LENGTH	Deed1: /10968/ 261	Deed2:
Seller: COLLINS ELIZA B S	Date: 12/10/1946	Price: \$8,000
Type: IMPROVED ARMS-LENGTH	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Code	07/01/2001	07/01/2002
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

100- 11/15/2000
12/12/2000
100- 8/2/2001

B 434473

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT
TOWSON, MARYLAND 21204

DIV: 11/15/00
OEA: 11/15/00
HISTORIC DISTRICT/BLDG.

PERMIT #: B 434473
RECEIPT #: 424772
CONTROL #: C-
XREF #:

FEF: 144512
PAID: 166
PAID BY: *[Signature]*
INSPECTOR: *[Signature]*

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE WORK IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE ☒
BOCA CODE

TYPE OF IMPROVEMENT

1. NEW BLDG CONST
2. ☒ ADDITION 2ND STORY
3. ALTERATION
4. REPAIR
5. WRECKING
6. MOVING
7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
02. TWO FAMILY
03. THREE AND FOUR FAMILY
04. FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. SWIMMING POOL
06. GARAGE
07. OTHER

TYPE FOUNDATION

1. SLAB
2. ☒ BLOCK
3. CONCRETE

BASEMENT

1. ☒ FULL
2. PARTIAL
3. NONE

TYPE OF CONSTRUCTION

1. ☒ MASONRY
2. WOOD FRAME
3. STRUCTURE STEEL
4. REINF. CONCRETE

CENTRAL AIR: 1. ☒ 2. ☐
ESTIMATED COST: \$30,000

OF MATERIALS AND LABOR

PROPOSED USE: 2 story office and addition

EXISTING USE: 1 story office

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. PUBLICLY OWNED
3. SALE
4. RENTAL

RESIDENTIAL CATEGORY:

1. DETACHED
2. SEMI-DET.
3. GROUP
4. TOWNHSE
5. MIDRISE
6. HIRISE

#FPP: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS

GARBAGE DISPOSAL 1. ☒ 2. ☐ N

POWDER ROOMS

TYPE OF HEATING FUEL

1. GAS
2. ☒ ELECTRICITY
3. OIL
4. COAL

TYPE OF WATER SUPPLY

1. ☒ PUBLIC SYSTEM
2. PRIVATE SYSTEM

EXISTENCE

PROPOSED

EXISTENCE

PROPOSED

EXISTENCE

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PROPOSED

EXISTENCE

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER
2. PRIVATE SYSTEM
3. SEPTIC
4. PRIVY

EXISTENCE

PROPOSED

EXISTENCE

PROPOSED

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EXISTENCE

BUILDING SIZE 1862
FLOOR 1906 #
WIDTH 38'
DEPTH 49'
HEIGHT 13'
STORIES 7
LOT # 3 7
CORNER LOT
1. ☒ X Y 2. ☐ N ZONING R0

LOT SIZE AND SETBACKS
SIZE 6088 #
FRONT STREET 18'
SIDE STREET 3'
FRONT SETBK 18'
SIDE SETBK 18'
SIDE STR SETBK 18'
REAR SETBK 18'

APPROVAL SIGNATURES DATE
BLD INSP: 11-15-00
BLD PLAN: 11-15-00
FIRE: 11-15-00
SEDI CTM: 11-15-00
ZONING: 11-15-00
PUB SERV: 11-15-00
ENVRMNT: 11-15-00
PERMITS: 11-15-00

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERM'T FEES REFUNDED
Need Zoning. #19 LANDSCAPE OK
and job sub. to 11-15-00

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 3/1/99

OL: 0
HISTORIC DISTRICT/REDC.

APPLICANT: St. D. Development Contractors LLC
TAX ACCOUNT # 22-00-004890 DISTRICT/PRECINCT 2
OWNER'S INFORMATION (LAST, FIRST) St. D. Development Contractors LLC

NAME: St. D. Development Contractors LLC
ADDRESS: 615 Maryland Road, Towson, Md. 21204

APPLICANT INFORMATION

NAME: St. D. Development Contractors LLC
COMPANY: Same
STREET: 415 Anne Rd
CITY, ST, ZIP: Chesapeake, Md 20759
PHONE #: 410-323-2563 MHIC LICENSE #: 12000
APPLICANT SIGNATURE: [Signature] DRCH: PL
PLANS: CONST 2 PLOT 7 PLAT 0 DATA 0 EL 1 PL 1
TENANT: Owner
CONTR: Owner
ENGR: None
SELLR: Whitthurst Corporation
17200 Whittier, Md.

YES NO
HAVE SIGNATURES

- WE CAREFULLY READ THIS APPLICATION
AND THE SAME IS CORRECT AND TRUE.
I HAVE IN MIND THIS WORK ALL PROVIDED
BY THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
FOLLOWED WITH REGARD TO THE SPECIFIED
AND WILL REQUEST ALL REQUIRED
PERMITS.
BUILDING 1 or 2 FAM.
CODE CODE
BOCA CODE ☒
TYPE OF IMPROVEMENT
☒ NEW BLDG CONST
☐ ADDITION
☐ ALTERATION
☐ REPAIR
☐ WRECKING
☐ MOVING
☐ OTHER

DESCRIBE PROPOSED WORK: "New Vista" 4 Bedroom w/ 2nd floor, w/ 1st floor
make Permit Plan
pp#96-025-99
op # 2 1/2 - bedroom at 1st floor

TYPE OF USE

- RESIDENTIAL
☒ ONE FAMILY
☐ TWO FAMILY
☐ THREE AND FOUR FAMILY
☐ FIVE OR MORE FAMILY
(ENTER NO. UNITS) _____
☐ SWIMMING POOL
☐ GARAGE
☐ OTHER _____
FOUNDATION: 1. ☒ FULL 2. ☐ PARTIAL 3. ☐ NONE
CONCRETE: 1. ☒ CONCRETE 2. ☐ PARTIAL 3. ☐ NONE

- NON-RESIDENTIAL 1' x 4' 1/2' x 3' 1/2' - 4' 10' ap
08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. CHURCH, OTHER RELIGIOUS BUILDING
10. FENCE (LENGTH HEIGHT) _____
11. INDUSTRIAL, STORAGE BUILDING
12. PARKING GARAGE
13. SERVICE STATION, REPAIR GARAGE
14. HOSPITAL, INSTITUTIONAL, NURSING HOME
15. OFFICE, BANK, PROFESSIONAL
16. PUBLIC UTILITY
17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. SIGN
19. STORE MERCANTILE RESTAURANT
20. SPECIFY TYPE _____
21. SWIMMING POOL SPECIFY TYPE _____
22. TANK, TOWER
23. TRANSIENT HOTEL, MOTEL (NO. UNITS) _____
24. OTHER _____

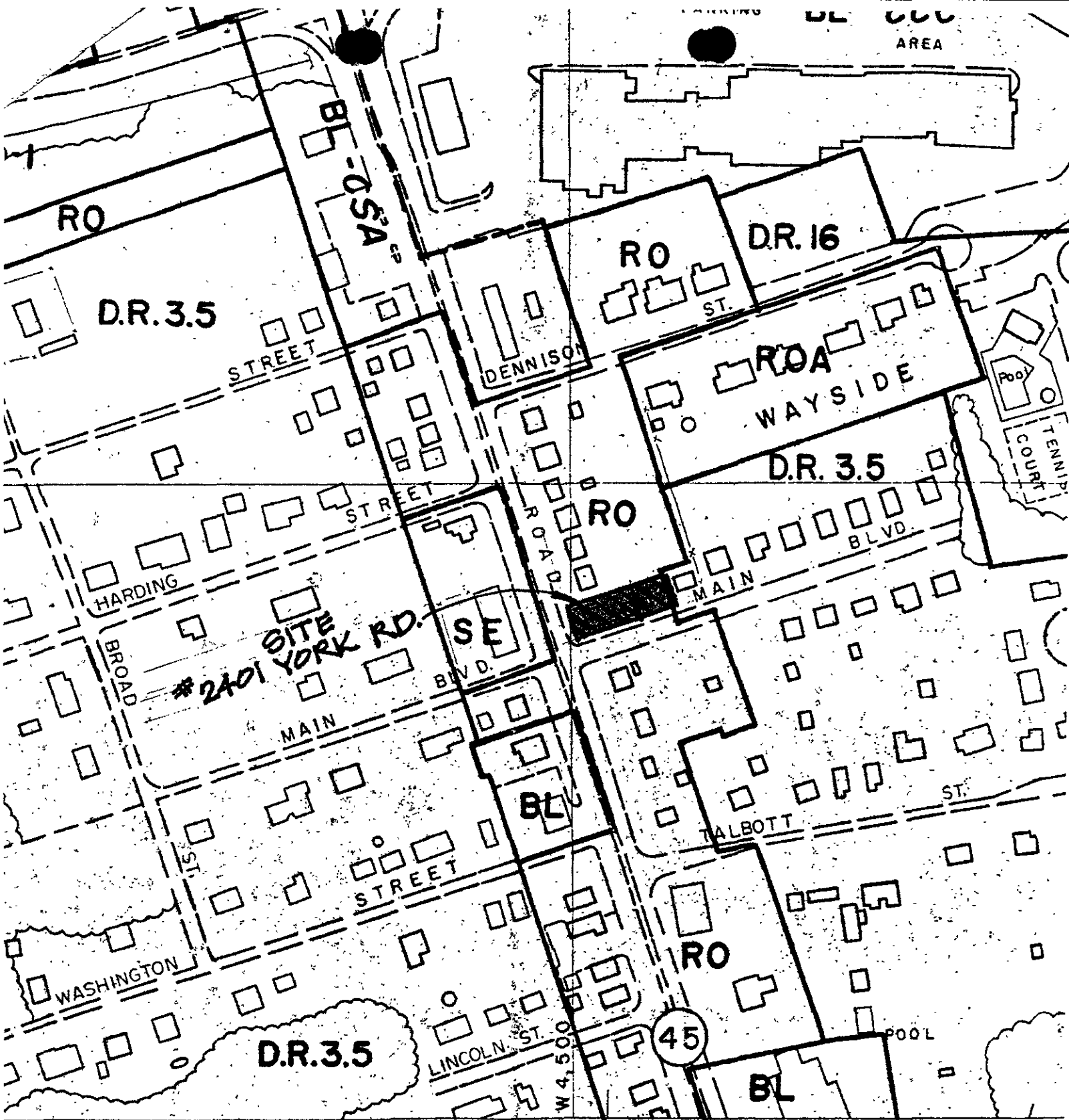
- TYPE OF CONSTRUCTION: 1. ☒ MASONRY 2. ☐ WOOD FRAME 3. ☐ STRUCTURE STEEL 4. ☐ REINFORCED CONCRETE
TYPE OF HEATING FUEL: 1. ☒ GAS 2. ☐ OIL 3. ☐ ELECTRICITY 4. ☐ COAL
TYPE OF SEWAGE DISPOSAL: 1. ☒ PUBLIC SEWER 2. ☐ PRIVATE SYSTEM 3. ☐ SEPTIC 4. ☐ PRIVY
EXISTING: 1. ☒ EXISTS 2. ☐ PROPOSED 3. ☐ EXISTS 4. ☐ PROPOSED

RAIL AIR: 1. ☒ 2. ☐ 3. ☐ 4. ☐
MATERIALS AND LABOR: 1. ☒ 2. ☐ 3. ☐ 4. ☐
PROPOSED USE: Office
EXISTING USE: Office

- PROPERTY: 1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL
PROPERTY CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#1 BED: 4 #2 BED: 2 #3 BED: 2 TOT BED: 8 TOT APTS/CONDOS: 4 6. ☐ MIDRISE
BATHROOMS: 2 KITCHENS: 2 CLASS: 04 FOLIO: 74

BUILDING SIZE		LOT SIZE AND SETBACKS		APPROVAL SIGNATURES		DATE
BLD	<u>44' x 10'</u>	SIZE	<u>63' x 10'</u>	BLD INSP		
FRONT	<u>44' x 10'</u>	FRONT STREET		BLD PLAN		
SIDE	<u>44' x 10'</u>	SIDE STREET		FIRE		
REAR	<u>44' x 10'</u>	REAR STREET		SEDI CTL		
FRONT SETBK	<u>25'</u>	FRONT SETBK	<u>25'</u>	ZONING	<u>104 FIAA</u>	<u>3/1/99</u>
SIDE SETBK	<u>15'</u>	SIDE SETBK	<u>15'</u>	PUB SERV		
REAR SETBK	<u>57'</u>	REAR SETBK	<u>57'</u>	ENVRMNT		
PERMITS						

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUND



98-146-
SPHX

PORTION OF 200
SCALE ZONE MAP
NW 14 A

OFF
OI

ZONING COMMISSIONER'S ORDER CASE NO. 94-272-XA

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of March, 1994 that, pursuant to the Petition for Special Exception, approval for use of the property as a Class B office building in an R.O. zone, pursuant to Section 203.3.8.2(A) of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.3 of the B.C.Z.R. to permit a front yard setback of 16 ft. in lieu of the minimum required 25 ft., and be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.4 of the B.C.Z.R. to permit a side yard setback of 5 ft. in lieu of the minimum required 10 ft., and a side yard setback adjacent to a residential street setback of 5 ft. in lieu of the minimum required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.6 to permit 0% amenity open space for the parking lot interior in lieu of the minimum required 7%, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.8.C.1 to permit a 4 ft. wide landscaped buffer adjacent to a residentially used property in lieu of the minimum required 20 ft., and a 0 ft. wide landscaped buffer adjacent to a residential street in lieu of the minimum required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.8.C.2 to permit a 2 ft. wide landscaped buffer adjacent to a non-residentially zoned property in lieu of the minimum required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.4 to permit a non-residential parking space setback of 3 ft. to a right of way line of a public street in lieu of the minimum required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.5 to permit a deadend aisle with no turn-around area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.3.C.1 to permit two illuminated signs with a total area of 24 sq. ft. in lieu of the maximum permitted 8 sq. ft. non-illuminated sign, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day 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.
- The Petitioner shall prepare and submit to ZADM, within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions and restrictions, if any, of this Order.
- The Petitioner shall relocate the entrance to the side of the building in order to save the three trees in the front yard, in compliance with the Landscape Manual, to the greatest extent possible, and in accordance with the Petitioner's Exhibit No. 2.
- The Petitioner shall not allow the illumination of the signage to reflect into the residential community and the signs cannot be illuminated between the hours of 10:00 P.M. and 7:00 A.M.
- The Petitioner shall increase the height of the fence on the rear of the property from 5 ft. to 6 ft. The fence line should further be buffered with a row of evergreen trees such as Leland Cypress.
- Prior to the issuance of any building permits, the Petitioner shall submit a Landscape plan for approval by Baltimore County's Landscape Architect, consistent with the comments and restrictions herein.

James W. McKee
LAWRENCE E. SCHWITT
Zoning Commissioner for
Baltimore County

McKEE & ASSOCIATES, INC.

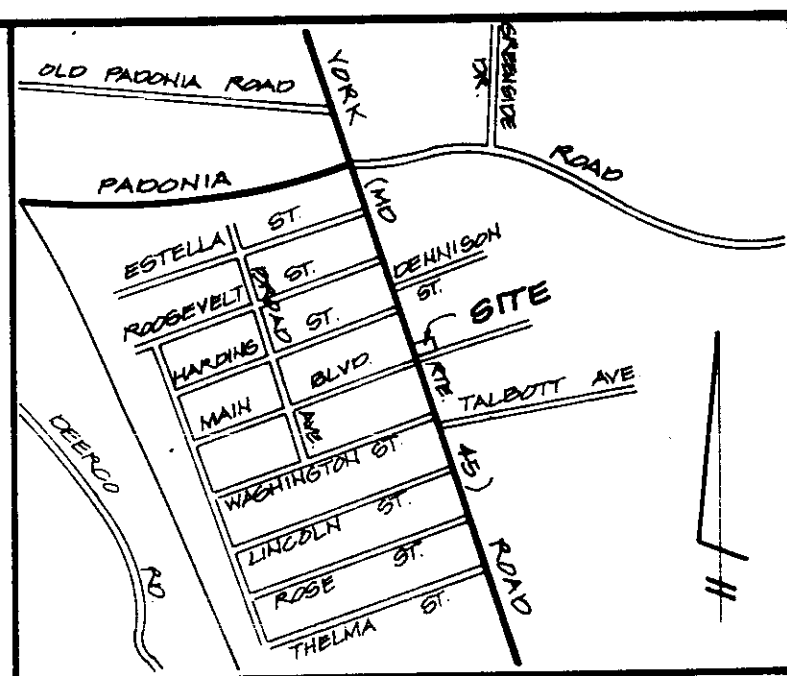
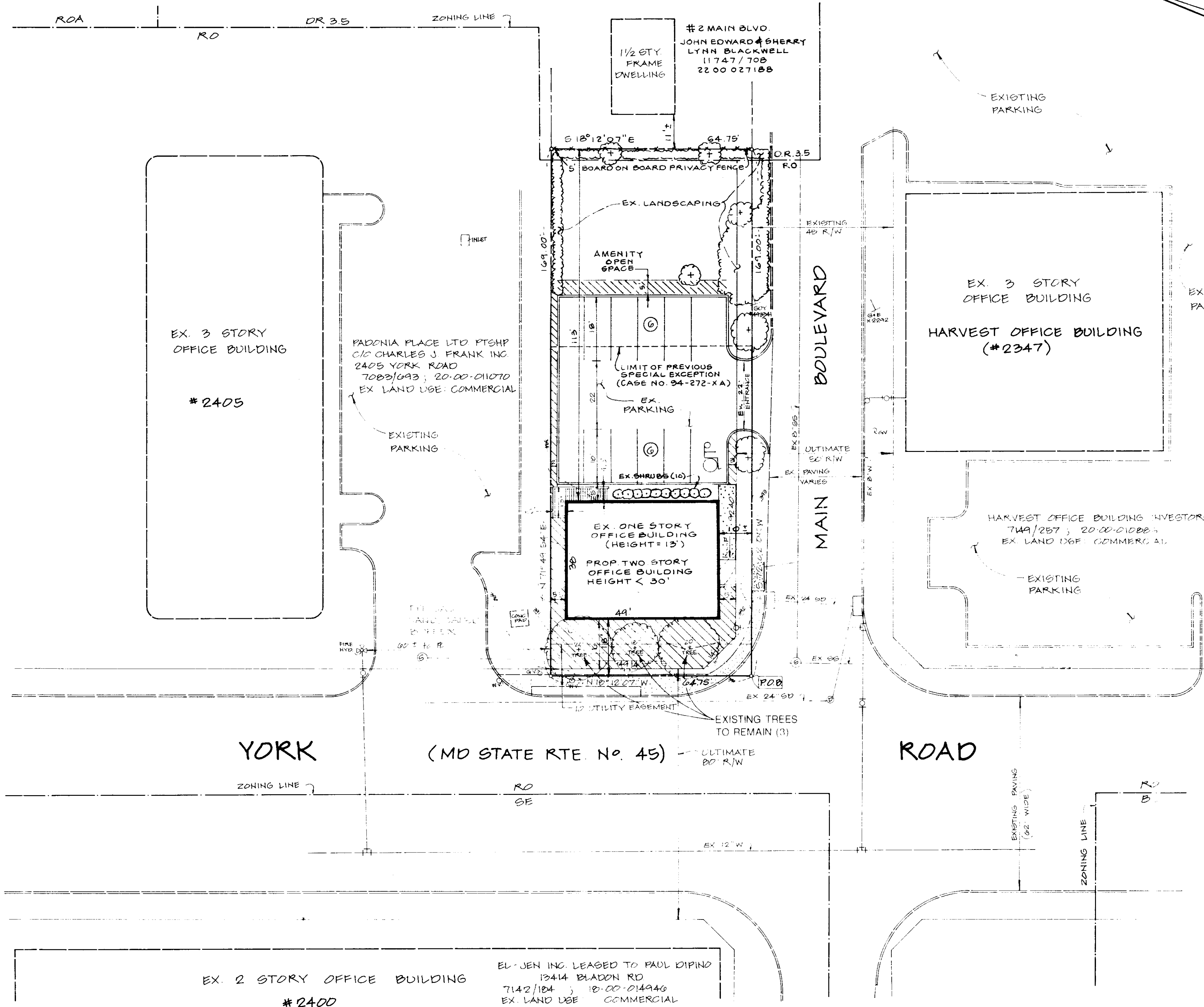
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(410) 527-1555

Computed by: B.N.H.
Drawn by: B.A.D.
Checked by: G.C.S.
Job Number: 93-110

James W. McKee 8/15/97
James W McKee Date
(Maryland Registered No. 9012)



WAYSIDE 19 / 41



VICINITY MAP
SCALE: 1" = 1000'

EXISTING BUILDINGS

1. Existing Building	2100/1015
2. Existing Building	2100/1015
3. Existing Building	2100/1015
4. Existing Building	2100/1015
5. Existing Building	2100/1015
6. Existing Building	2100/1015
7. Existing Building	2100/1015
8. Existing Building	2100/1015
9. Existing Building	2100/1015
10. Existing Building	2100/1015
11. Existing Building	2100/1015
12. Existing Building	2100/1015
13. Existing Building	2100/1015
14. Existing Building	2100/1015
15. Existing Building	2100/1015
16. Existing Building	2100/1015
17. Existing Building	2100/1015
18. Existing Building	2100/1015
19. Existing Building	2100/1015
20. Existing Building	2100/1015

GENERAL NOTES

- This site lies within the 4th Councilmanic District.
- Previous hearings: permits DRC 12133K (12-13-93) and 94-272-XA (3-4-94). Existing building constructed under permit B 216202.
- Existing use of property: General Offices.
- Prop. use of property: General Offices.
- Zoning map no: NW 15A.
- This site is exempt from the Forest Conservation regulations.
- To the best of our knowledge, there are no streams, wetlands, critical areas, 100 year flood plains, archeological sites, endangered species habitats, historical areas, or underground fuel tanks on this site.
- This site operates on public water and sewer.

PLAT TO ACCOMPANY REQUEST FOR SPECIAL HEARING AND SPECIAL EXCEPTION

2401 YORK ROAD

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 20' DATE: 8 / 8 / 97

TYPICAL SIGN DETAIL

INDIVIDUAL ILLUMINATED LETTERS
(MAX DEPTH = 4")
NOT TO SCALE

CHAPEL HOMES

OWNER
2401 YORK ROAD LLC
c/o THOMAS J. FAUST
2401 YORK ROAD
TIMONIUM, MD 21033
(410) 560-1182

98-146-SPHX

ZONING COMMISSIONER'S ORDER
CASE NO. 94-272-XA

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of March, 1994 that, pursuant to the Petition for Special Exception, approval for use of the property as a Class B office building in an R.O. zone, pursuant to Section 203.3.8.2(A) of the Baltimore County Zoning Regulations (S.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.3 of the S.C.Z.R. to permit a front yard setback of 16 ft. in lieu of the minimum required 25 ft., and be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.4 of the S.C.Z.R. to permit a side yard setback of 5 ft. in lieu of the minimum required 10 ft., and a side yard setback adjacent to a residential street setback of 5 ft. in lieu of the minimum required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.6 to permit 0% amenity open space for the parking lot interior in lieu of the minimum required 7%, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.8.C.1 to permit a 4 ft. wide landscaped buffer adjacent to a residentially used property in lieu of the minimum required 20 ft., and a 0 ft. wide landscaped buffer adjacent to a residential street in lieu of the minimum required 20 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.4.C.8.C.2 to permit a 2 ft. wide landscaped buffer adjacent to a non-residentially zoned property in lieu of the minimum required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.4 to permit a non-residential parking space setback of 3 ft. to a right of way line of a public street in lieu of the minimum required 10 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.5 to permit a deadend aisle with no turn-around area, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 203.3.C.1 to permit two illuminated signs with a total area of 24 sq. ft. in lieu of the maximum permitted 8 sq. ft. non-illuminated sign, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day 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.

2. The Petitioner shall prepare and submit to ZAM, within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions and restrictions, if any, of this Order.

3. The Petitioner shall relocate the entrance to the side of the building in order to save the three trees in the front yard, in compliance with the Landscape Manual, to the greatest extent possible, and in accordance with the Petitioner's Exhibit No. 2.

4. The Petitioner shall not allow the illumination of the signage to reflect into the residential community and the signs cannot be illuminated between the hours of 10:00 P.M. and 7:00 A.M.

5. The Petitioner shall increase the height of the fence on the rear of the property from 5 ft. to 6 ft. The fence line should further be buffered with a row of evergreen trees such as Leland Cypress.

6. Prior to the issuance of any building permits, the Petitioner shall submit a landscape plan for approval by Baltimore County's Landscape Architect, consistent with the comments and restrictions herein.

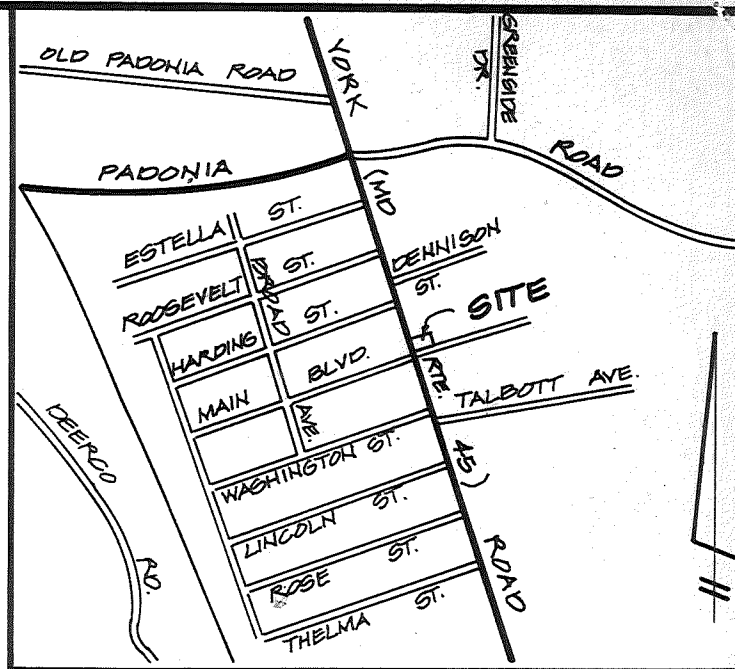
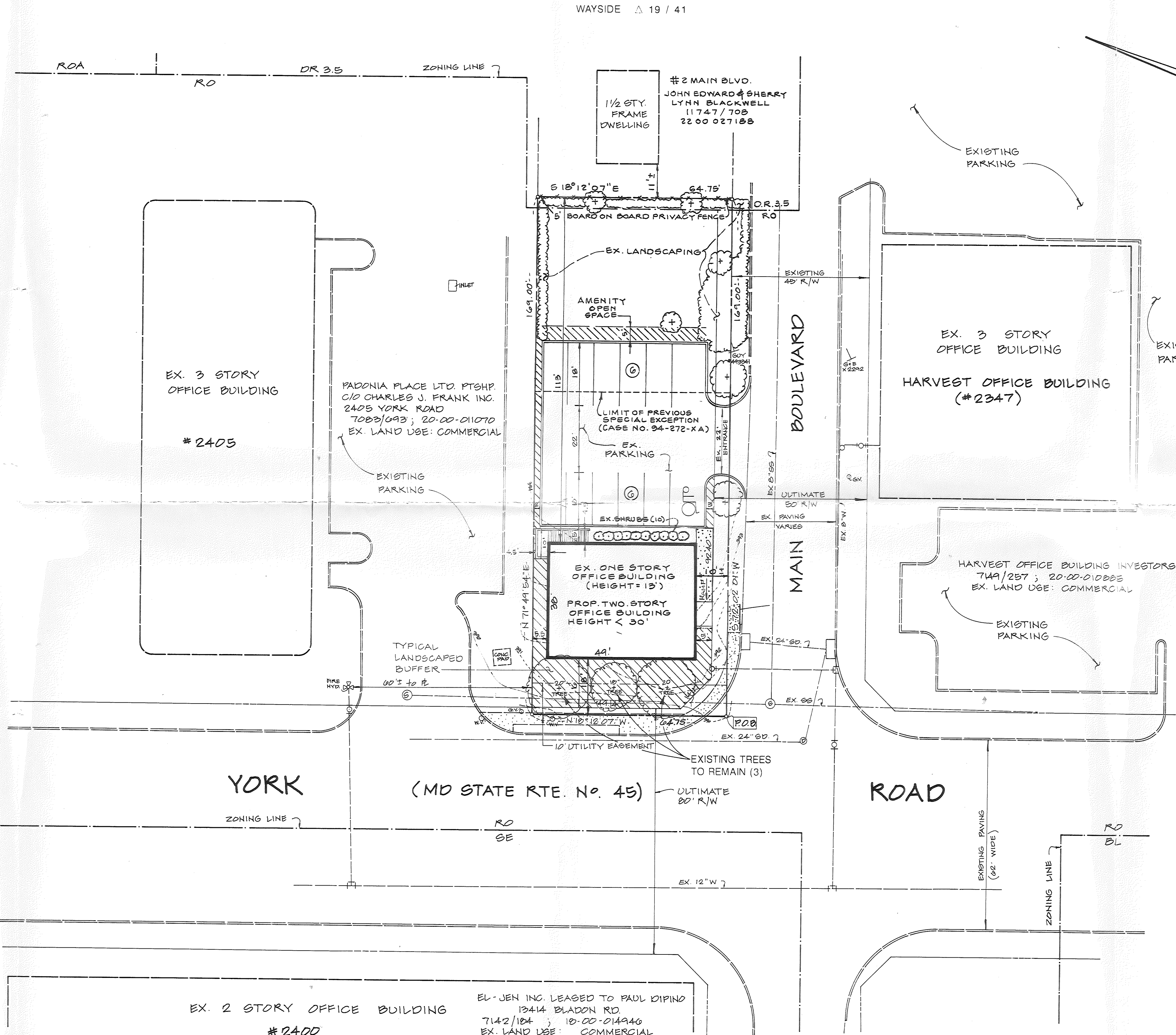
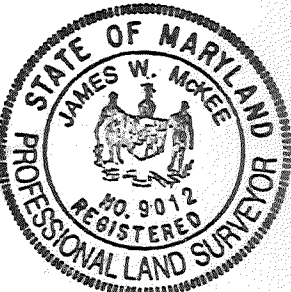
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(410) 527-1555

Computed by: B.N.H.
Drawn by: B.A.D.
Checked by: G.C.G.
Job Number: 98-118

James W. McKee 3/15/97
James W. McKee Date
(Maryland Registered No. 9012)



Density Tabulation	
1. Existing Zoning	RO & DR 3.5
2. Gross Area (by deed)	10,943sf = 0.251 ac +/-
3. Gross Area (by zoning)	Gross: 17,113sf = 0.393 ac +/- RD: 16,774sf = 0.385 ac +/- DR 3.5: 339sf = 0.008 ac +/-
4. Highway Widening Area	709sf = 0.016 ac +/-
5. Net Area of Site	10,234sf = 0.235 ac +/-
6. Proposed Floor Area	3,622sf (1 st floor and 2 nd floor) 1,811sf (basement)
7. Proposed Use	General Offices (Class B) (1 st floor and 2 nd floor) Storage (basement)
8. Parking Required	1 st floor and 2 nd floors: 3,622sf/1000 x 3.3 = 11.95 Basement: none required TOTAL SPACES REQUIRED = 12
9. Parking Proposed	12 spaces (includes 1 handicapped space)
10. Maximum Permitted Floor Area Ratio	0.33
11. Proposed Floor Area Ratio	3,622/16,774 (RO) = 0.216 ac +/-
12. Amenity Open Space Required (7% of parking)	0.7 x 3600 = 252 sf
13. Amenity Open Space Provided	272.5sf

- GENERAL NOTES
- This site lies within the 4th Councilmanic District
 - Previous hearings / permits:
DRC 12133K (12-13-93)
94-272-XA (3-4-94)
DRC #0708GH (7-8-96)
Existing building constructed under permit B 216292
 - Existing use of property: General Offices
 - Prop. use of property: General Offices
 - Zoning map no: NW 15A
 - This site is exempt from the Forest Conservation regulations.
 - To the best of our knowledge, there are no streams, wetlands, critical areas, 100 year flood plains, archeological sites, endangered species habitats, historical areas, or underground fuel tanks on this site.
 - This site operates on public water and sewer.

PLAT TO ACCOMPANY REQUEST FOR SPECIAL HEARING
AND SPECIAL EXCEPTION

2401 YORK ROAD

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1"= 20' DATE: 8 / 8 / 97

TYPICAL SIGN DETAIL
INDIVIDUAL ILLUMINATED LETTERS
(MAX. DEPTH = 6")
NOT TO SCALE

CHAPEL HOMES

OWNER
2401 YORK ROAD LLC
c/o THOMAS J. FAUST
2401 YORK ROAD
TIMONIUM, MD 21093
(410) 560-1182

#146
98-146-SPHX