

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITIONS FOR SPECIAL EXCEPTION
AND VARIANCE – NW/S York Road, * ZONING COMMISSIONER
N of Everett Road * OF BALTIMORE COUNTY
(16904 York Road)
7th Election District * Case No. VII-348 & 00-165-XA
3rd Councilmanic District

Joachim F. Diedrich, et ux *
Owner/Developer

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter came before this Hearing Officer/Zoning Commissioner for consideration of a development plan prepared by Spellman, Larson and Associates, Inc., for the proposed development of the subject property by Joachim F. Diedrich, Owner/Developer, with a one-story office building, to be known as Monkton Centre. In addition to development plan approval, the Owner/Developer sought zoning relief, pursuant to the Petitions for Special Exception and Variance filed in companion Case No. 00-165-XA. Specifically, special exception relief was requested to allow a building with 8,634 sq.ft. on the ground floor in lieu of the maximum allowed 6,600 sq.ft. ground floor area, pursuant to Section 259.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Sections 301.1, 259.3.C.2(a) & (b) of the B.C.Z.R., and from Section 1B02.3.C.2.CIII & IV of the Department of Permits and Development Management (DPDM) Policy Manual, to allow a front yard building setback of 5 feet in lieu of the required 15 feet, and a side street/rear setback for an open projection of 10 feet in lieu of the required 12 feet.

As to the history of this project through the development review process, as codified in Title 26 of the Baltimore County Code, this project was considered at the concept plan conference, community input meeting, and development plan conference phases as required. A Hearing Officer's Hearing was scheduled to be conducted on January 7, 2000; however, at the request of J. Carroll Holzer, Esquire, attorney for the Greater Sparks-Glencoe Community Council (Protestants), the matter was postponed and rescheduled for February 8, 2000.

ORDER RECEIVED FOR FILING

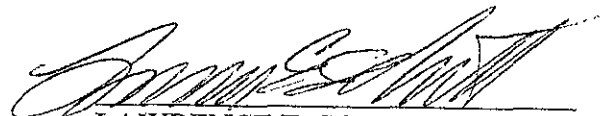
Date

By

On February 7, 2000, Mr. Diedrich advised this Zoning Commissioner that he wished to withdraw his proposal. He indicated that he was unable to satisfy the concerns raised by the Protestants and that he could not move forward with the project at this time. He confirmed his election to withdraw the plan in open hearing on February 8, 2000.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of February, 2000 that the development plan in Case No. VII-348 for the project to be known as Monkton Centre, and the Petitions for Special Exception and Variance relief filed in companion Case No. 00-165-XA, be and are hereby DISMISSED WITHOUT PREJUDICE.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joachim F. Diedrich
10134 Falls Road, Brooklandville, Md. 21022
J. Carroll Holzer, Esquire
508 Fairmount Avenue, Towson, Md. 21204
Mr. Joe Larson, Spellman, Larson & Assoc., Jefferson Bldg., Suite 406, Towson, Md. 21204
Chris Rorke, Project Mgr., DPDM; Bob Bowling, Dev. Plans Review; Bruce Seeley, DEPRM;
OP; R&P; People's Counsel; Case File(s)



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 16904 York Road

which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and 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 ~~commercial, office and retail uses within the proposed building in accordance with section 259.3.B.2 of the BCZR.~~

Also to permit a building with 8,634 sq. ft. on the ground floor in lieu of a building with a maximum of 6,600 sq. ft. on the ground floor in accordance with section 259.3.B.3 of the BCZR.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print N/A
Signature N/A
Address N/A Telephone No. N/A
City N/A State N/A Zip Code N/A

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Joachim F. Diedrich
Name - Type or Print Joachim F. Diedrich
Signature [Signature]
Susan J. Diedrich
Name - Type or Print Susan J. Diedrich
Signature [Signature]
10134 Falls Road 785-0802
Address Telephone No.
Brooklandville MD 21011
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Spellman, Larson & Associates, Inc.
Name
105 W. Chesapeake Avenue 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

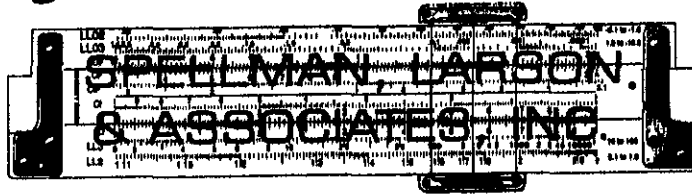
ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By JL Date 10/21/99

Set @ Hott

ORDER RECEIVED FOR FILING
Date 10/15/98
By [Signature]

Case No. 00 165 XA



#165

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

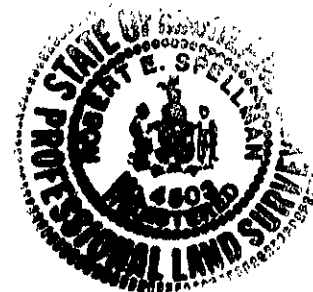
SUITE 408 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

Description For A Zoning Petition

Beginning for the same at the corner formed by the intersection of the west side of York Road, 66 feet wide, and the north side of Everett Road, 40 feet wide, running thence and binding on the north side of Everett Road south 86 degrees 08 minutes 09 seconds west 206 feet, more or less, to the Zoning Line dividing that land zoned RC-5 and that land zoned BM-CR thence leaving the north side of Everett Road and binding on said Zoning Line north 03 degrees 26 minutes 22 seconds west 216 feet, more or less, to a break in said Zoning Line thence leaving said Zoning Line and running north 84 degrees 13 minutes 23 seconds east 60 feet, more or less, south 05 degrees 22 minutes 37 seconds east 42.10 feet north 85 degrees 38 minutes 23 seconds east 64.87 feet north 02 degrees 00 minutes 37 seconds west 0.60 feet and north 85 degrees 37 minutes 11 seconds east 80.12 feet to the west side of York Road herein referred to and running thence and binding on the west side of York Road south 03 degrees 26 minutes 22 seconds east 178.54 feet to the place of beginning.

Containing 0.90 acres of land, more or less.

9/13/99



CERTIFICATE OF PUBLICATION

NOTICE OF ZONING 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: #00-165-XA

16904 York Road

NWC York and Everett Roads

7th Election District -- 3rd Councilmanic District

Legal Owner(s): Joachim F. and Susan J. Diedrich

Variance: to allow a 10 foot landscaped side yard and 3 foot landscaped front yard in lieu of the required 15 feet; and to allow a front yard building setback of 5 feet in lieu of the required 15 feet and a side street/rear setback for an open projection of 10 feet in lieu of the permitted 12 feet.

Special Exception: to permit a building with 8,634 square feet on the ground floor in lieu of a maximum of 6,600 square feet.

Hearing: Friday, January 7, 2000 at 9:00 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 Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/30/1 Nov. 25

C355786

TOWSON, MD, 11-26, 1999

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 11-25, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073229

DATE

10/21/99

ACCOUNT

20016150

AMOUNT

\$ 550.00

RECEIVED
FROM:

JOSEPH M. DIEDERICH

FOR:

SDX AND VAR.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
10/21/99 10:21:10 11:22:11

REQ 4900 COMPANY FIDES NEW PRIMER 3

DEPT 5 500 DRUG VERIFICATION

RECEIPT # 107485

CD #1. 00000

Receipt Tot 550.00

550.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

H. O. H. MONKTON
CENTRE

RE: Case No.: 00-165-XA

Petitioner/Developer: DEIDRICH, ETAL

C/O JOE LARSON.

Date of Hearing/Closing: 1/7/2000

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 TWO (2) ONSITE LOCATIONS:
YORK ROAD & EVERETT RD.

The sign(s) were posted on

11/25/99

(Month, Day, Year)

Sincerely,

Notice of
Development Plan Hearing
HEARING OFFICER'S HEARING
to be held on
MONKTON CENTRE
Date of Meeting: JANUARY 7, 2000
Time of Meeting: 7:00 AM
Location of Meeting: 401 BOWLEY AVENUE
Developer: DEIDRICH, ETAL

Patrick M. O'Keefe 11/25/99
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

23 PENNY LANE

(Address)

UNT VALLEY, MD. 21030

(City, State, Zip Code)

666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

Case # 00-165-XA

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

PLACE: 401 BOWLEY AVENUE

TIME & DATE: FRIDAY, JANUARY 7, 2000 @ 7:00 AM

SPECIAL EXCEPTION TO PERMIT A BUILDING WITH
6,334 SQUARE FEET ON THE GROUND FLOOR IN LIEU
OF THE MAXIMUM OF 6,500 SQUARE FEET
VARIANCE TO ALLOW A 10 FOOT LANDSCAPED SIDE
YARD AND 3 FOOT LANDSCAPED FRONT YARD IN LIEU OF THE
15 FOOT SIDE YARD TO ALLOW A PERMIT PART BUILDING SETBACK
OF 5 FEET IN LIEU OF THE REQUIRED 15 FEET AND A
SIDE STREET/REAR SETBACK FOR AN OPEN
PROJECTION OF 10 FEET IN LIEU OF THE REQUIRED 11
12 FEET

MONKTON
CENTRE

HEARINGS ARE HANDLED BY THE ZONING

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
16904 York Road, NWC York and Everett Rds
7th Election District, 3rd Councilmanic

Legal Owner: Joachim F. & Susan J. Diedrich
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-165-XA

* * * * *

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.



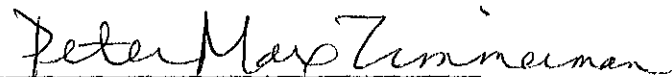
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of November, 1999 a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

November 19, 1999

NOTICE OF ZONING 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:

HEARING OFFICER HEARING

PROJECT NAME: Monkton Centre

Project Number: VII-348

Location: W/S York Road, N Everett Road

Acres: 1.38

Developer: Joachim F. Diedrich

Engineer: Spellman Larson & Associates, Inc.

Proposal: 8,792 square foot office

and

CASE NUMBER: 00-165-XA

16904 York Road

NWC York and Everett Roads

7th Election District - 3rd Councilmanic District

Legal Owner(s): Joachim F. and Susan J. Diedrich

VARIANCE: to allow a 10 foot landscaped side yard and 3 foot landscaped front yard in lieu of the required 15 feet; and to allow a front yard building setback of 5 feet in lieu of the required 15 feet and a side street/rear setback for an open projectuon of 10 feet in lieu of the permitted 12 feet.

SPECIAL EXCEPTION: to permit a building with 8,634 square feet on the ground floor in lieu of a maximum of 6,600 square feet.

HEARING: FRIDAY, JANUARY 7, 2000 at 9:00 a.m. IN ROOM 407 COUNTY COURTS BUILDING, 401 BOSLEY AVENUE.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Spellman Larson & Associates, Inc.
Joachim F. Diedrich

- NOTES: (1) THE PETITIONER MUST HAVE THE HEARING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 23, 1999.
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
November 23, 1999 Issue - Jeffersonian
25

Please forward billing to:

Joachim and Susan Diedrich
16904 York Road
Baltimore, MD
410-785-0802

NOTICE OF ZONING HEARING

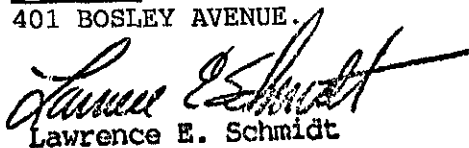
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-165-XA
16904 York Road
NWC York and Everett Roads
7th Election District - 3rd Councilmanic District
Legal Owner(s): Joachim F. and Susan J. Diedrich

VARIANCE: to allow a 10 foot landscaped side yard and 3 foot landscaped front yard in lieu of the required 15 feet; and to allow a front yard building setback of 5 feet in lieu of the required 15 feet and a side street/rear setback for an open projection of 10 feet in lieu of the permitted 12 feet.

SPECIAL EXCEPTION: to permit a building with 8,634 square feet on the ground floor in lieu of a maximum of 6,600 square feet.

HEARING: FRIDAY, JANUARY 7, 2000 at 9:00 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 CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 165
Petitioner: JOACHIM & SUSAN DIEDRICH
Address or Location: 16904 YORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same as above

Telephone Number: 410-785-0802



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 30, 1999

Mr. Joseph Larson
Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Larson:

RE: Case Number 00-165-XA , 16904 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 10/21/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Joachim Diedrich





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

November 16, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

Re: Property Owner: EDWARD C. COVAHEY, JR. & DONALD

Location: DISTRIBUTION MEETING OF November 1, 1999

Plan Nos: 205 AND 100

Re: MS. Stephens:

1. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
2. 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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887 4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: November 16, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for November 8, 1999
Item Nos. 155, 156, 157, 158, 159,
160, 161, 162, 163, 164, 165 166,
167, 168, 169 & 170

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comment.

RWB:HJO:cab

cc: File

ZAC11089.NOC



Baltimore County
Zoning Commissioner

January 10, 2000

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Mr. Joseph Larson
Spellman, Larson & Associates, Inc.
Suite 406 Jefferson Building
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and
PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
NW/S York Road and Everett Road
(16904 York Road)
7th Election District – 3rd Councilmanic District
Joachim F. Diedrich, et ux - Owner/Developer
Case Nos. VII-348 & 00-165-XA

Dear Mr. Larson:

As you know, the above-captioned matter was postponed at the request of J. Carroll Holzer, Esquire, who was recently retained by the Greater Sparks-Glencoe Community Council to represent them in this case. This letter is to confirm that this matter has been rescheduled by agreement of all parties from its original hearing date of January 7, 2000 to Tuesday, February 8, 2000 at 2:00 PM in Room 407 of the County Courts Building. I understand that you have retained legal counsel to assist you in this matter and that he will make himself available on this date. By copy of this letter, all other parties have been notified of the rescheduled hearing date, time and location.

Very truly yours,

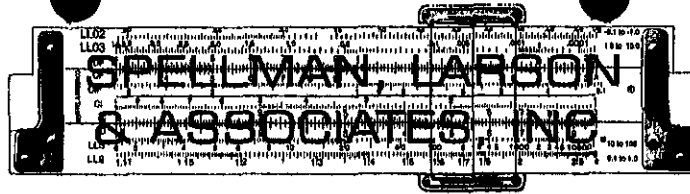
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Joachim F. Diedrich
10134 Falls Road, Brooklandville, Md. 21022
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21204
Chris Rorke, Proj.Mgr., DPDM; DEPRM; Bob Bowling, DPDM; OP; R&P
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 408 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3538
FAX (410) 825-5215

October 21, 1999

Mr. Carl Richards, Supervisor
Office of Zoning
Department of Permits & Development Management
Baltimore County

"Hand Delivered"

Re: Monkton Centre
16904 York Road
Job No. 98095
Item No. 165

Dear Carl:

My office is currently processing the above-captioned project through the Full Development Procedure which includes the scheduling of a Zoning Hearing for a Special Exception and Variance.

I am herein making a very earnest and sincere plea for an early Hearing date for this project due to a serious hardship situation that the property owner has encountered.

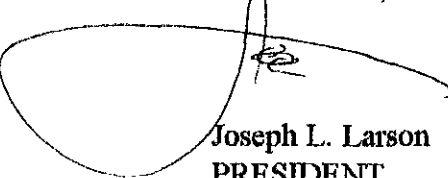
Due to lease commitments the owner has had to vacate his previous offices and secure temporary quarters until the Monkton Centre project is completed. The owner is building the Monkton Centre project to house his personal business offices.

Hence we are asking for an expedited Hearing date in order to hopefully fast track this project to advance to Building Permit as soon as possible.

I would appreciate your cooperation and indulgence to accommodate this request.

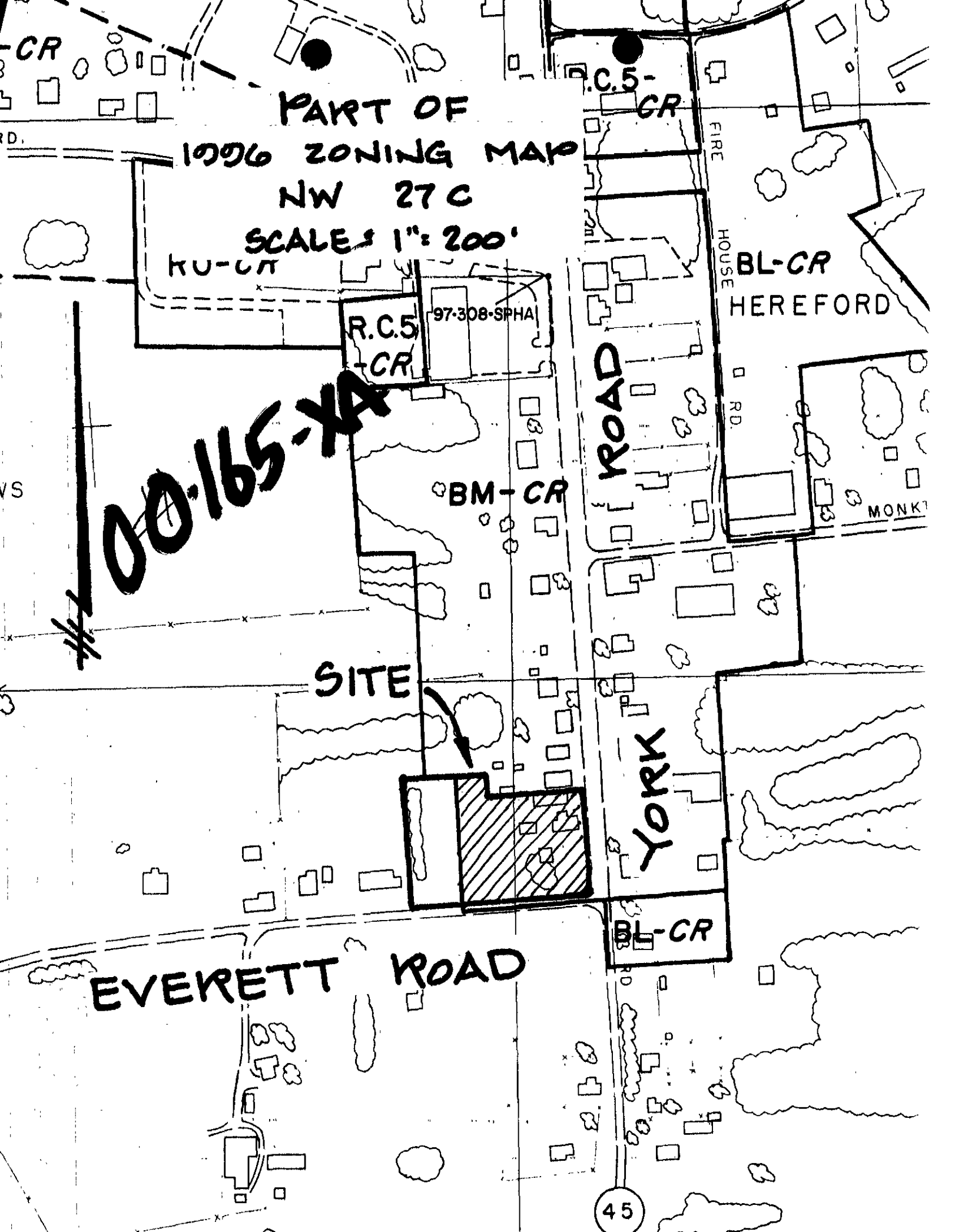
Should you have any questions or wish to discuss any aspects of the project please feel free to contact me at your earliest convenience.

Very truly yours,
SPELLMAN, LARSON & ASSOC.


Joseph L. Larson
PRESIDENT

cc: Joe Diedrich

Cover
ok uca
ASAP
when you GET



CR

PART OF

1996 ZONING MAP

NW 27 C

SCALE 1" = 200'

KU-CR

C.5-CR

FIRE HOUSE RD.

BL-CR

HEREFORD

R.C.5-CR

97-308-SPHA

00.165-XA

BM-CR

YORK ROAD

MONKT

SITE

YORK

BL-CR

EVERETT ROAD

45

PARKING AND DRIVEWAY NOTE:

DUE TO EXISTING CONDITIONS REGARDING PARKING AND DRIVEWAY LAYOUT OF THE ADJACENT PROPERTIES TO THE NORTH, AN INTERCONNECTING DRIVEWAY IS IMPRACTICAL AND THIS HAS NOT BEEN PROVIDED.

PARKING LOT PAVING NOTE:

ALL PAVING WILL BE DURABLE DUSTLESS SURFACE (CHUCKAM) OTHER THAN AS REQUIRED BY 2502.C.3
ALL PARKING WILL BE PERMANENTLY STRIPED

GENERAL ZONING NOTES

Site Screening Note:

Screening and landscaping must be provided in accordance with the Landscape Manual and all other manuals adopted pursuant to section 26-283 of the Baltimore County Code.

Site Lighting Note:

Any fixture used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjacent residential and public streets.

Landscaping Note:

In addition to the requirements of the Landscape Manual for commercial zones, the following landscape standards shall apply to uses in C.R. Districts:

- The entire required front, side and rear setbacks shall be landscaped; and
- A minimum of 7% of the parking lot shall be pervious surface with a minimum of one tree per eight parking spaces provided.

Environmental Holding Capacity Note:

The applicant shall prove to the satisfaction of the Director of the Department of Environmental Protection and Resource Management that the land can support the proposed development without overburdening the required private sewage disposal system and the possible water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties.

Outside Storage Note:

Outside storage of equipment and material shall be permitted only on the lot, subject to the following requirements:

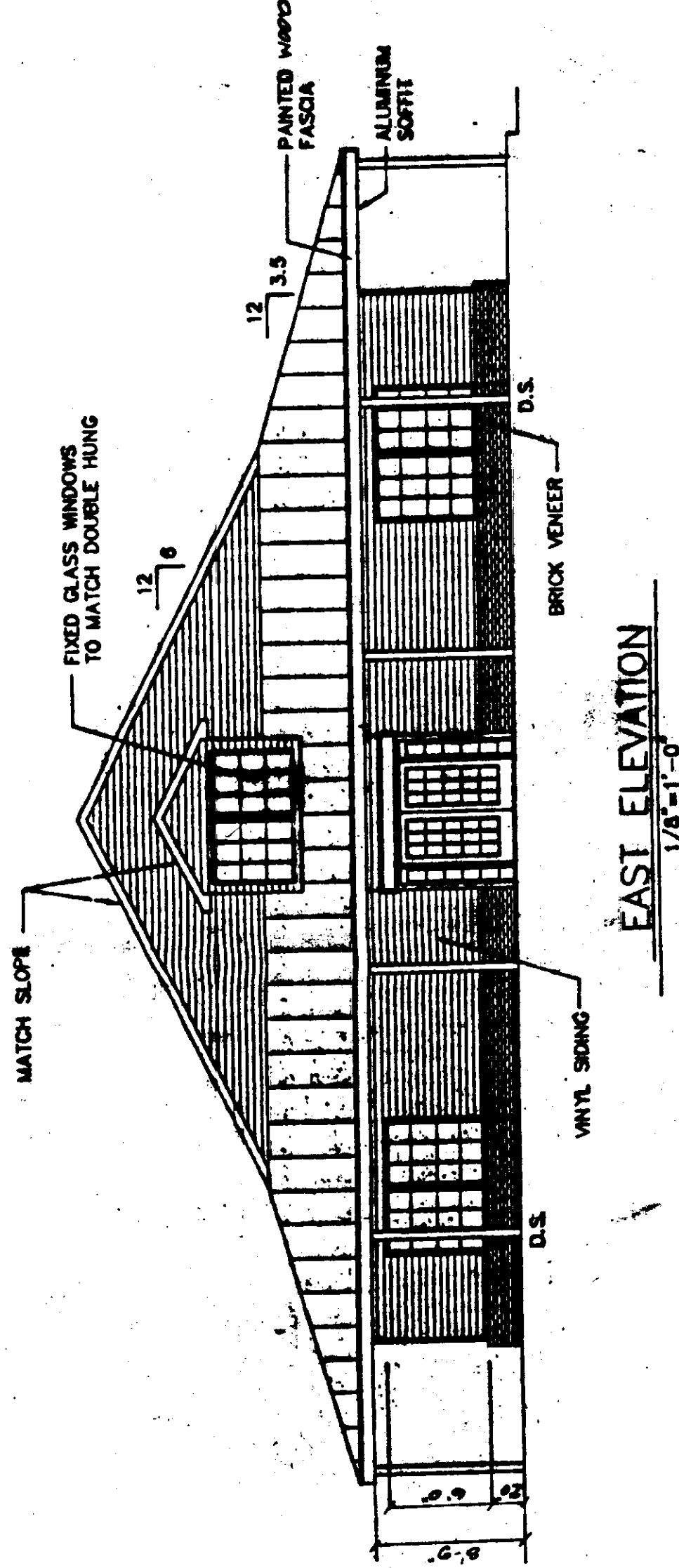
- The storage area must be located to the side or rear of the building, outside of the required setbacks;
- The storage area shall not cover more than 15% of the lot, except as determined by the Zoning Commissioner in a special exception hearing; and
- The storage area shall be screened by a fence in association with plantings.

Sign Note:

Any signage shall comply with the Baltimore County Zoning Regulations, and shall be low profile and ground mounted.

Site Nuisance Note:

The proposed development will not be detrimental to neighboring uses and the tranquility of the rural area through excessive noise and will not result in a nuisance or air pollution from dust, fumes, vapors, gases and odors.



SURVEYOR'S CERTIFICATION
THIS PLAN IS SEALED AND
CERTIFIED TO BE IN ACCORDANCE
WITH THE HEARING OFFICER'S
AND/OR AL AGENCY COMMENTS



ITEM # 105

REVISIONS	
NO.	DATE

SPELLMAN, LARSON
&

ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 408, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3838

SITE DEVELOPMENT PLAN
NOTES AND DETAILS

16904 YORK ROAD
MONKTON CENTRE

ELECTION DIST. No. 07 BALTIMORE COUNTY

SCALE: AS SHOWN DES. BY: P.L.L. SHEET 2 OF 2
DATE: 07/1/00 DRN BY:

INDEPENDENT ACCOUNTS NOTE:

3. Solidin F, chemical, cement
water saw that there are no beneficial
accounts for any other development with
respect to any of the following. The approach
is that of a financial interest in the
proposed development, or a person who will
benefit financially because of the
proposed development.

GENERAL NOTES

1. THERE ARE NO LIVESTOCK MATERIAL SITES ON THIS PROPERTY.
2. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS ON THIS PROPERTY.
3. THERE ARE NO ARCHEOLOGICAL SITES ON THIS PROPERTY.
4. THERE ARE NO UNDEVELOPED GRAZING LANDS ON THE PROPERTY.
5. THERE ARE NO SIGNIFICANT REGULATED PLANT OR WILDLIFE ABUNDANCES IN THE PROPERTY.
6. THERE ARE NO SIGNIFICANT RISKS ON OR OVER WATER BODIES AND OR WITHIN 500' OF THIS PROPERTY.
7. THERE ARE NO WETLANDS AT THE PROPERTY.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHEAPSAFE OIL CRITICAL AREA.

REQUIRED TABULATION

REQUIRED PARKING - OFFICE USE
PROPOSED BUILDING 60'x45' 50' FT.
8.93 SPACES PER 1,000 SQ. FT.
= 60 SPACES

PARKING PROVIDED . 33 SPACES *

* INCLUDES 2 HANDICAPPED SPACES

MULTI-PURPOSE PARKING SPACES SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE FOR ACCESSIBILITY WITH THE INTERNATIONAL BUILDING CODE FOR ACCESSIBILITY. (REQUIREMENTS 205.01-205.01.7).

9016 TADUATION:				
SYMBOL	SERIES	W/PORTS	W/O PORT	INTERFERENCE
AD	GLEBDA	SUANT	SUANT	MODERATE
MoVe	MAJOR	SUANT	SUANT	MODERATE

FLOOD HAZARD NOTE:
THE PROPERTY LIES WITHIN AN AREA
HIGHER THAN THE FLOOD ZONE OF F.
AREA OF FLOODING OCCURRED IN 1950
SHOWN ON FURTHER MAP IN PLOPP.
P220-0 DATED MARCH 8, 1981.

LEGEND

PERMEATION TEST PIT
PROPOSED WELL
EXISTING CONTOUR
DEPTIC RESERVE AREA
FACILITY CLASSIFICATION LINE
BOLD LINE

VICINITY MAP

SITE DATA

[illegible]

ZONING PETITION

2. Variable front vertical legs 6 to 8 to allow a 10" clearance above and a 5" clearance below the wheels in use as the required is.

SPELLMAN, LARSON

ASSOCIATES, INC.

SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 833 2826

SITE DEVELOPMENT PLAN

0904 York Road

MONITOR CENTRE

OWNER

JOACHIM F. BIEDRICH
10134 FALLS ROAD
P.O. BOX 519
DREXELDALEVILLE, MO
21022
410-705-0802

EVERETT ROAR

YORK



Survivor's Certification
This plan is sealed and
certified to be in accordance
with the hearing officers
order! All Agency comments

ITEM # 1605

ITEM # 165



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 16904 York Road

which is presently zoned BM-CR

This Petition shall be filed with the Department of Permits and 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 Variance from Section(s) 259.3.C.3.a to allow a 10' landscaped sideyard and a 3' landscaped front yard in lieu of the required 15'.

Section 301.1, 259.3.C.2.a and b and PDM Policy 1B02.3.C.2.CIII and IV to allow a front yard building setback of 5' in lieu of the required 15' and a side street/rear setback for an open projection of 10ft. in lieu of the permitted 12'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Documentation, argument and evidentiary matter to be presented at the Zoning Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print N/A
Signature N/A
Address N/A Telephone No. N/A
City N/A State N/A Zip Code N/A

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Joachim F. Diedrich
Name - Type or Print Joachim F. Diedrich
Signature _____
Susan J. Diedrich
Name - Type or Print Susan J. Diedrich
Signature _____
10134 Falls Road 785-0802
Address Telephone No.
Brooklandville Md 21022
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Spellman, Larson & Associates, Inc.
Name _____
105 W. Chesapeake Avenue 823-3535
Address Telephone No.
Towson Md 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By JL Date 10/21/99

Case No. 00-165-XA

220 9/15/98

SET @ H O H

ORDER RECEIVED FOR FILING