

IN RE: PETITION FOR ADMINISTRATIVE
SPECIAL HEARING
W/S York Road, 70' S
centerline of Gifford Lane
7th Election District
3rd Councilmanic District
(17010 York Road)

Norris Holman Properties, LLC
c/o William H. Norris, CPA
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-547-SPH

*
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Special Hearing filed by the legal owners of the subject property, Norris Holman Properties, LLC, by and through William H. Norris, CPA. The property is located in the Monkton area of Baltimore County. The subject property is zoned BL-CR. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof, to construct: (1) a 4 ft. x 22 ft. wide side addition to the south side and (2) a 9 ft. x 22 ft. wide porch addition to front façade and (3) two 5 ft. x 8 ft. wide shed dormers to roof on a historic structure, which is listed on the Maryland Historical Trust Inventory as "Quinn House", MHT #BA 2024. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Special Hearing.

As noted above, the Petitioners filed the instant request through a Petition for Administrative Special Hearing. The Administrative Special Hearing process is similar to the Administrative Variance process set out in Section 26-127 of the Baltimore County Code, whereby the Deputy Zoning Commissioner is permitted to grant variance relief without a public hearing in certain cases. Specifically, that section provides that upon request for an

ORDER RECEIVED FOR FILING
Date 7/27/01
By R. J. [Signature]

administrative variance from an owner/occupant of a residential property, the property in question is posted with notice of the variance relief sought for a period of at least 15 days. The subject property was posted with a sign describing the request on July 9, 2001. There was no request by the public for a hearing nor any public input for the requisite period of fifteen (15) days after posting the property. The matter is now eligible for review and resolution by this Hearing Officer.

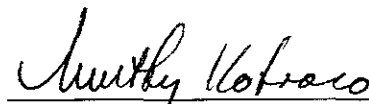
The Petitioners have filed the supporting affidavits as required by Section 26-127(b)(1) of the Baltimore County Code. A description of the property contained within the case file indicates that the property consists of 0.51 acres of land, more or less, zoned BL-CR. The information submitted is persuasive to a finding that the proposed alteration will not be inappropriate. There were no adverse comments from any Baltimore County reviewing agency. Furthermore, the Landmarks Preservation Commission reviewed the Petitioners' proposal at their June 14, 2001 meeting and unanimously agreed to recommend "that the alterations (the construction of a rear porch, the installation of dormers and construction of small side addition) as proposed were consistent with Section 26-278". Moreover, the relief requested complies with the requirements of the Baltimore County Zoning Regulations and should therefore be approved.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of July, 2001 that the request for Administrative Special Hearing to approve a waiver pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code of Sections 26-203(c)(8) and 26-278 thereof, to construct: (1) a 4 ft. x 22 ft. wide side addition to

the south side and (2) a 9 ft. x 22 ft. wide porch addition to front façade and (3) two 5 ft. x 8 ft. wide shed dormers to roof on a historic structure, which is listed on the Maryland Historical Trust Inventory as "Quinn House", MHT #BA 2024, be and is hereby GRANTED.

- 1) The Petitioners may apply for their 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 such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee (ZAC) comment submitted by the Office of Planning dated July 24, 2001, a copy of which is attached hereto and made a part hereof.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
7/27/01
[Signature]



Baltimore County
Zoning Commissioner

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

July 27, 2001

William H. Norris, CPA
Norris Holman Properties, LLC
16951 York Road
P. O. Box 290
Monkton, Maryland 21111

Re: Petition for Administrative Special Hearing
Case No. 01-547-SPH
Property: 17010 York Road

Dear Mr. Norris:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

Petition for Administrative Special Hearing

to the Zoning Commissioner of Baltimore County



for the property located at 17010 YORK ROAD, MONKTON
which is presently zoned BL-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 Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b), Baltimore County Code of Sections 26-203(C)(8) and Section 26-278 to CONSTRUCT ① A 4'00" X 22' WIDE SIDE ADDITION TO THE SOUTH SIDE AND ② A 9'0" X 22'00" WIDE PORCH ADDITION TO FRONT FACADE AND ③ TWO 5'00" X 8'00" WIDE SHED DORMERS TO ROOF ON A HISTORIC STRUCTURE.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 7/27/01 day of July that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JCM

Date 6-29-01

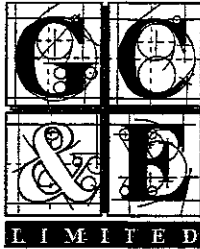
Estimated Posting Date 7-8-01

ORDER RECEIVED FOR FILING
DATE 7/27/01
BY [Signature]

Case No. 01-547 SPH.

Date 7/27/01

By [Signature]



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

June 28, 2001

**ZONING DESCRIPTION
OF THE
NORRIS, HOLMAN, LLC PROPERTIES
1710 YORK ROAD, SEVENTH ELECTION
DSITRICT & THIRD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point in the center of York Road, 66 feet wide at the distance of 70 feet measured southerly from the intersection of the centerlines of York Road and Gifford Lane, thence binding in the center of York Road, (1) South 1 degree 15 minutes East 96.00 feet, thence leaving the York Road and binding on the land of the herein petitioner, the following three courses and distances, viz: (2) North 86 degrees 15 minutes West 231.00 feet to the east side of Green Alley, thence on Green Alley, (3) North 01 degrees 15 minutes West 96.00 feet, and thence leaving said alley, (4) South 86 degrees 15 minutes East 231.00 feet to the place of beginning.

Containing 0.51 of an Acre of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance



547

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3353

DATE 6-29-01 ACCOUNT 01-06-61 JD

AMOUNT \$ 250.00

RECEIVED FROM: Norris Holman Prop, LLC. — 17010 York Rd.

FOR: AD. SPH.

NORRIS PROPERTY -
ADMINISTRATIVE SPECIAL HEARING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT ACTUAL TIME
6/29/2001 6/29/2001 11:01:53

REL M906 CASHIER KNCM KXM DRAWER 4
RECEIPT # 029593 OFLN

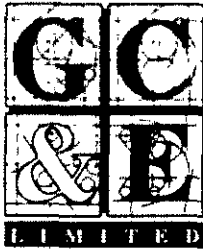
Dept 5 528 ZONING VERIFICATION
CR NO. 003353

Recpt Tot 250.00

500.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 01-547-SPH
PETITIONER/DEVELOPER
Norris Holman Property, LLC
DATE OF HEARING / CLOSING DATE
July 23, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

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

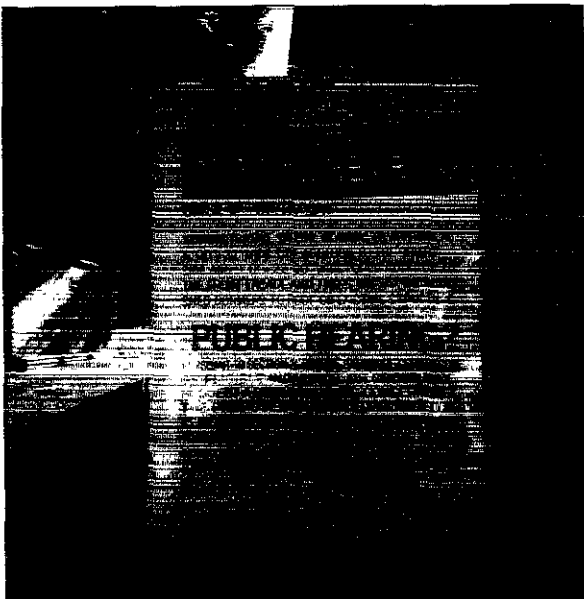
LOCATION
West side of York Road at 17010 York Road

DATE July 9, 2001

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



7/6/01

POSTED ON July 6, 2001

**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: 547
Petitioner: MR. WILLIAM H. NORRIS
Address or Location: 17010 YORK ROAD, MONKTON, MD, 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: WILLIAM H. NORRIS, C.P.A.
Address: 16951 YORK ROAD, P.O. BOX 290
MONKTON, MARYLAND 21111
Telephone Number: (410) - 329-6002

Revised 2/20/98 - SCJ

REVIEW AGENCIES:

Prior to preparing the required plat, the petitioner or his engineer should contact the following agencies for pertinent data that may be required by that particular agency.

- | | | |
|-----|---|--------------|
| 1. | Assessments | 410-512-4906 |
| 2. | Bureau of Capital Projects (traffic issues) | 410-887-3751 |
| 3. | Fire Department | 410-887-3998 |
| 4. | State Highway Administration | 410-545-5600 |
| 5. | County Roads | 410-887-3739 |
| 6. | Planning (design, screening, landscaping) | 410-887-3211 |
| 7. | Building Engineer (plans) | 410-887-3987 |
| 8. | Department of Environmental Protection
and Resource Management (DEPRM) | 410-887-3980 |
| 9. | <i>If floodplain</i> , Dept. of Natural Resources | 410-631-3902 |
| 10. | <i>If critical area</i> , Maryland Office of Planning | 410-767-4485 |

NOTE: The petitioner has the responsibility to verify the location of the subject site in regards to the Chesapeake Bay Critical Area (CBCA). A critical area map is available for reference in PDM. Should the site be located in this area, the petitioner is required to meet DEPRM critical area requirements regarding the site. PDM must have the DEPRM comments on the petitioner's request prior to the public hearing.

Also, floodplains and historic buildings should be identified. (See pages 16 and 17.)

ADMINISTRATIVE SPECIAL HEARING INFORMATION SHEET AND DATES

Case Number 01- 200547 -SPH Address 17010 York Rd.

Contact Person: J. Mennery Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6-29-01 Posting Date: 7-8-01 Closing Date: 7-23-01

Any contact made with this office regarding the status of the administrative special hearing should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE SPECIAL HEARING SIGN FORMAT

Case Number 01- 547 -SPH Address 17010 York Rd.
Petitioner's Name Norris Holman Prop, LLC Telephone (410) 329-6002
Posting Date: 7-8-01 Closing Date: 7-23-01

Wording for Sign: Administrative Special Hearing to approve: A 4'00" X 22' WIDE SIDE
ADDITION TO THE SOUTH (SEE) SIDE AND 9'0" X 22'00" WIDE
PORCH ADDITION TO THE FRONT FACADE AND TWO 5'00" X
8'00" WIDE SHED DORMERS TO ROOF ON EXISTING
STRUCTURE.

Pete A Charles, AIA, Architect of Record



Baltimore County
Department of Permits and
Development Management

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

July 23, 2001

William H Norris CPA
Norris Holman Properties LLC
16951 York Road
Monkton MD 21111

Dear Mr. Norris:

RE: Case Number: 01-547-SPH, 17010 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 29, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 2, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item Nos. 485, 527, 528, 529, 530, 532,
534, 536, 537, 540, 541, 542, 543, 544,
546, ~~547~~, 548, 549, and 550

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 24, 2001

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: SEE BELOW

Location: DISTRIBUTION MEETING OF July 16, 2001

Item No.: 485, 526, 530, 532, 537, 544, 546, 547, 549

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1994 edition prior to occupancy.

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2001

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

SUBJECT: No. 17010 York Road

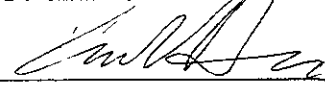
INFORMATION

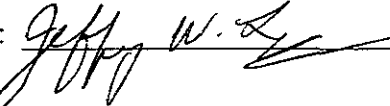
Item Number: 01-547-SPH
Petitioner: William Norris (representative)
Zoning: BL- CR
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL

The structure at 17010 York Road is listed on the Maryland Historic Trust (MHT) Inventory as the "Quinn House," MHT # BA 2024.

On June 14, 2001, the LPC unanimously agreed to recommend a finding to the hearing officer that the alterations as proposed were consistent with Section 26-278, must be preserved. The alterations entail the construction of a rear porch, the installation of dormers, as well as the construction of a small side addition.

Prepared by: 

Section Chief: 

AFK:KA:kra

ORDER RECEIVED FOR FILING
Date 7/27/01
By 



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 6.27.01

Mr. Joseph Merry
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204

RE: Baltimore County

B - 452603

C -

10240 York Rd.

Dear Mr. Merry:

This office has reviewed the referenced permit application and we have no objection to approval.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by e-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.23.01

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

RE: Baltimore County
Item No. 547

JCM

Dear Ms. Jackson:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

ZAC AGENDA

Item Number: 547 **Case Number:** 01-547-SPH
Legal Owner: Norris Holman Properties, LLC, William H Norris CPA

Hista is
Type: Administrative
Special H.

Reviewer: JCM

Contract Purchaser: N/A

Critical Area: No **Election District:** 7th **Councilmanic District:** 3rd

Property Address: 17010 York Road

Location: W/S York Road, 70' S centerline Gifford Lane

Existing Zoning: BL - CR

Area: 0.508 acres

Proposed Zoning: ADMINISTRATIVE VARIANCE to permit construction (1) a 4 foot by 22 foot wide side addition to the south side and (2) a 9 foot by 22 foot wide porch addition to front façade and (3) two 5 foot by 8 foot wide shed dormers to roof.

↑
Local Historic Landmark!

Attorney:

Miscellaneous: Maryland Historic Trust Number 02024

Legend

- BUILDING
- CHAIN-LINK FENCE
- ZONING DIVISION LINE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- OVERHEAD UTILITY LINE
- UTILITY POLE

R.C. 5

BL-CR

BL-CR

BL-CR

R.C. 5-CR

BL-CR

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Stanley Cohen et al
E.H.K. Jr. 6351/530
#11006 York Road

EXISTING 2 STORY WOOD BARN

EXISTING 2 STORY BRICK BUILDING COMMERCIAL USE

EXISTING 2 STORY WOOD FRAME DWELLING RESIDENTIAL USE

EXISTING 2 STORY WOOD FRAME DWELLING RESIDENTIAL USE

WELL

NB6°15'W

GREEN ALLEY

R.C. 5

Vincent Chilcoat et al
E.H.K. Jr. 5744/640
#12 Mt. Carmel Road

Parking Computations

Parking required 33 spaces per 1000 sq.ft.
1441 sq.ft 1000 x 3.3 = 5 spaces required
7 regular spaces and 1 handicap space provided

GIFFORD LANE

BL-CR

R.C. 5-CR

R.C. 5

YORK ROAD (MD ROUTE 45)

Scale: 1" = 2000'

General Notes

- Owner: Norris, Holman Properties LLC
17010 York Road
Parkton MD, 21111
- Tax Account No. 0710045535
- Title Deed Liber: S.M. 13831, folio 679
Total area = 0.509 ac. or 22170 sq.ft. ±
- This property is zoned: BL-CR
- 200' scale Zoning Map No.: NM 27 C
- The boundary shown hereon is from the title deed, a boundary was not performed by Gerhold Cross & Etzel Ltd.
- Census tract 4072 A.D.C. map & grid 7-E-11 Watershed 13 Subwatershed 83
- This site is serviced by well and septic.
- There are no prior zoning cases.
- This site is not in a the Chesapeake Bay Critical Area.
- Maryland Historic Trust Number 02024.
- D.R.C. Meeting Review Waived by Don T. Ruscoe 6-5-01.
- There are no public fire hydrants in this area.
- Area relies on volunteer fire company.
- The Subject additions unanimously approved by Baltimore County Landmarks 6-14-01.
- Maximum gross floor area of all buildings allowed = 8800 s.f.
- Total gross floor area of all buildings proposed = 2,108 s.f.
- F.A.R. allowed 0.20
- F.A.R. proposed 0.11
- The proposed building height shall not exceed 30'.

Petition

Petition to approve a waiver pursuant to Baltimore Code Sections 26-171 and 26-172 of the General Design Standards found in Baltimore County Code Sections 26-203(c) and 26-278, to add on a 9' porch and 4' x 22'-2" side addition to the existing building.

Plan to Accompany a Petition
for an Administrative Special Hearing

of the

Norris, Holman Properties, LLC.
Property

17010 York Road
Baltimore County, Maryland

7th Election District
3rd Councilmanic District
scale: 1"=20' Date: June 18, 2001

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 823-4470

Plot Date: 6/28/2001 Technician: BDETZ File Name: X:\Norris\NorrisZone.pro

REVISION

DATE

