

IN RE: PETITION FOR VARIANCE
W/S York Road, E/S Green Alley, N
of Mt. Carmel Road
(17010 York Road)
7th Election District
3rd Council District

Norris, Holman Properties, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-551-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Norris, Holman Properties, LLC, by William H. Norris, Partner/Officer. The Petitioner seeks relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 404.4 to permit an existing two-way drive aisle width of 18.8 feet in lieu of the required 20 feet; from Section 259.3.C.2.b to permit a side yard setback of 0 feet in lieu of the required 15 feet for an existing garage; and, from Section 259.3.C.3.a.b to approve landscaping to the extent currently provided and as proposed on the east, west, and south tract boundaries. At the hearing, the Petition was amended to also request relief to permit the existing garage to remain in its present location (front yard) in lieu of the required rear yard, pursuant to Section 400.1 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were William H. Norris, a principal of Norris, Holman Properties, LLC, property owner; Bruce E. Doak, on behalf of Gerhold, Cross and Etzel, the consultants who prepared the site plan for this property; Peter D. Charles, Architect, retained by the Petitioner for the redevelopment of this site; and Stuart Braiterman, Esquire, attorney for the Petitioner. Appearing as an interested person was Frank Cirincione, who resides in the area. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING

Date

By

8/30/11
[Signature]

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located on the west side of York Road, just north of its intersection with Mt. Carmel Road in northern Baltimore County. The property consists of a gross area of 0.508 acres, more or less, zoned B.L.-C.R. and is presently improved with a one and one-half story frame dwelling, known as the Quinn House. That structure is listed on the Maryland Historic Trust inventory as MHT #BA 2024. In addition to the historic dwelling, the property features a one-story frame garage, which is located in the front yard, and a frame shed located in the side yard. The property was the subject of prior Case No. 01-547-SPH in which Deputy Zoning Commissioner Timothy M. Kotroco granted special hearing relief on July 27, 2001 to allow certain improvements to the building by the Petitioner. As shown on the site plan, the Petitioner proposes two additions to the existing structure and other exterior modifications. In addition, the existing shed is to be relocated to the rear yard and additional landscaping provided along the northern property line. Mr. Norris is an accountant by occupation and apparently intends on utilizing the subject property for his office, which is permitted in the B.L.-C.R. zone. However, variance relief is necessary to legitimize certain existing conditions and to permit redevelopment of the property as proposed.

The first variance is to permit an existing two-way drive aisle width of 18.8 feet. As shown on the site plan, the narrowest point of the drive will be that area between the proposed new covered front porch and the existing garage. Specifically, the distance between those structures is 18.8 feet; thus, a wider driveway cannot be provided. However, the driveway is wider at the entrance to the road and it is found that the existing width will be sufficient to accommodate anticipated traffic. The location of a utility pole in the front yard is also noted, which slightly decreases the width of the driveway at that location. However, at that point, a 20-foot width is maintained in that the pole is closer to the street than the existing garage.

The second variance requested is to allow a side property line setback of 0 feet for the existing garage. Apparently, the garage was built many years ago and immediately abuts an adjacent property line. Its location may very well be nonconforming in view of the age of the structure; however, variance relief is necessary to legitimize its location. Moreover, as noted

ORDER RECEIVED FOR FILING
Date 8/30/07
By [Signature]

above, the Petitioners amended their request to also seek relief from Section 400.1, due to the garage's location in the front yard. Again, this may very well be a nonconforming situation, given the age of the structure. In my view, strict compliance with the zoning regulations would result in a practical difficulty and unreasonable hardship for the Petitioner. Thus, variance relief should be granted to allow the garage to remain in its present location.

The final variance requested relates to landscaping of the property. Photographs of the site submitted show an existing fence along the rear property line and mature trees along the southern property line. The Petitioner submitted a landscaping plan, identified as Petitioner's Exhibit 3, which shows existing conditions and additional proposed planting that will be located along the north side of the property. Subject to the approval of the County's landscape architect of a final landscape plan, the requested variance shall be granted. The existing vegetation and fence, coupled with the installation of new plant material appear to be an appropriate buffer effort. It is to be noted that commercial properties are located across the street and immediately south of the subject site.

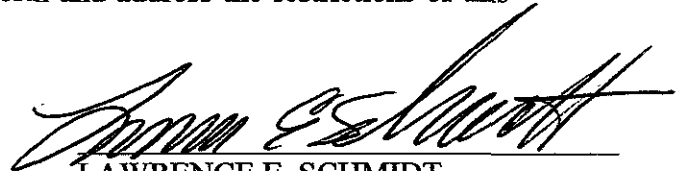
Based upon the testimony and evidence offered, I am persuaded to grant the variance. I find that the relief requested meets the requirements of Section 307 of the B.C.Z.R. and that relief can be granted without detriment to the surrounding locale. Moreover, there were no Protestants present and there were no adverse comments submitted by any Baltimore County reviewing agency.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of August, 2001 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 404.4 to permit an existing two-way drive aisle width of 18.8 feet in lieu of the required 20 feet; from Section 259.3.C.2.b to permit a side yard setback of 0 feet in lieu of the required 15 feet for an existing garage; from Section 400.1 to permit the existing garage to remain located in the side yard in lieu of the required

rear yard; and, from Section 259.3.C.3.a.b to approve landscaping to the extent currently provided and as shown on the landscape plan on the east, west, and south tract boundaries, in accordance with Petitioner's Exhibits 1 and 3, 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.
- 2) Petitioner shall submit a landscape plan for review and approval by the County's Landscape Architect, prior to the issuance of any use permits.
- 3) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/30/01
By [Signature]



Baltimore County
Zoning Commissioner

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

August 29, 2001

Stuart Braiterman, Esquire
29 W. Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
W/S York Road, E/S Green Alley, N of Mt. Carmel Road
(17010 York Road)
7th Election District – 3rd Council District
Norris, Holman Properties, LLC - Petitioners
Case No. 01-551-A

Dear Mr. Braiterman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. William H. Norris, P.O. Box 290, Monkton, Md. 21111
Mr. Peter D. Charles, 717 Cedarcroft Road, Baltimore, Md. 21212
Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286
Mr. Frank Cirincione, 505 Raven Rock Court, Parkton, Md. 21120
Office of Planning; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 17010 YORK ROAD, MONKTON
which is presently zoned BC-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)

SEE ATTACHED PAGE.

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

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 _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

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

Legal Owner(s):

NORRIS HOLMAN PROPERTIES, LLC
Name - Type or Print _____
Signature William H. Norris Partner/Officer
WILLIAM H. NORRIS, CPA
Name - Type or Print _____
Signature _____
16951 YORK ROAD, P.O. Box 290
Address _____ Telephone No. _____
MONKTON MD. 21111
City _____ State _____ Zip Code _____

Representative to be Contacted:

WILLIAM H. NORRIS (410)329-6002
Name _____
16951 YORK ROAD P.O. Box 290
Address _____ Telephone No. _____
MONKTON MD. 21111
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By SCM Date 6-29-01

Case No. 551
01-548 A

By RS 9/15/98

ORDER RECEIVED FOR FILING
Date 8/30/01
By RS

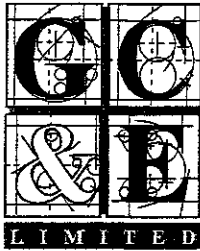
PETITION FOR VARIANCE TO THE Zoning Commissioner of Baltimore County for the
Property located at 17010 York Road, Monkton, Md.
which is zoned BL-CR.

VARIANCE from Sections(s)

- 1.) **404.4, BCZR**, To permit a 18.8' two way drive aisle in lieu of the required 20'-0";
- 2.) **259.3.C.2.b., BCZR**, To permit a sideyard setback of 0 ft. in lieu of the required 15 ft.
for an existing garage.
- 3.) **259.3.C.3.a.b., BCZR**, To approve landscaping to the extent currently provided on the
west, east, and south tract boundaries.

This list of variances as noted above was reviewed for submission by Mr. William Norris,
Client/Building Owner, and Mr. Joseph Merrey, Planner II, Baltimore County and Mr. Peter D.
Charles, AIA, on Thursday, June 28, 2001.

A handwritten signature in black ink, appearing to be "S. F. J.", is located at the bottom center of the page.



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



~~551~~
551

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3341

DATE

6.29.01

ACCOUNT

01-06-6150

AMOUNT \$

250.00

RECEIVED
FROM:

N. Holman Prop.

17010 York Ln

FOR:

UAR.

NORRIS PROPERTY
ZONING VARIANCE HEARING

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

JCM

PAID RECEIPT

PAYMENT ACTUAL TIME
6/29/2001 6/29/2001 11:01:43

REC WSD6 CASHIER KXCH KXN DRAMER 4
RECEIPT # 029592 OFLN
Fest 5 528 ZONING VERIFICATION
CR NO. 003341

Recpt Tot 250.00
500.00 CR .00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #01-551-A

17010 York Road

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

7th Election District - 3rd Councilmanic District

Legal Owner(s): Norris Holman Properties LLC, William H. Norris

Variance: to permit a 18.8 foot two way drive aisle in lieu of the required 20 feet; to permit a side yard setback of zero feet in lieu of the required 15 feet for an existing garage; to approve landscaping to the extent currently provided on the west, east and south tract boundaries.

Hearing: Monday, August 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 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.

8/120 Aug 9

C486256

CERTIFICATE OF PUBLICATION

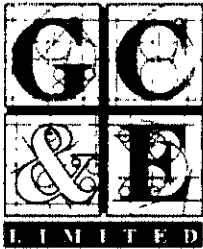
8/9, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 8/9, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

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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 # 01-551-A
PETITIONER/DEVELOPER:
Norris Holman Properties LLC
William H. Norris
DATE OF HEARING:
August 27, 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, 70' South of the centerline of
Gifford Lane

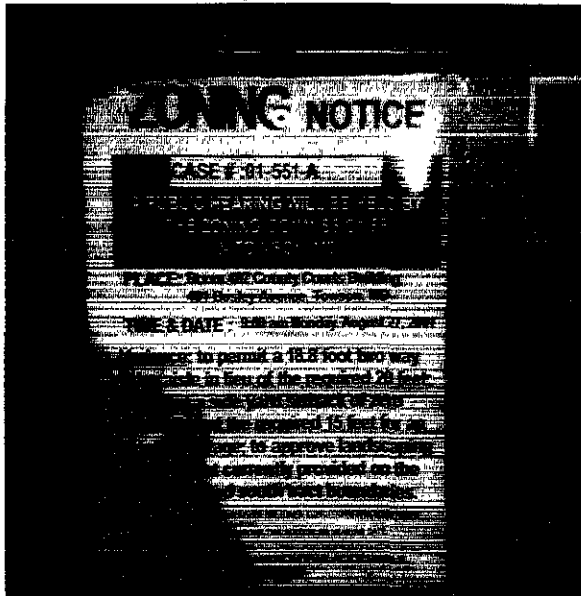
DATE: August 9, 2001

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

POSTED ON : August 9, 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: ~~548~~ 551

Petitioner: NORRIS HOLMAN PROPERTIES, LLC

^{SUBJECT}
Address or Location: 17010 YORK ROAD, MONKTON, MD, 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. WILLIAM H. NORRIS

Address: 16951 YORK ROAD, P.O. BOX 290

MONKTON, MARYLAND, 21111

Telephone Number: (410) 329-6002



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

July 20, 2001

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: 01-551-A

17010 York Road

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

7th Election District – 3rd Councilmanic District

Legal Owners: Norris Holman Properties LLC, William H Norris

Variance to permit a 18.8 foot two way drive aisle in lieu of the required 20 feet; to permit a side yard setback of zero feet in lieu of the required 15 feet for an existing garage; to approve landscaping to the extent currently provided on the west, east and south tract boundaries.

HEARING: Monday, August 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon 672
Director

C: William H Norris, CPA, Norris Holman Properties LLC, 16951 York Road,
Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 11, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 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
Thursday, August 9, 2001 Issue – Jeffersonian

Please forward billing to:

William H Norris
16951 York Road
Monkton MD 21111

410 329-6002

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: 01-551-A

17010 York Road

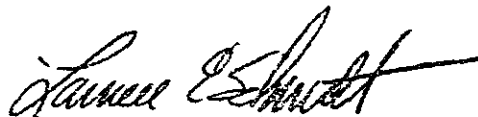
W/S York Road, 70' S centerline Gifford Lane

7th Election District – 3rd Councilmanic District

Legal Owners: Norris Holman Properties LLC, William H Norris

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HEARING: Monday, August 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 672
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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.



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

July 20, 2001

NOTICE OF ZONING HEARING

7-020 was sent out.

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: 01-551-A

17010 York Road

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

7th Election District – 3rd Councilmanic District

Legal Owners: Norris Holman Properties LLC, William H Norris

FOR SIGN ON
PROPERTY

Variance to permit a 18.8 foot two way drive aisle in lieu of the required 20 feet; to permit a side yard setback of zero feet in lieu of the required 15 feet for an existing garage; to approve landscaping to the extent currently provided on the west, east and south tract boundaries.

HEARING: Monday, August 27, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon

Ed.

PLEASE PREPARE THIS SIGN

Arnold Jablon 672
Director

C: William H Norris, CPA, Norris Holman Properties LLC, 16951 York Road,
Monkton 21111

- NOTES: (1) ~~THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN~~
APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 11, 2001.
(2) ~~HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS~~
PLEASE CALL 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.



Baltimore County
Department of Permits and
Development Management

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

August 24, 2001

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

Dear Mr. Norris:

RE: Case Number: 01-551-A, 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. GDD
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 3, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item No. 551

The Bureau of Development Plans Review has reviewed the subject zoning item.

Landscape requirements should not receive a blanket waiver at this stage. The developer may request the Hearing Officer to provide some relief regarding the CR buffer, but the final landscape design should be determined at the final landscape plan stage.

A schematic landscape plan should have been presented at the Zoning Advisory Committee hearing.

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.: See Below

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

527, 528, 529, 531, 533, 534, 535, 536, 539, 540, 541, 542, 543,
545, 548, 550, and 551

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

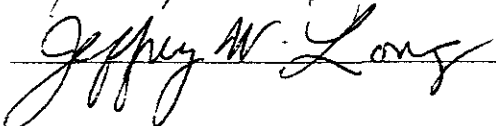
Item Number: 01-551-SPH
Petitioner: William Norris (representative)
Zoning: BL- CR
Requested Action: Special Hearing

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

Les
8/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 24, 2001

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

JUL 25

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-551

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Zy

AFK/JL:MAC



**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. 551 (JLM)

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,

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

RE: PETITION FOR VARIANCE
17010 York Road, W/S York Rd,
70' S of c/l Gifford Ln
7th Election District, 3rd Councilmanic

Legal Owner: Norris Holman Properties LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-551-A

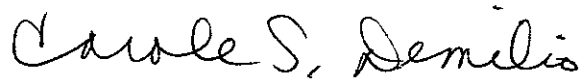
* * * * *

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 7th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Norris Holman Properties LLC, 16951 York Road, P.O. Box 290, Monkton, MD 21111, Petitioner.



PETER MAX ZIMMERMAN

Case Number _____

PLEASE PRINT LEGIBLY.

PETITIONER'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

photograph

01-551-A

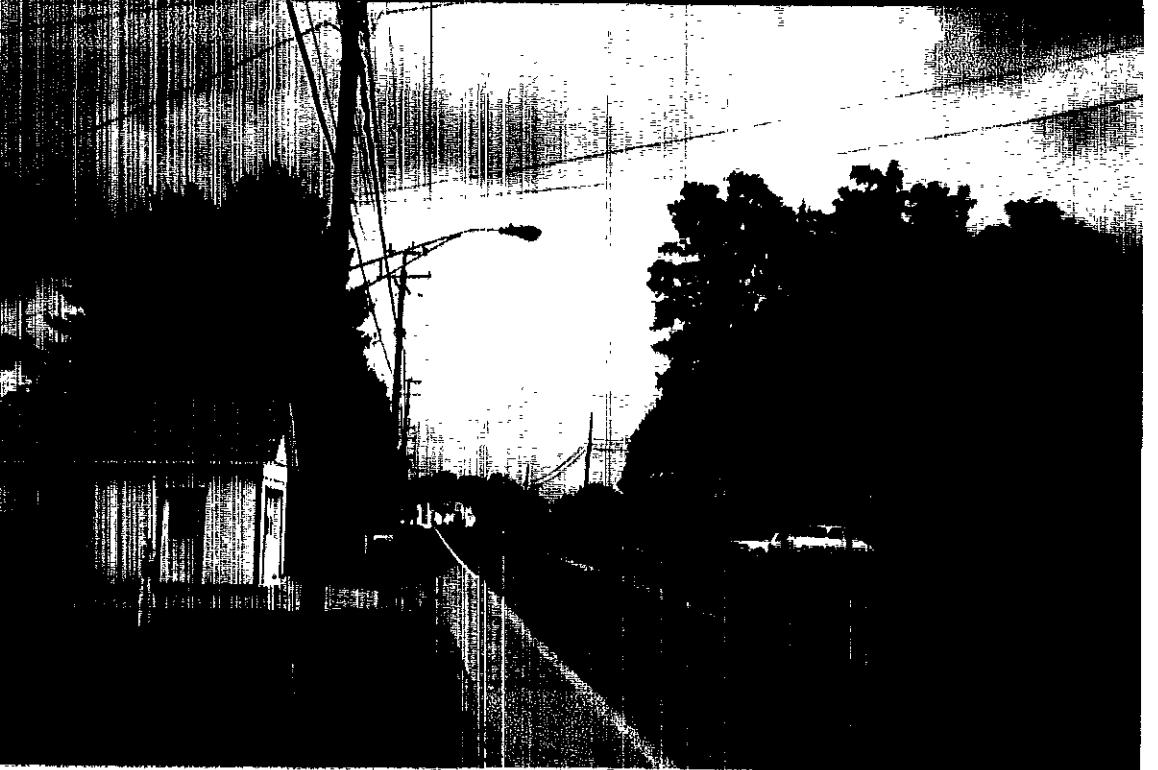
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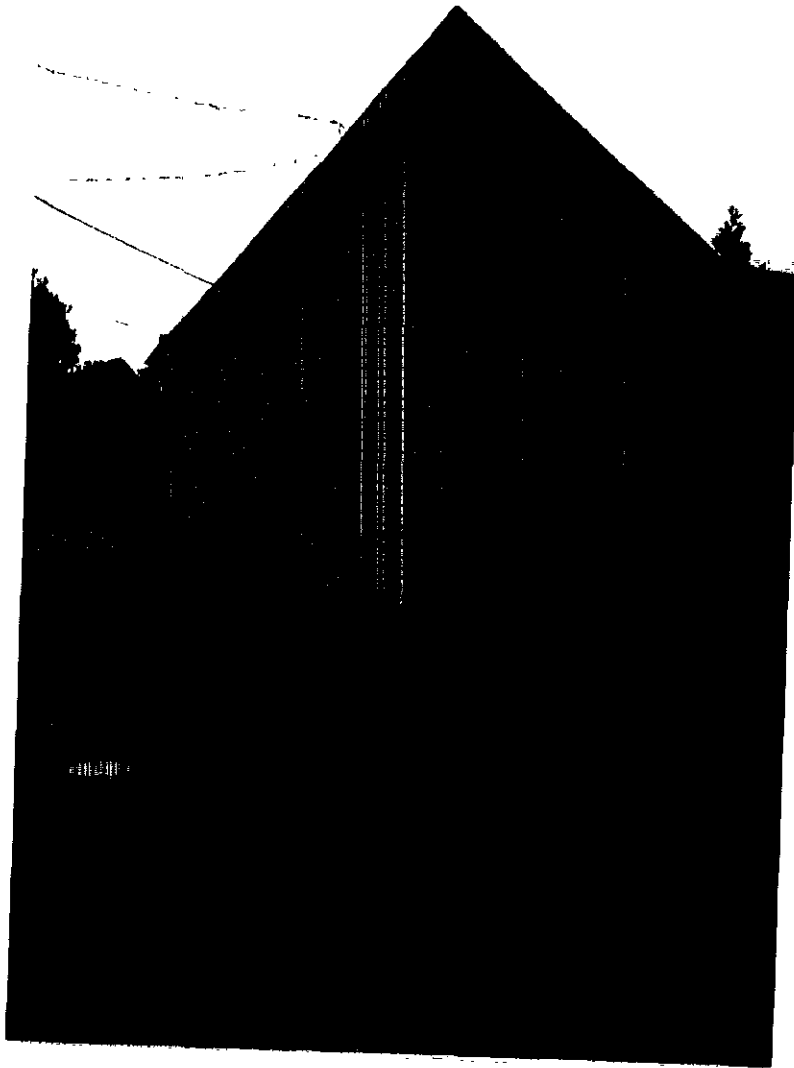
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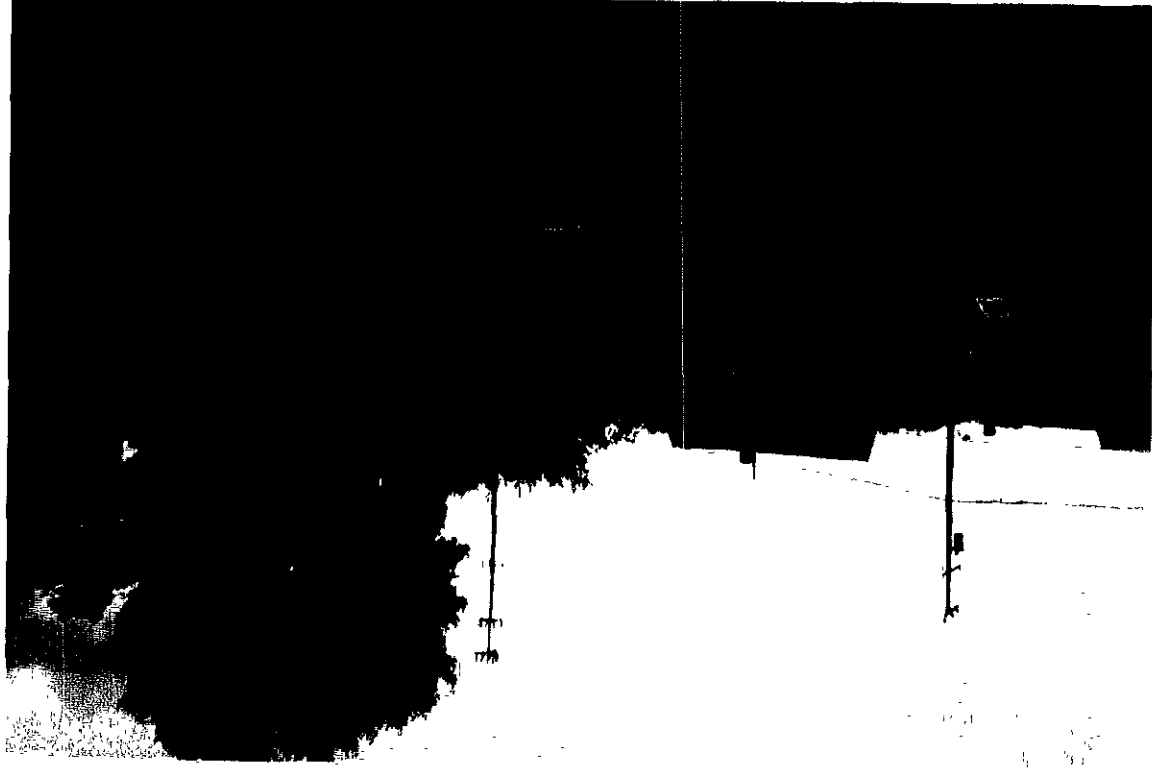
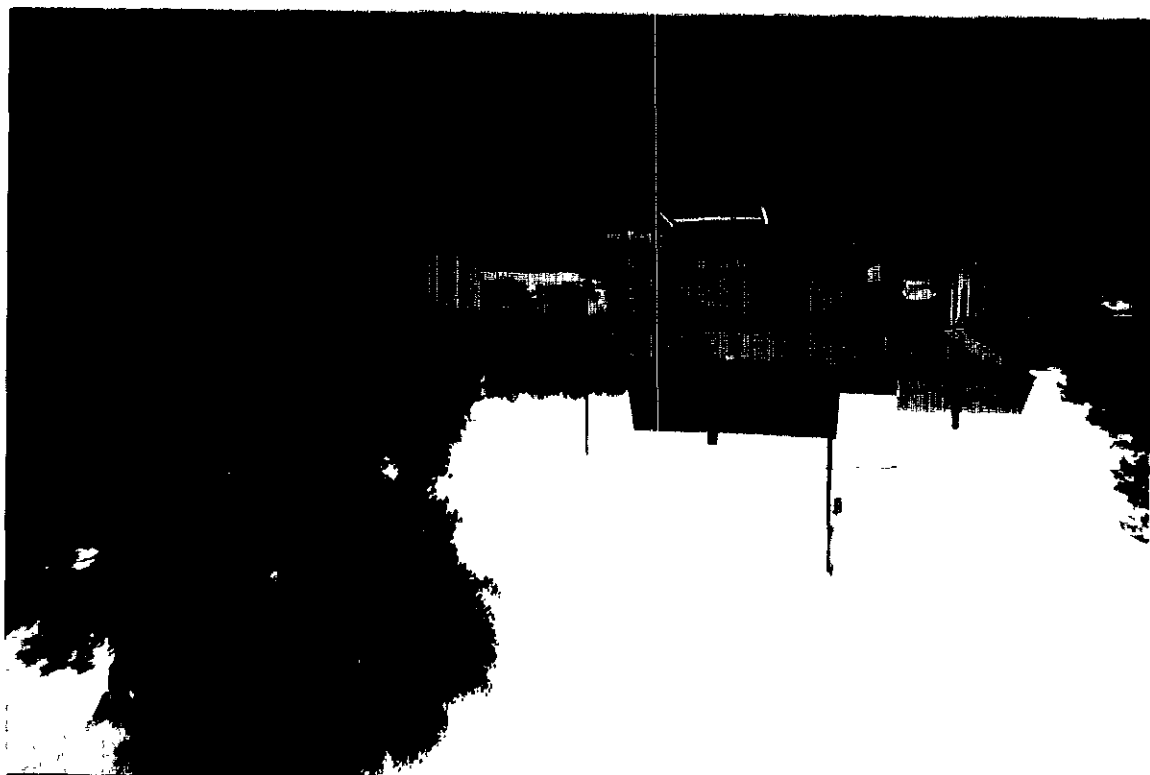
⑦ others

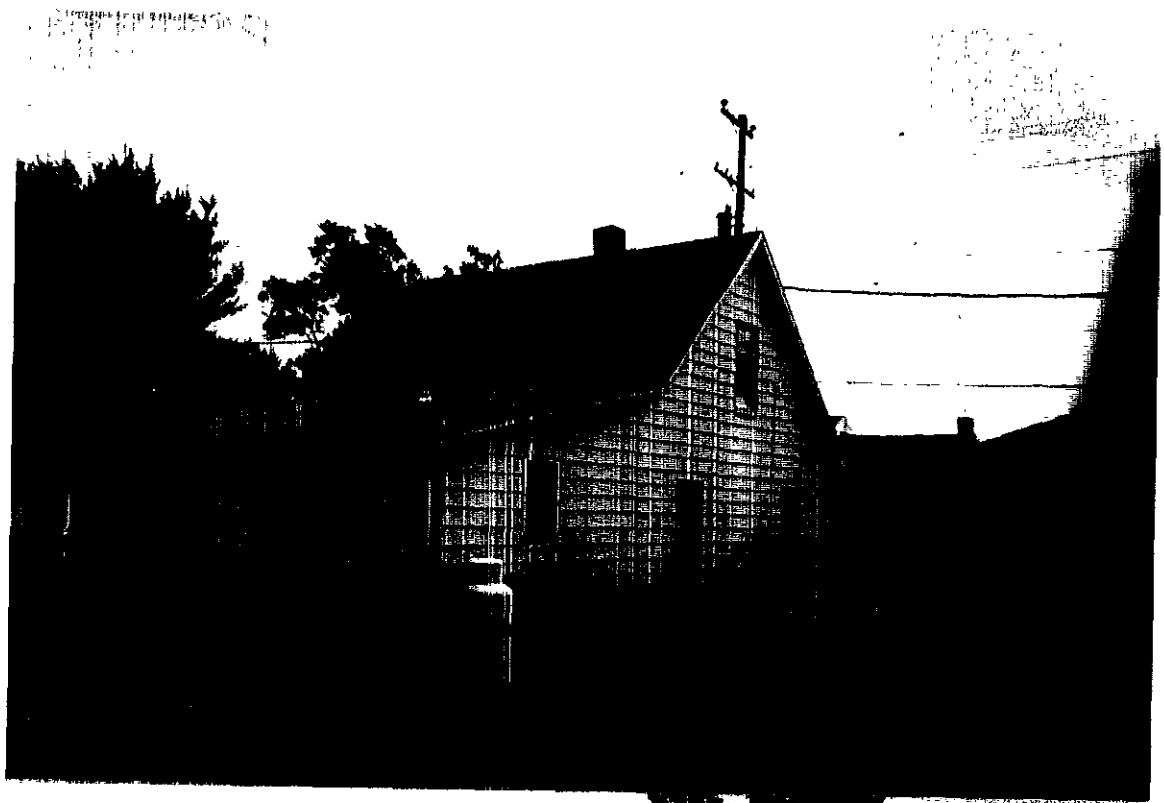


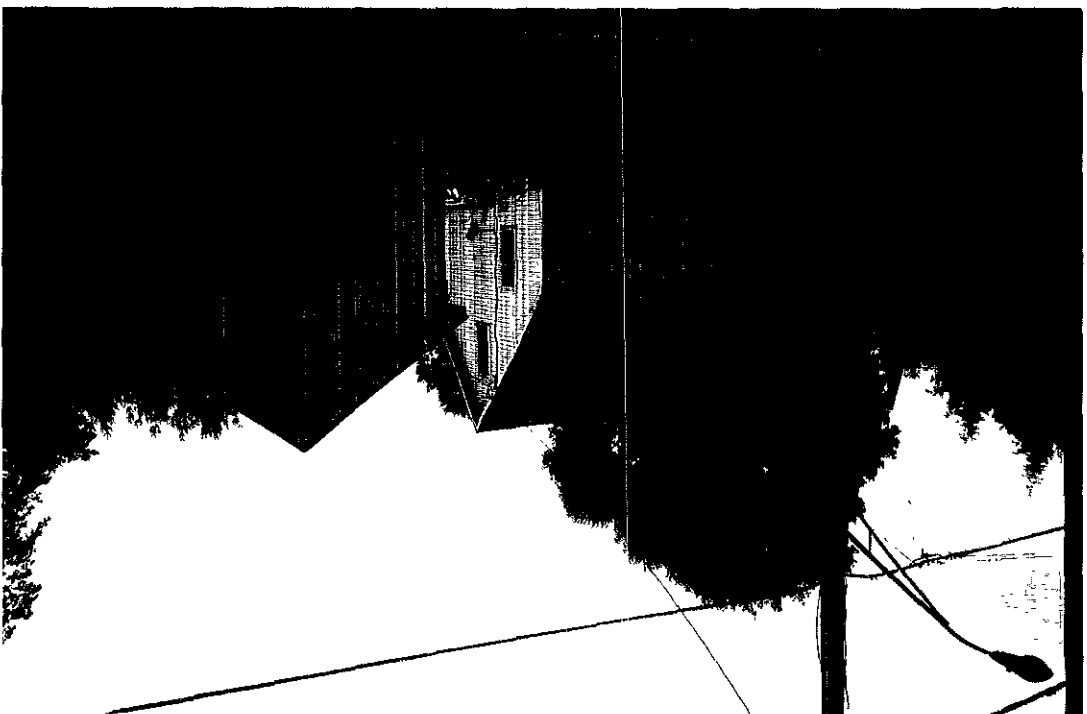
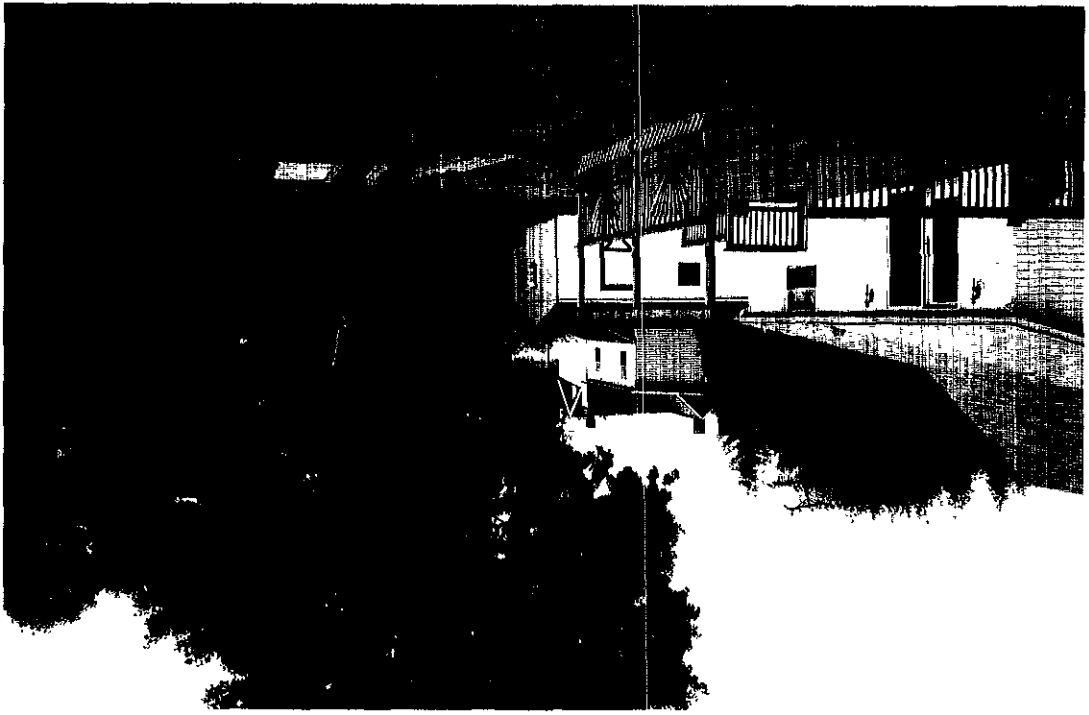














R.C. 5 Vincent Chilcoat et um
E.H.K. 5, 5744/690
#12 Mt. Carmel Road

GREEN ALLEY

Legend

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

EXISTING 2 STORY BUILDING

Parking Computations

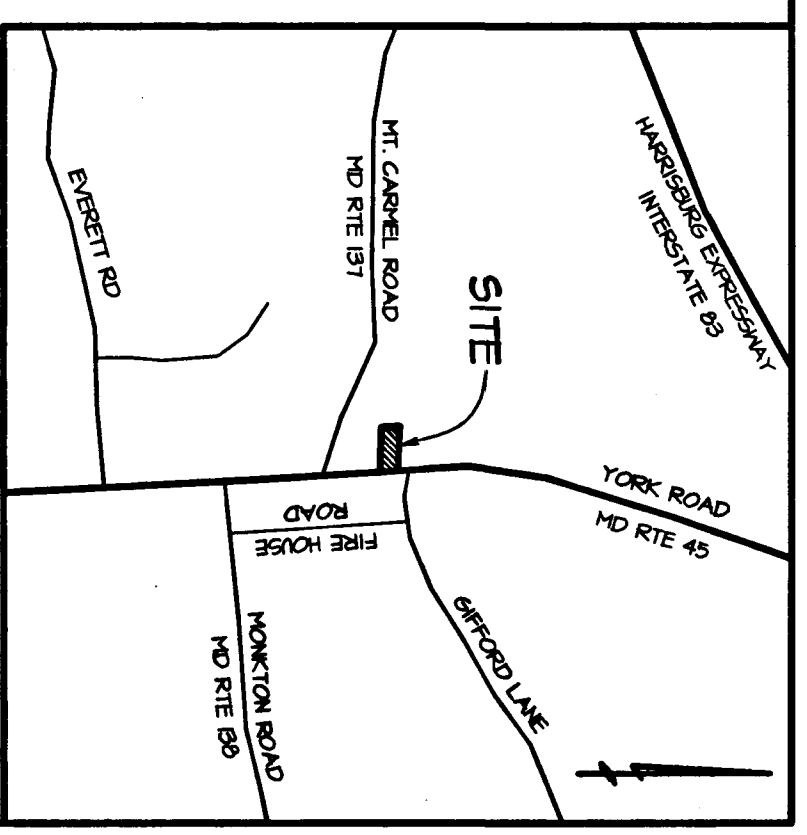
Parking required 3.3 spaces per 1,000 sq.ft.
1,491 sq.ft. / 1,000 x 3.3 = 5 spaces required
7 regular spaces and 1 handicap space provided

General Notes

- Owner: Norris, Holman Properties LLC
17010 York Road
Parkton MD 21111
- Tax Account No. 0710045535
Title Deed Liber. 5M, 13831, folio 679
Total area = 0.508 ac. or 22170 sq.ft. ±
- This property is zoned: BL-CR
- 200' scale Zoning Map No. NV 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 T-E-11
Watershed 13 Subwatershed 63
- School district 52 Regional planning district 301 a
- 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 Reviewer 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 = 8,800 s.f.
- Total gross floor area of all buildings proposed = 21,08 s.f.
- F.A.R. allowed 0.20
- F.A.R. proposed 0.11
- The proposed building height shall not exceed 30'.

Vicinity Plan

Scale: 1" = 2000'



Plan to Accompany a Petition for a Zoning Variance

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 Townsontown Boulevard
Tomson, Maryland 21286
(410) 833-4470

REVISION

DATE

PLOT DATE: 6/28/2001

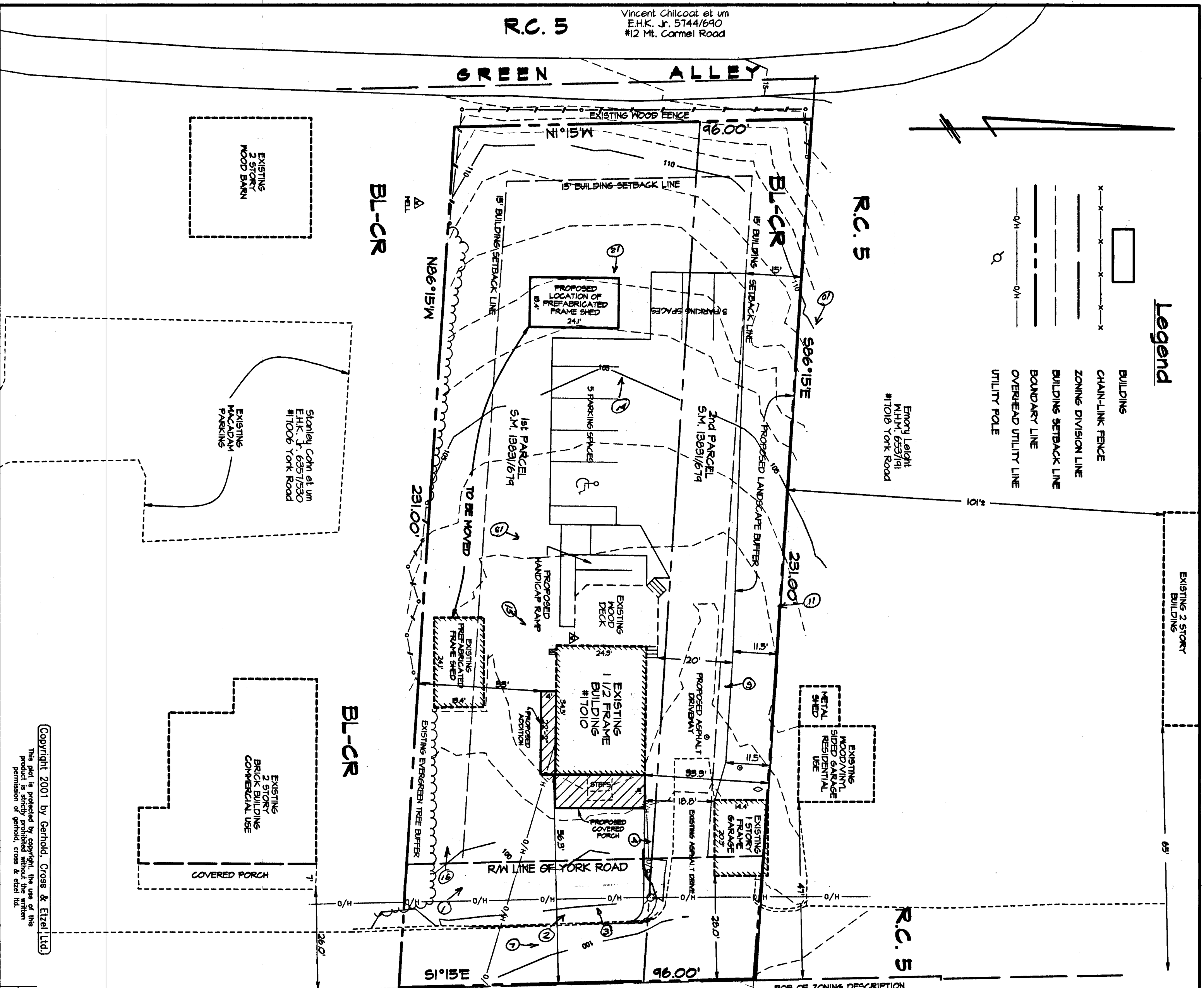
TECHNICIAN: BDIETZ

FILE NAME: X:\Norris\NorrisZoning.pro



Copyright 2001 by Gerhold, Cross & Etzel, Ltd.
This plot is protected by copyright, the use of this
product is strictly prohibited without the written
permission of Gerhold, Cross & Etzel, Ltd.

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



Parking Computations

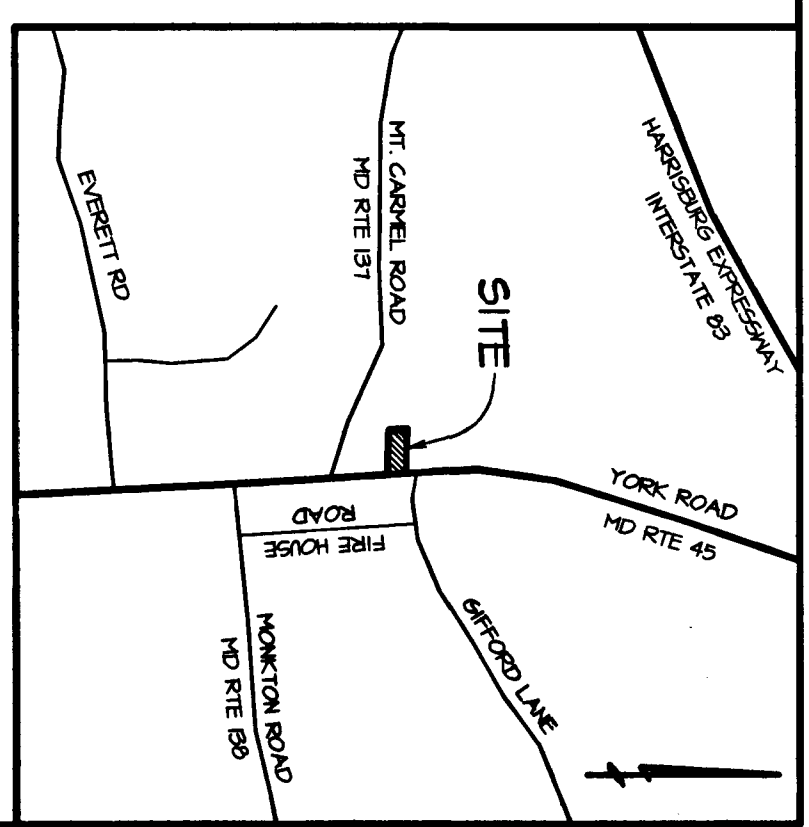
Parking required 3.3 spaces per 1000 sq. ft.
 1491 sq. ft. / 1000 x 3.3 = 5 spaces required
 7 regular spaces and 1 handicap space provided

General Notes

1. Owner: Norris, Holman Properties LLC
2. Tax Account No. 0710045535
3. Title Deed Liber: S.M. 13831, folio 679
Total area = 0.508 ac. or 22170 sq. ft. ±
4. This property is zoned: BL-CR
5. 200' scale Zoning Map No.: NM 27 C
6. The boundary shown hereon is from the title deed, a boundary was not performed by Gerhold Cross & Etzel Ltd.
7. Census tract 4072 A.D.C. map & grid T-E-11
8. Watershed 13 Subwatershed
9. School district 52 Regional planning district 301 a
10. This site is serviced by well and septic.
11. There are no prior zoning cases.
12. This site is not in a Chesapeake Bay Critical Area.
13. Maryland Historic Trust Number 02024.
14. D.R.C. Meeting Review Waived by Don T. Ruscoe 6-5-01.
15. Area relies on volunteer fire company.
16. The subject additions unanimously approved by Baltimore County Landmarks 6-14-01.
17. Maximum gross floor area of all buildings allowed = 8,800 s.f.
18. Total gross floor area of all buildings proposed = 2,108 s.f.
19. F.A.R. allowed 0.20
20. F.A.R. proposed 0.11
21. The proposed building height shall not exceed 30'.

Vicinity Plan

Scale: 1" = 2000'



Plan to Accompany Form 44-4

**Plan to Accompany a Petition
for a Zoning Variance**

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 Towsontown Boulevard

Towson, Maryland 21286

(410) 823-4470

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This plan is prepared by Gerhold, Cross & Etzel, Ltd. under the supervision of the Professional Land Surveyors of Maryland. No part of this plan may be reproduced without the written permission of Gerhold, Cross & Etzel, Ltd.

REVISION	DATE	PLOT DATE	TECHNICIAN	FILE NAME
		6/28/2001	BIDCZ	X:\norris\NorrisZone\pro

551



SHEET N.W. 26-C)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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OCTOBER 10, 2000

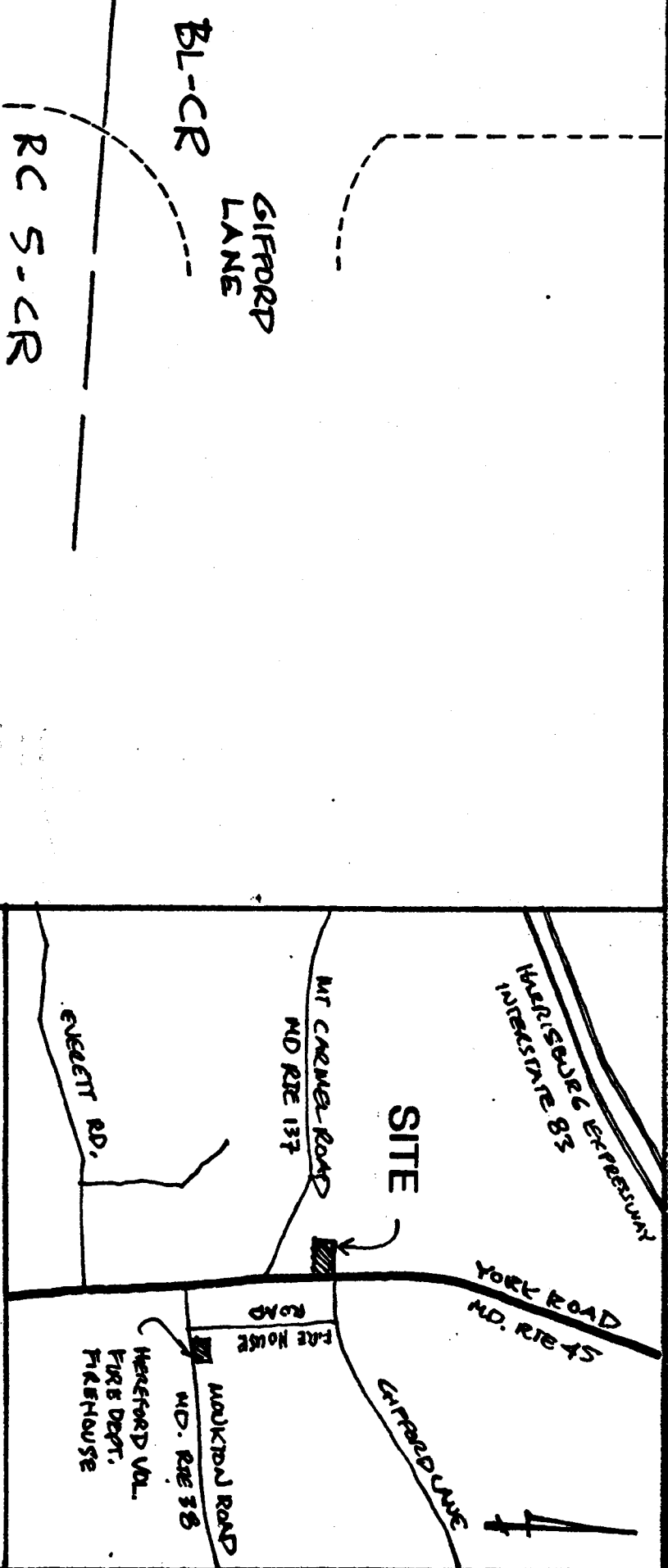
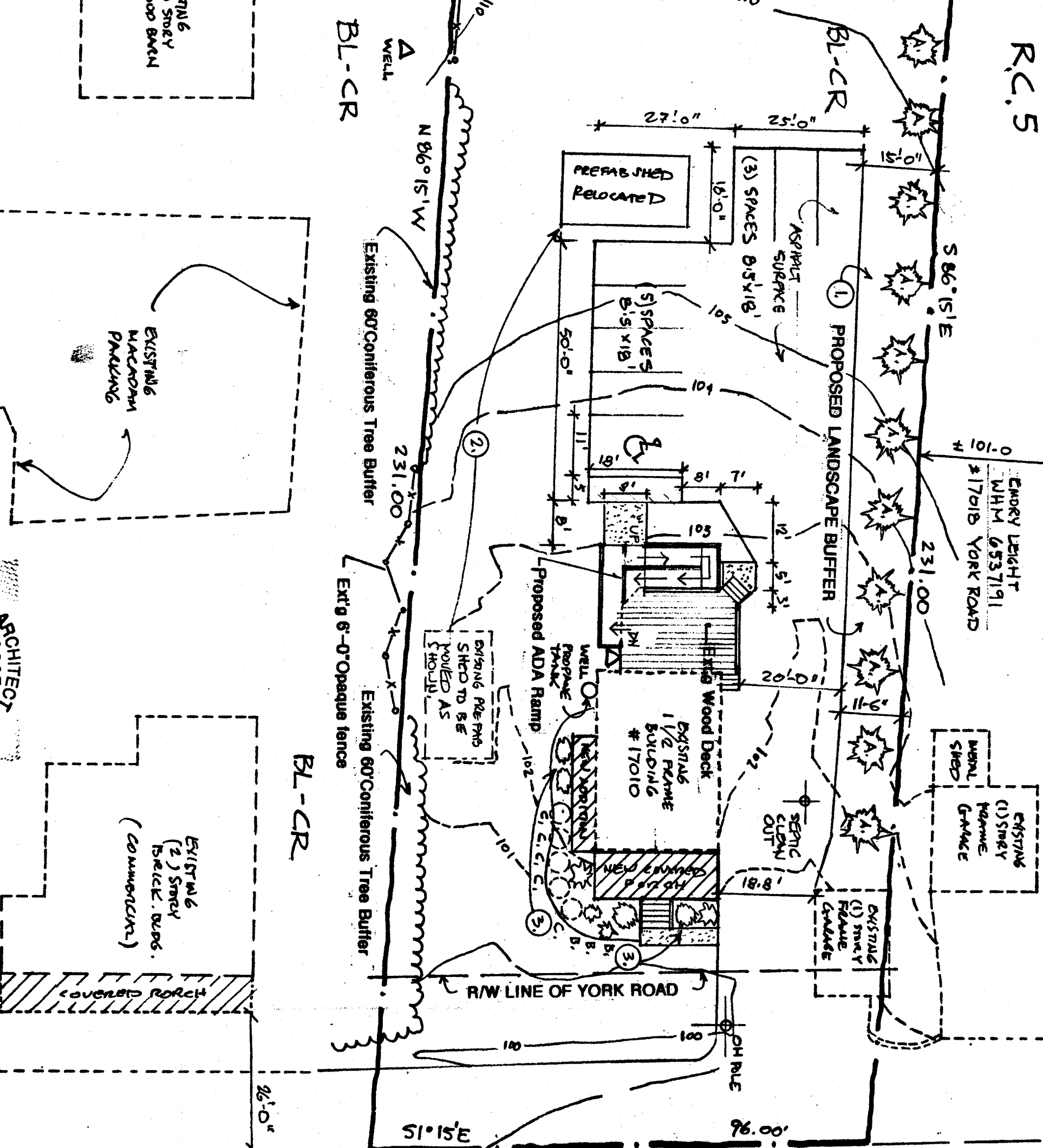
Joseph Bartolakis
Chairman, County Council

HH-SW MS-HH ES-HH HH-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RICHARD LORIN, INC. BALTIMORE, MD. 21210

DATE OF	SCALE 1" = 200' ±	LOCATION HEREFORD	N.W. 27-C
---------	----------------------	----------------------	--------------

LANDSCAPING SCHEDULE				EXISTING (2) STORY RESIDENCE	15'-0"
KEY	QUANT.	COMMON NAME	BOTANICAL NAME	INSTALL SIZE	REMARKS.
A.	11	SCOTCH PINE	PINUS SYLVESTRIS	6 FT MIN	BAG + BURLAP ROOT BALL & SPACE
B.	3	SPREADING JUNIPER	RHODODENDRON	24" 30"	BAG + BURLAP ROOT BALL
C.	5	RHODODENDRON	RHODODENDRON	16" 20"	PROVIDED IN 9" POTS



- General Notes**
1. BALTIMORE COUNTY LANDSCAPE MANUAL - SCREEN TYPE A -
 2. MINIMUM SIZE OF INSTALLATION SHALL BE 24" 30" FOR SHRUBS
 3. 6'-0" FT. HIGH FOR EVERGREEN TREES
 4. REPAIR GRADE CONDITIONS WITH NEW TALL RESCUE BLOOD GRASSSEED AT OUTSTANDING LOCATION. PROVIDE STRAIN-SEEDED COVER TO BEHIND
 5. EXISTING JUNIPER AND PRIVER MANICURE SAVED TO REMAIN AS SHOWN

ELEMENT	RATE	LINEAR FT.	PLANT UNITS	REMARKS
SCREEN CLASS A	170/151	172 LF	11.4 P.U.	SEE ABOVE

LANDSCAPE PLAN to
Petition for a ZONING VARIANCE
Case Number: 01-551-A

Norris, Holman Properties, LLC.
Property
17010 York Road
Baltimore County, Maryland
7th Election District

Scale 1"=20'
Date: August 20, 2001

Architects
Charles
AMERICAN INSTITUTE OF ARCHITECTS

717 CEDARCROFT ROAD
Baltimore, Maryland 21212-2706
Tele & Fax: 410-433-5791
charlesarchitects@starpower.net

Building Permit #B452947C, 7th District

