4084-V

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

FRANK M. DUNKES :

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

FRANK M. DUNKES Legal Owner

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 238.2 - Side and Rear Yards - 30 feet

The Reason for Variance:

To permit a side yard of 6 inches instead of the required 30 feet.

Property situate:

All that parcel of land in the Ninth District of Baltimore County on the Northwest corner of Joppa Road and Loch Raven Boulevard; thence running Westerly and binding on the North side of Joppa Road 68.27 feet; thence North 6 degrees 13 minutes West 144.93 feet; thence North 78 degrees 26 minutes East 44.75 feet; thence North 1 degree 45 minutes West 42.46 feet; thence North 87 degrees 58 minutes East 54.89 feet to the West side of Loch Raven Boulevard; thence Southerly and binding on the West side of Loch Raven Boulevard 156.05 feet to the place of beginning.

Frank M. Dunkes
Legal Owner

8801 - Satyr Hill Road
Address
Balto. 34

3/6/57
2:00

Notify
HOWARD R. MASON
6411 Birchwood Ave
#114

FRANK M. DUNKES
N.W. Cor. Joppa Road & Loch Raven Blvd.
9th Dist.
#4084-V

4084-V

ORDERED BY the Zoning Commissioner of Baltimore County this 20th day of February, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 20th day of March, 1957, at 2 o'clock P. M.

Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCE TO ZONING REGULATIONS - N.W. Cor. Joppa Road and Loch Raven Boulevard, 9th Dist. Frank M. Dunkes, Petitioner : BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 4084-V

: : : : : : : : : : : :

Pursuant to the advertisement, posting of property and public hearing on the above petition for a variance to the Zoning Regulations, a revised plan having been submitted which is acceptable to the State Roads Commission and also to the adjoining property owner, the granting of which will not be detrimental to the health, safety, and the general welfare of the community, the said petition should be granted, therefore:

It is this 26th day of April, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations be and the same is hereby granted, which permits a set back of six (6") inches instead of the required thirty (30)' feet, as shown on the plat which is made a part of this Order.

Zoning Commissioner
of Baltimore County

March 12, 1957

$5.00

RECEIVED of Howard R. Mason, for petitioner, Frank M. Dunkes, the sum of Five ($5.00) dollars, to cover cost of advertising the property on the Northwest corner of Joppa Road and Loch Raven Boulevard, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

01.622 - $5.00

RECEIVED
MAR 12 1957
COMPTROLLER'S OFFICE
BY

Department Of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence

From GEORGE R. LEWIS March 20, 1957

To MILDIN N. ADAMS

Subject Zoning Petition #4084-V
Special Exception
Frank M. Dunkes property
N/W Corner Joppa Road and Loch Raven Boulevard
District 9

This office requests that this variance be limited to a minimum of 10' for the following reasons:

1) State Roads Commission intends to pave the entire right of way width of Loch Raven Boulevard at some future date, leaving no area for pedestrian walkways.

2) It will be necessary to maintain a minimum of 10' setback for a sidewalk area in order to provide for the future pedestrian way.

3) The major importance of this intersection requires that a reasonable sight distance be maintained. This would be cut to a minimum even with a 10' setback.

4) All construction in this store group is in accordance with B-L zoning regulations. Any future construction should be limited to these restrictions.

George R. Lewis
GEORGE R. LEWIS
Chief - Permit Section

GRL:ls

CC: Mr. Stirling (Planning)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#4084

District 9th Date of Posting 3-6-57

Posted for: Variance to Zoning Regulations

Petitioner: Frank M. Dunkes

Location of property: N.W. Cor. of Joppa Rd and Loch Raven Blvd. etc

Location of Signs: Northwest Corner of Joppa Rd and Loch Raven Blvd.

Remarks:

Posted by George R. Hammond Date of return: 3-7-57

February 27, 1957

$25.00

RECEIVED of Howard Mason, for petitioner, Frank M. Dunkes, the sum of Twenty-five ($25.00) dollars, being cost of petition for Variance, advertising and posting property on the Northeast corner of Joppa Road and Loch Raven Boulevard, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, March 20, 1957
at 2:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
FEB 27 1957
COMPTROLLER'S OFFICE

01.622 - $25.00

OFFICE OF PLANNING
Inter-Office Correspondence

From Office of Planning March 19, 1957

To Mildin N. Adams, Zoning Commissioner

Subject Zoning Petition #4084-V

Variance for side and rear yards of 6 inches instead of 30 feet. Northwest corner of Joppa Road and Loch Raven Boulevard. 9th District. [illegible] (200 R.M.)

(1) The requirement of 8 feet between street property line and parking has not been observed in the plot plan.

(2) The 30 parking spaces shown meet the requirements of Section 409.2b6. If the 8 foot setback for parking is followed, at least 3 of the required spaces will be lost.

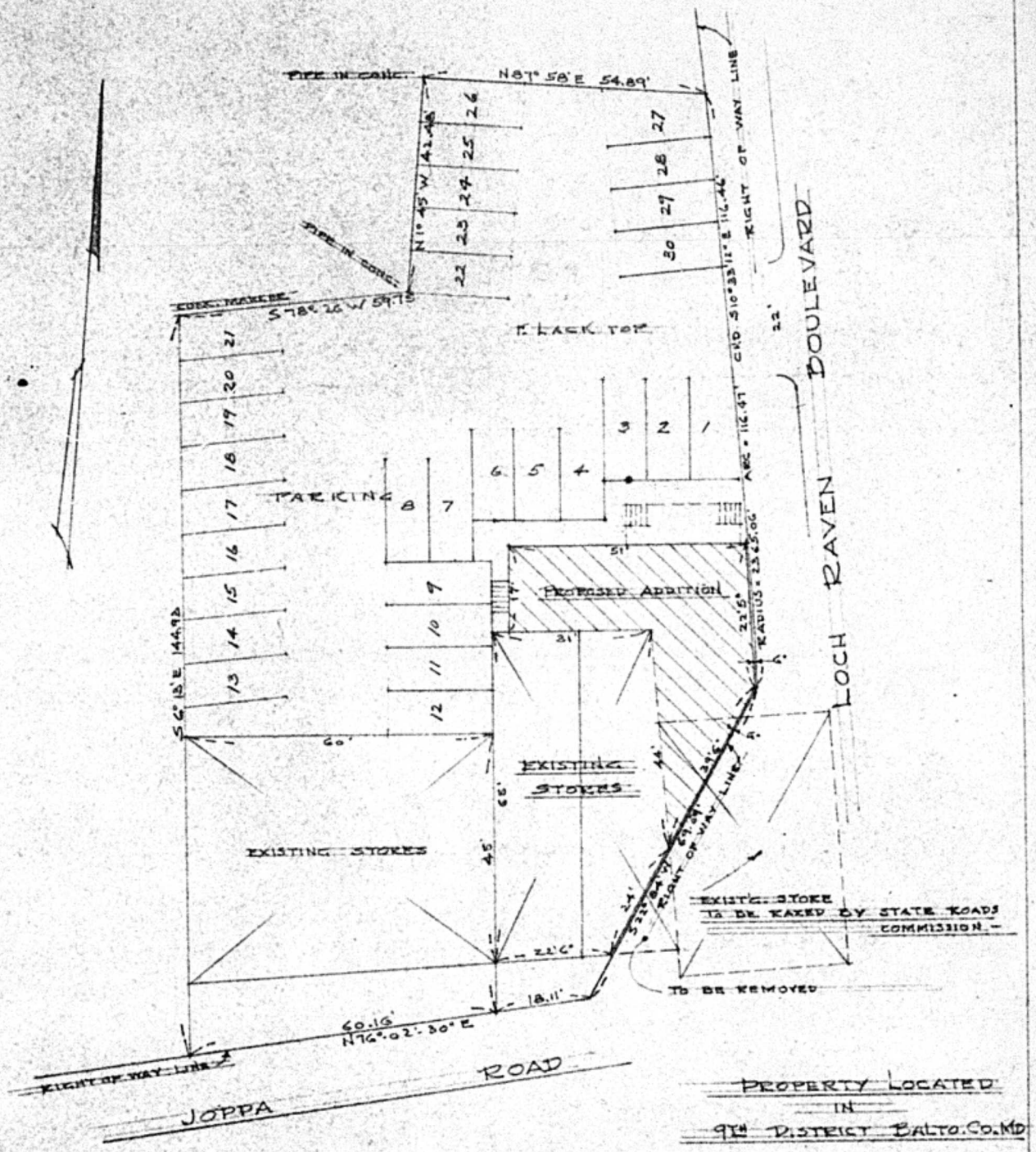
(3) It is our understanding that the State Roads Commission reserves the right to pave the entire right-of-way of Loch Raven Boulevard, which would bring the paving to within 6 inches of one side of the proposed building addition. Their immediate plan is to include a side-walk between the paving and the building. The width of a side-walk does not appear to give good site distances for traffic at the corner and eventual inclusion of the side-walk space in the road surface would make matters worse.

ZONING DEPARTMENT OF BALTIMORE COUNTY
PETITION MAP - PHYSICAL FEATURES
Ninth District

Petition to the Zoning Commissioner of Baltimore County for Special Exception to use the property hereinafter described for a Gasoline Service Station, located in the Ninth District of Baltimore County by and for the owner, Frank M. Dunkes and Hendrickson of Baltimore County, Petitioner. Property to be posted and advertised as prescribed by Zoning Regulations. Hearing to be held in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

On Wednesday, March 20, 1957 at 2:00 P. M.

To determine whether or not the Special Exception should be granted. Property is situated in Baltimore County and is described as follows: All that parcel of land in the Ninth District of Baltimore County on the Northwest corner of Joppa Road and Loch Raven Boulevard; thence running Westerly and binding on the North side of Joppa Road 68.27 feet; thence North 6 degrees 13 minutes West 144.93 feet; thence North 78 degrees 26 minutes East 44.75 feet; thence North 1 degree 45 minutes West 42.46 feet; thence North 87 degrees 58 minutes East 54.89 feet to the West side of Loch Raven Boulevard; thence Southerly and binding on the West side of Loch Raven Boulevard 156.05 feet to the place of beginning. The West side of Harford Road is being subdivided by a chord joining the intersection of the North side of Joppa Road with the West side of Harford Road (a Radius of 25 feet) and the intersection of the South side of Joppa Road with the West side of Harford Road (a Radius of 25 feet). Also the North, South, East and West lines of Harford Road are equated for a line of division between Joppa Road and Harford Road. Also the North, South, East and West lines of Loch Raven Boulevard are equated for a line of division between Joppa Road and Loch Raven Boulevard. Also the North, South, East and West lines of Loch Raven Boulevard are equated for a line of division between Joppa Road and Loch Raven Boulevard. Also the North, South, East and West lines of Joppa Road



PROPERTY LOCATED IN 9TH DISTRICT BALTO. CO. MD

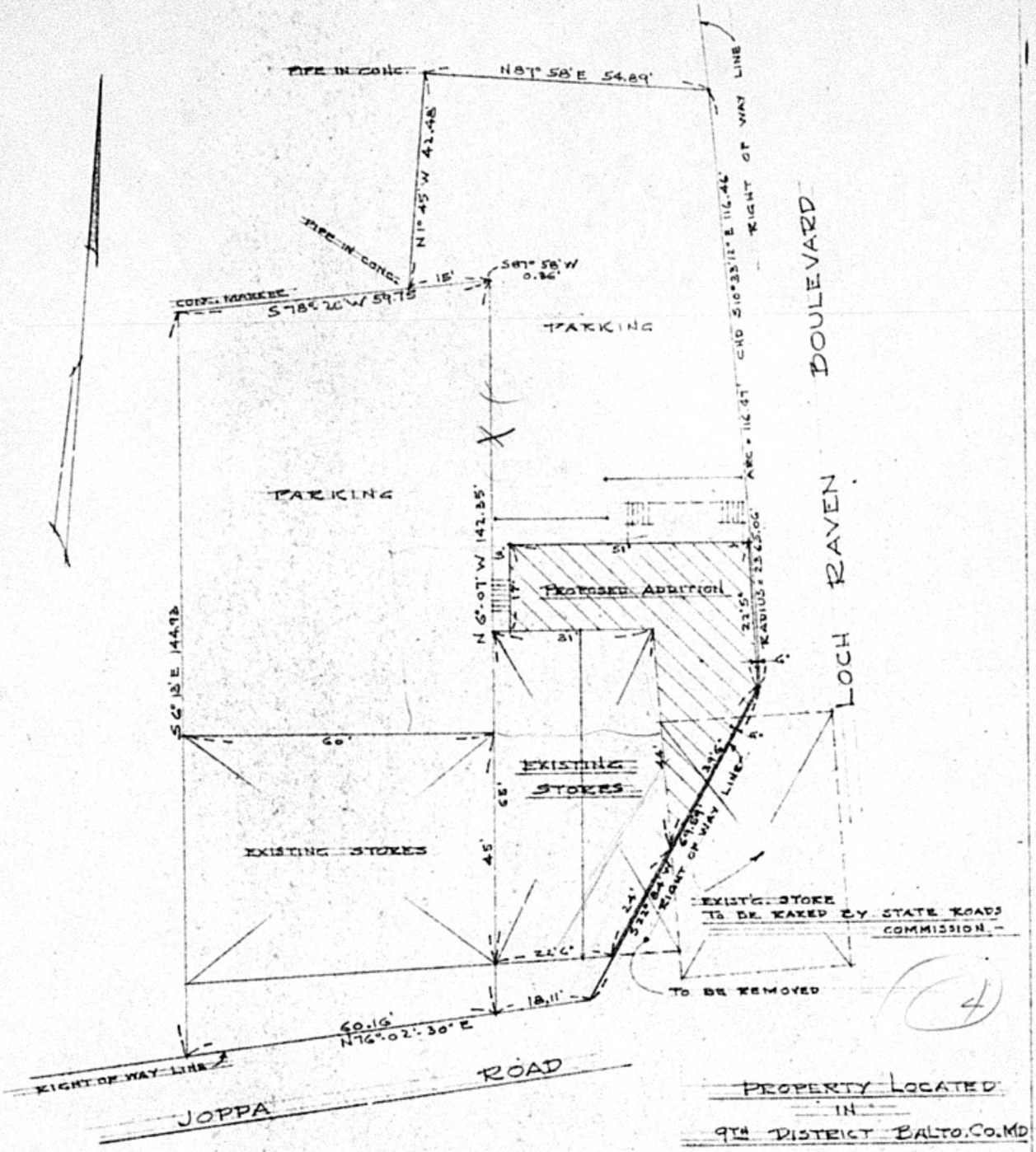
PLOT

SCALE = 1" = 20'

FEB. 6, 1957.

HOWARD R. MASON
ARCHITECT

RIGHT OF WAY LINES OF JOPPA ROAD AND LOCH RAVEN BOULEVARD ARE AS SHOWN ON STATE ROADS COMMISSION PLAT No. 10590



PROPERTY LOCATED IN 9TH DISTRICT BALTO. CO. MD

PLOT

SCALE: 1"=20' FEB. 6, 1957.

HOWARD K. MASON
ARCHITECT

RIGHT OF WAY LINES OF JOPPA ROAD AND LOCH RAVEN BOULEVARD ARE AS SHOWN ON STATE ROADS COMMISSION PLAT No. 10590

6411 BIRCHWOOD AVE - CITY - (14)