

4341-V PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
COLUMBUS CLUB OF OVERSEA :
: BEFORE THE
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Columbus Club of Oversea 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 409.2 - sub section (1) - 1 parking space for each 6 seats.
The Reason for Variance:
To permit 0 off street parking instead of the required 1 for each
6 seats.

Property situate:

All that parcel of land in the 14th District of Baltimore
County on the northeastern corner of Belair Road and Manor
Avenue, thence easterly and blinding on the northernmost side of
Belair Road 85.75 feet; thence north 84 degrees 09 minutes west
105 feet; thence south 46 degrees 21 minutes west 85.75 feet to
the northernmost side of Manor Avenue; thence westerly and blinding
on the northernmost side of Manor Avenue 105 feet to the place
of beginning, as shown on plat plans filed with the Zoning Dept.
being property of Knights of Columbus - Cardinal Gibbons Council.

Columbus Club of Oversea
Quintus H. Miller, Jr.
Legal Owner

1100 Belair Road
Address Baltimore 6 Md

RE: PETITION FOR VARIANCE TO :
ZONING REGULATIONS - N.E. :
cor. Belair Rd. and Manor :
Ave. - 14th District - :
Columbus Club of Oversea, :
Petitioner :
: #391-V

BEFORE :
COUNTY BOARD OF APPEALS :
OF BALTIMORE COUNTY :
#391-V

OPINION

This is a petition filed by the Columbus Club of Oversea, seeking
a variance with regard to required parking spaces as outlined under
Section 409.2, Section B, No.1 of the Zoning Regulations. The regula-
tions require for a high school, college or university auditorium,
theatre, church, general auditorium, stadium, or similar place of
assembly, one parking space for each six seats. The property involved
is located on the northeast corner of Belair Road and Manor Road in the
Fourteenth District of Baltimore County.

At the original hearing held on June 6, 1958, the petitioners
sought to increase the size of the portion of the building used by the
general public, thereby making it possible that more persons would then
use the building than can under present conditions.

Testimony was offered concerning the very crowded parking conditio-
that now exist in the general vicinity of this location. The Board
preliminarily indicated that it did not feel that the petitioner could
expect relief if the variance sought would, by providing greater capacity
for public affairs, add to the traffic congestion already existing in
the area. The petitioner's representatives then asked that the case be
continued so that they could go back to their membership, speak with
ones and possibly revise their plans. This request was granted.

On January 22, 1959, the petitioner's representatives reappeared
before the Board and said that they had changed their plans by reducing

the original addition of 35' x 80', or 2800 square feet, to 24' x 53'
or 1270 square feet. This space is to be used for a committee room of
approximately 18' x 24', a storage room of approximately 15' x 24', and
two restrooms, approximately 11' x 18' each. The 24' x 53' foot space
in the basement is to be used to improve the cooking conditions.

All existing walls are to remain where they are at the present time,
making it impossible for any more persons to use the building at public
affairs.

The Board again heard the testimony of the one protestant in the
case, who advised that since the first hearing, two of the streets in
the neighboring vicinity had been restricted so as to permit parking on
one side of the road only. This seems to the Board to lessen the traffic
hazard caused by existing parking, even though it makes it more incon-
venient for persons to attend affairs at the hall.

The Board is unanimous in its opinion that the variance asked for
should be granted and in granting it, the Board does not feel it is
creating any traffic problem, rather, that under the restrictions that
are going with this order, the situation will be slightly improved.

For the above reasons, the variance asked for is granted, subject
to the following restrictions:

1. The property on the north side of the Columbus Club
building, owned by the Columbus Club, that is not being
used for the 24' x 53' addition, shall be used for off-
street parking to its maximum use, plans of which must
be approved by the Baltimore County Office of Planning.
2. The entrance of this parking lot shall be from Belair
Road, but there shall be no access to Belair Road from
the parking lot. Cars must leave through the streets
to the west of Belair Road.
3. There may be not outside entrance to the new addition.
4. Under no conditions is the size of the building to be
increased so as to allow more persons to use the
building for public affairs. All existing inner walls
of the present building must remain in their present
positions with regard to the hall that is used for
public rentals.

ORDER

For the reasons set forth in the foregoing opinion, it is this 19th
day of February, 1959, by the County Board of Appeals, ORDERED that the
variance petitioned for be and the same is hereby granted; subject, however,
to the restrictions set forth in the above opinion.

An appeal from this decision must be in accordance with Rule No.
1101 of the Rules of Practice and Procedure of the Court of Appeals of
Maryland.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Philip H. Stutz
James J. Goyette
Matthew J. Goyette

OFFICE OF PLANNING

Inter-Office Correspondence

From : Office of Planning April 2, 1958
To : Wilsie H. Adams
Subject : Zoning Petition #391-V. For a variance
to permit off-street parking spaces
instead of the one parking space for each
6 seats as required in Section 409.2
sub-section 109.2 Sub-section 1. The
northeastern corner of Belair Rd.
and Manor Ave. 14th District.

Hearing Apr. 22, 1958
(11:30 A.M.)

This office recommends that the petition be denied for the following
reasons:

1. The side yard area which is being proposed for an
addition to the existing building should be retained
in order to provide off-street parking for the exist-
ing use. We understand that if the petition were
granted that the use of the property in question
would not be provided with off-street parking but in
fact reduce the presently available property for off-
street parking.
2. Interestingly the use of the land will increase the
need for parking at this location. If the use in
question is not provided with the necessary parking,
it appears that a serious on-street parking problem
would be created.

J
124/m

ORDERED BY the Zoning Commissioner of Baltimore
County this 7th day of March 1958,
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 2nd
day of April, 1958, at 11:30 o'clock
A.M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a variance to the Zoning
Regulations of Baltimore County to permit no off-street parking
instead of the required 1 parking space for each 6 seats and it
appearing that said Regulations would result in practical difficulty
and unnecessary hardship upon the petitioner and there being a need
in the community for the enlargement of the building on the subject
property and the fact that the majority of the people are within
walking distance, a variance to the Regulations would grant relief
without substantial injury to the public health, safety and the
general welfare of the locality, the petition should be granted,
therefore:

It is this 2nd day of April, 1958, by the Zoning
Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a variance to the Regulations, be and the same is
hereby granted which permits no parking instead of the required
one space for each 6 seats.

William H. Adams
Zoning Commissioner of
Baltimore County

Francis L. Dippel
Attorney at Law
Cathart and Radio North
Baltimore 2, Maryland

April 10th, 1958

Mr. Wilsie H. Adams
Zoning Commissioner
Zoning Department of Baltimore County
County Office Building
131 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Variance to Zoning
Regulations - N.W. Cor. Bel Air Road
and Manor Avenue, 14th Dist. Columbus
Club of Oversea, Petitioner

Dear Mr. Adams:

Please enter an Appeal on behalf of Martin
J. Dippel, et al. to the County Zoning Board
from your decision of April 2, 1958 granting
the Petition for Variance to Zoning Regulations.
It will be appreciated if you advise me of the
date of said hearing.

Enclosed please find check made out to the
Baltimore County Treasurer in the amount of \$30.00
to cover the cost of said appeal.

Very truly yours,

Francis L. Dippel
FRANCIS L. DIPPel

Dm
Enc.

\$30.00

RECEIVED OF FRANCIS L. DIPPel, Attorney for Martin J.
Dippel, et al. protestants, the sum of Thirty (\$30.00) Dollars
being cost of appeal to the County Board of Appeals from the
decision of the Zoning Commissioner granting a variance to
the Zoning Regulations, property at Northeast corner of
Bel Air Road and Manor Avenue, 14th District.

Zoning Commissioner

RECEIVED
APR 1 6 1958
COMPTROLLER'S OFFICE

March 11, 1958

\$30.00

RECEIVED of Augustus M. Miller, President of Columbus Club of Overlea, petitioner, the sum of Thirty Dollars (\$30.00), being cost of petition, advertising and posting property situate on the Northeast corner of Belair Road and Manor Avenue, 14th District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, April 2, 1958
at 11:30 A. M.

Room 106
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
MAR 11 1958

COMPTROLLER'S OFFICE

NOTICE OF ZONING HEARING
14TH DISTRICT
The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, April 2, 1958.

At 11:30 A. M.
the purpose of this hearing being to determine whether or not the Columbus Club of Overlea, legal owner of the property situate in the Fourteenth District of Baltimore County on the northwestern corner of Belair Road and Manor Avenue, thence easterly and binding on the northwestern side of Belair Road 81.75 feet; thence North 44 degrees 03 minutes West 145 feet; thence South 46 degrees 21 minutes West 81.75 feet to the northernmost side of Manor Avenue, thence westerly and binding on the northernmost side of Manor Avenue 145 feet to the place of beginning, should be granted an exception to the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be excepted is as follows:

Section 499.2-subsection (1) 1 parking space for each 4 seats.
To permit 9 off-street parking instead of the required 1 for each 4 seats.
It is prayed of the petition is to permit 9 off-street parking instead of the required 1 for each 4 seats.

By order of
WILBIE H. ADAMS
Zoning Commissioner of
Baltimore County
Mar. 14-58.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 21, 1958

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~XXXXXXXXXX~~ 2 times successive weeks before the 2nd day of April, 1958, the first publication appearing on the 14th day of March 1958.

THE JEFFERSONIAN,

Frank Struthers
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th #4391
Date of Posting 3-19-58
Posted for: Warning to Zoning Regulations
Petitioner: Columbus Club of Overlea
Location of property: N.E. corner of Belair Road and Manor Ave. etc. etc.
Club known as 7100 Belair Road.
Location of Signs: Posted on property known as 7100 Belair Road.
Remarks:
Posted by W. H. Adams Date of return: 3-20-58
Signature

KELLER & KELLER

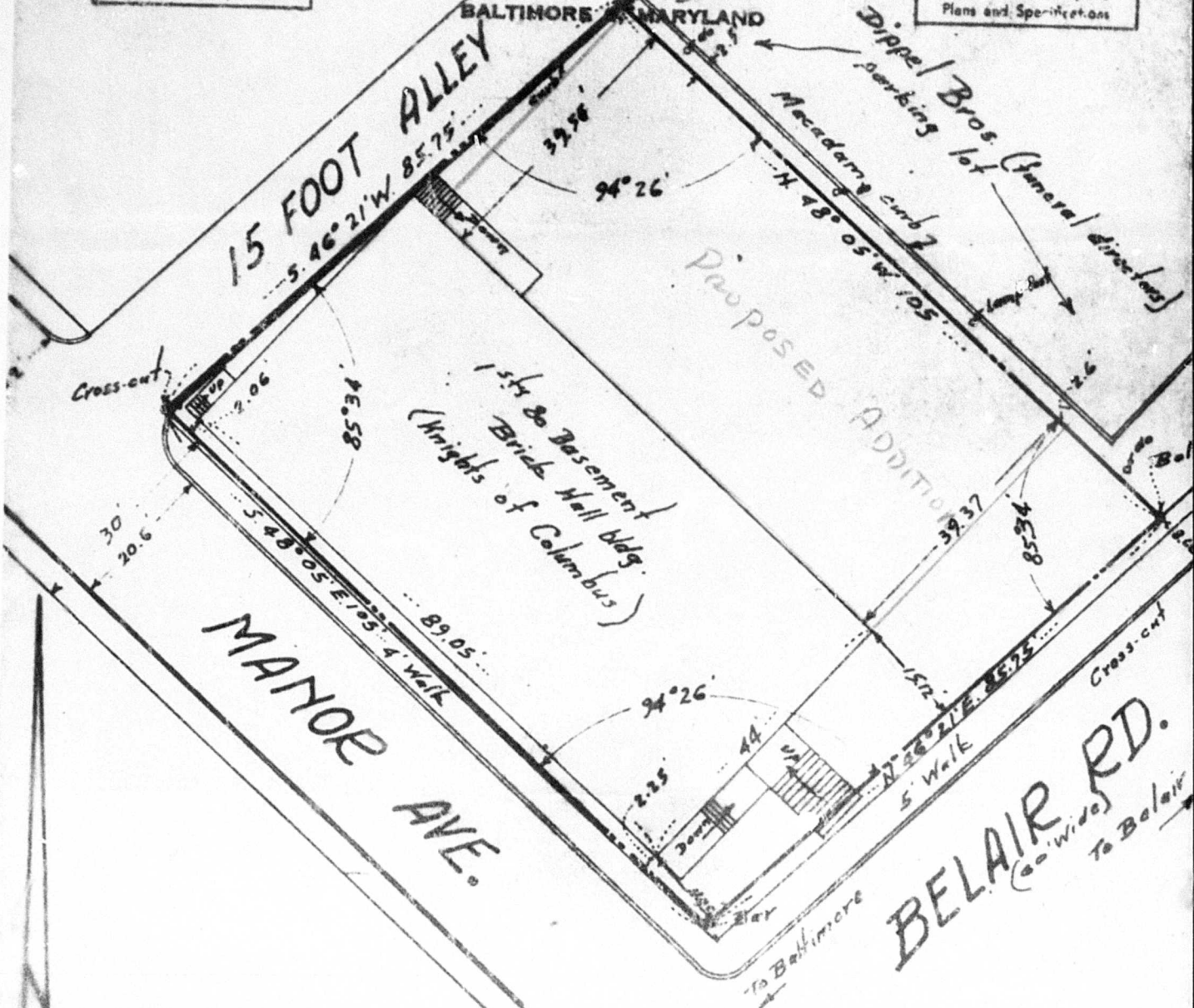
State Registered Land Surveyors

3814 WOODLEA AVENUE

BALTIMORE, MARYLAND

City, Farm and
Topographical Surveys
Land Subdivisions
Earthwork Computations

Municipal Engineering
Construction Supervision
Road Location, Reports
Plans and Specifications



This is to Certify that we have this day made a Field

Survey of all of Lot 41 & the SW 35' of Lot 40 Plat of Overlea Manor - Plat Book 9 folio 44 and that property lines are as shown on this Plat.

Scale: 1" = 20'

Date: Nov. 26, 1957

Pet Ex. #1

Keller & Keller

