

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
KRISTAP & MINNA KRISTAPSON : ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Kristap & Minna Kristapson Legal Owner
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be accepted is as follows:

Section 409.2 - 21 parking spaces required

The Reason for Variance:

To permit 11 less parking spaces than required.

Property situate:

All that parcel of land in the Thirteenth District of Baltimore County
on the Northwest side of East Drive, beginning 125 feet Southwest of Linden
Avenue; thence Southeasterly and bounding on the Northwest side of East Drive
150.71 feet; thence the following courses and distances North 44 degrees
45 minutes West 17.29 feet, South 46 degrees 03 minutes West 83 feet, North
51 degrees 40 minutes West 10.35 feet, South 46 degrees 03 minutes West 1.15 feet,
North 44 degrees 25 minutes West 40 feet, North 46 degrees 03 minutes East
96.95 feet, South 44 degrees 25 minutes East 41.9 feet to the place of beginning.

Kristap & Minna Kristapson
Legal Owner

George R. Lewis
Address

AUG 26 Rec

ORDERED BY the Zoning Commissioner of Baltimore

County this 26th day of August, 1958,
that the subject matter of this petition be scheduled 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 15th
day of October, 1958, at 2 o'clock
P. M.

W. H. Adams
Zoning Commissioner
of Baltimore County

RECEIVED
KRISTAPSON
Aug 26, 1958
30 of Linden Ave.
#105-5
13th Dist.

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

From George R. Lewis 9210007.14.1058
To W. H. Adams
Subject zoning petition for variance
Exception for less parking spaces than required.
1/4 mile East Drive 125' S/W of Linden Avenue
District 13

This office has the following comment on the referenced petition:

On August 7, 1957 the Petitioner made out a Building Application for a barber shop at the subject location. 30' wide by 10' deep. This Application was cancelled on August 23, 1957 at the owner's request.

On February 6, 1958 another Application was made for a barber shop on the subject property which was granted. At that time the plan showed the proper number of parking spaces for the building covered by this Building Application - Work Order No. 10-58.

The proposal to erect additional buildings on this site without the proper parking seems to be out of order when the owner was informed of parking requirements at the time of issuance of the barber shop permit. A plan was approved at that time showing ten spaces. This office suggests that the owner was made aware of the parking problems involved in the construction of any additional buildings at the time he applied for the barber shop permit in 1958.

The plan as submitted with the petition does not indicate ten parking spaces. Space size varies from 16' in depth to 18' in depth, which is proper. Driveway shown as 16' for right angle parking is impossible to negotiate. Driveway must be a minimum of 22'. It is, therefore, impossible, even with a variance, for the construction of a building the size shown on the plot plan.

This office requests that if any Variance is granted, we withhold right to approve a proper plot plan prior to issuance of a permit.

George R. Lewis
George R. Lewis
Chief - Permit Section
Division of Land Development

WHL:ls

cc: Planning (Mr. Stirling)

RECEIVED
AUG 26 1958
COMPTROLLER'S OFFICE
BY WHL

01-22-#200

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Baltimore, Md.
THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

October 4, 19 58.

THIS IS TO CERTIFY, that the annexed advertisement of
W. H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 4th day of October, 1958, that is to say the same was inserted in the issues of

Sept. 28 and Oct. 3, 1958.

THE BALTIMORE COUNTIAN

By Leah J. Morgan
Editor and Manager.

NOTICE OF ZONING HEARING

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 409, County Office Building, 111 W. Chesapeake Avenue, Baltimore, Md., at 2:00 P.M.

The purpose of this hearing is to determine whether or not a variance should be granted to the petitioner, W. H. Adams, for a barber shop on the Northwest side of East Drive, beginning 125 feet Southwest of Linden Avenue, thence Southeasterly and bounding on the Northwest side of East Drive 150.71 feet; thence the following courses and distances North 44 degrees 45 minutes West 17.29 feet, South 46 degrees 03 minutes West 83 feet, North 51 degrees 40 minutes West 10.35 feet, South 46 degrees 03 minutes West 1.15 feet, North 44 degrees 25 minutes West 40 feet, North 46 degrees 03 minutes East 96.95 feet, South 44 degrees 25 minutes East 41.9 feet to the place of beginning.

The zoning regulations to be accepted is as follows: Section 409.2 - 21 parking spaces required. The Reason for Variance: To permit 11 less parking spaces than required.

The purpose of the petition is to permit 11 less parking spaces than required.
By order of
W. H. Adams
Zoning Commissioner
of Baltimore County
Sept. 26 - Oct. 3.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

4505

Date of Posting: 10-2-58

District: 13th

Posted for: Variance to zoning regulations

Petitioner: W. H. Adams

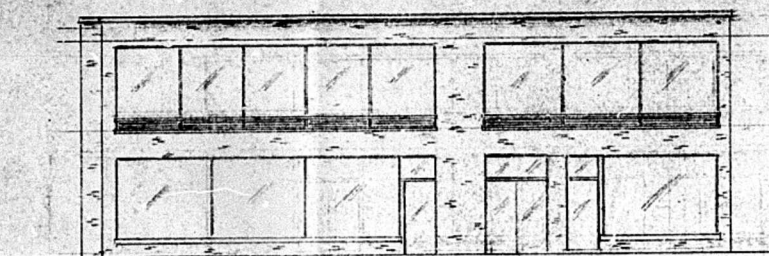
Location of property: 111 W. Chesapeake Ave., City 125' S.W. of Linden Ave.

Location of signs: at the place of beginning

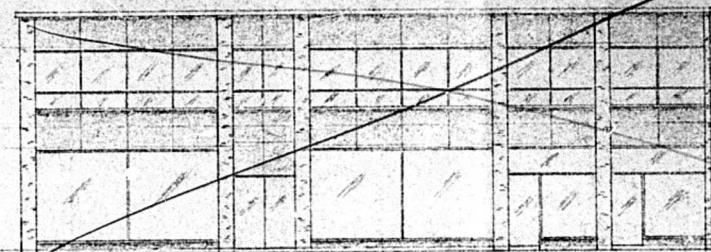
Remarks: See map of East Drive 125' S.W. of Linden Ave.

Posted by: George R. Hummel

Date of return: 10-2-58

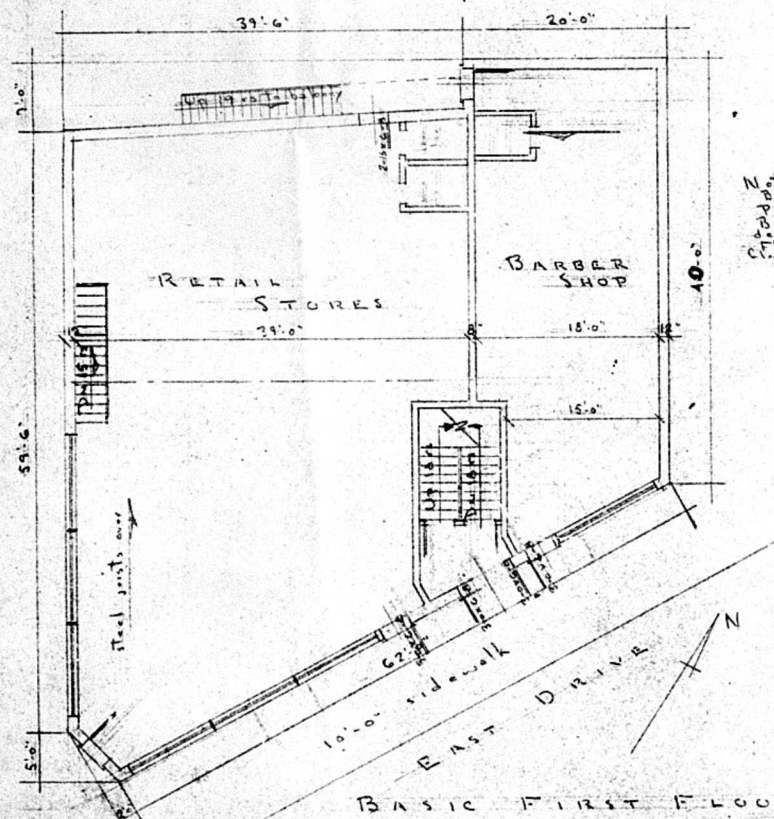


FRONT ELEVATION - STUDY NO. 1



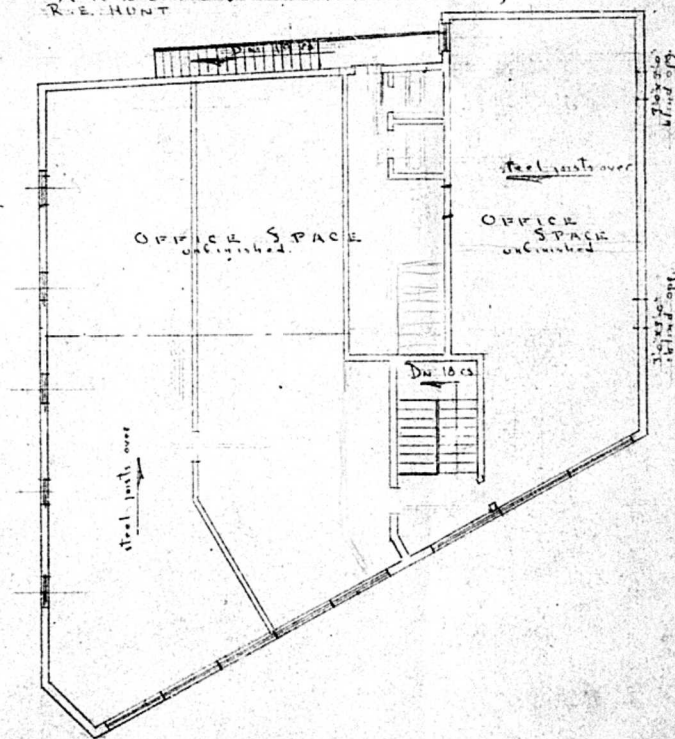
FRONT ELEVATION - STUDY NO. 2

1/8" = 1'-0"



BASIC FIRST FLOOR PLAN
1/8" = 1'-0"

PROPOSED SKETCHES - STORE & OFFICES
FOR MR. K. KRISTAPSON - LEEDS AVE
ARBUS - BILTO. CO., MARYLAND
R.E. HUNT Aug. 15, 1933



BASIC SECOND FLOOR PLAN
1/8" = 1'-0"

Note:
Brick face walls
Plaster exterior walls
Building rest on
docking rest on
floor and ground under
clear wall height 10'