

5677-V **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John T. Weininger, A. Weininger, owner 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 228.2 - Side & rear yards & Section

409.1 (b) - Off Street Parking - Requesting west side yard 0 feet and the east side

yard 15 feet instead of required 30 feet; and to permit parking spaces for 24

instead of the required 39 spaces

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

Saturated B.M. Zone requires special needs in area and to provide necessary Off-Street Parking, creates conditions of practical difficulty and unreasonable hardship because of dimensional and area limitation of the site.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Baltimore 18, Md.

Ernest C. Trimble, Esq.,
Address
Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of September 1962 that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 25th day of November, 1962, at 11:00 o'clock

John T. Weininger, A. Weininger, Petitioner

Zoning Commissioner of Baltimore County.

(over)

5697-V

11/21/62

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts As the subject property is

an irregular shaped lot, commercial on the east and west sides and row houses on the south, it is more important that it is more important to have ample parking adjacent to Joppa Road than compliance with the setback requirements of the Zoning Regulations because the stores to be erected only require short term parking. The granting of the requested variances would grant relief without substantial injury to the public health, safety and the general welfare of the community; therefore,

the above Variance should be had, and it is recommended that the Zoning Commission

a west side yard of 0 feet and the east side yard of 15 feet instead of the required 30 feet and to permit parking spaces for 24 cars instead of the required 39 spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of December 1962, that the herein Petition for a Variance should be and the

same is granted from and after the date of this order which permits a west side yard and rear yard of 0 feet and the east side yard of 15 feet instead of the required 30 feet and to permit parking spaces for 24 cars instead of the required 39 spaces.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of December 1962, that the above Variance be and the same is hereby DENIED.

Containing 42,809 square feet more or less.

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TOPOGRAPHICAL SURVEY SURVEY FOR EXCAVATING

PHONE - HAMILTON 6-2813

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

September 21, 1962

S.S. Jappa Road 116.72 feet W. Lech Raven Blvd.
Lots 8 and 9 and 10 feet R/W Plat # of Bartha 8/34
9th District Baltimore County, Maryland

Beginning for the same at a point on the south side of Jappa Road as now widened at the distance of 116.72 feet measured along the south side of Jappa Road from the west side of Lech Raven Blvd. as shown on the Balto. Co. Right of Way Agreement Plats HW 61-061-16 and 17 said point of beginning being on the eastern outline of lot 9 as shown on the plat of Bartha said plat being recorded among the land records of Balto. Co. in Plat Book 8 folio 34 and thence running and binding on the south side of by a line curving to the right with a radius of 2327 feet for a distance of 104.32 feet which are as subtended by a chord South 70 degrees 41 minutes 55 seconds West 104.32 feet to intersect the division line between lots 7 and 8 on the plat of Bartha thence running and binding on part of said division line South 40 degrees 57 minutes 22 seconds East 184.70 feet to the southernmost outline of the plat of Bartha thence running and binding on said outline South 88 degrees 27 minutes 20 seconds East 139.13 feet to the eastern outline of lot 9 above referred to thence running and binding on part of said outline North 27 degrees 20 minutes 04 seconds East 236.45 feet to the place of beginning.

Containing 42,809 square feet more or less.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14280
DATE 11/21/62

TO: Ernest C. Trimble, Esq.,
The Jefferson Building,
Baltimore 2, Md.

BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01602	Posting and advertising property of John Weininger No. 560747	\$37.50	
		750	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 2, 1962

FROM: Mr. George E. Gavrellis, Deputy Director

SUBJECT: #5697-V. Variance to permit west side yard and rear yard of 0 feet and the east side yard of 15 feet instead of the required 30 feet; and to permit parking spaces for 24 instead of the required 39 spaces. South side of Jappa Road 116.72 feet West of Lech Raven Blvd. Being property of John Weininger.

9th District
HEARING: Wednesday, November 21, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Variances and has the following advisory comment to make with respect to pertinent planning factors:

- From a planning viewpoint it may be that the petitioner seeks to develop his property more intensive than he should. Our lack of insight concerning the exact nature of the proposed commercial activity makes it difficult to offer constructive comment concerning the appropriateness or inappropriateness of the variances being sought. However, consideration also should be given to provision of off-street loading and unloading facilities in relationship to other uses at the rear of the property.

GB:bm

OFFICE OF PLANNING & ZONING

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14171
DATE 9/25/62

TO: Ernest C. Trimble, Esq.,
The Jefferson Building,
Towson 4, Md.

BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
01622	Petition for a Variance for John Weininger	\$45.00	
		25.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

PETITION FOR ZONING VARIANCE
NO. 560747

ROVING: Petitioner for Zoning Variance to the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of November, 1962, at 11:00 o'clock.

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 25th day of November, 1962, the first publication appearing on the 1st day of November, 1962.

THE COUNTY NEWS WEEK
W. F. Rogers
Manager

PETITION FOR ZONING VARIANCE
NO. 560747

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THE ZONING COMMISSIONER OF BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 21st day of November, 1962, the first publication appearing on the 2nd day of November, 1962.

THE JEFFERSONIAN
Frank H. H. H.
Manager

Cost of Advertisement: \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 10-21-62

Posted for: John Weininger

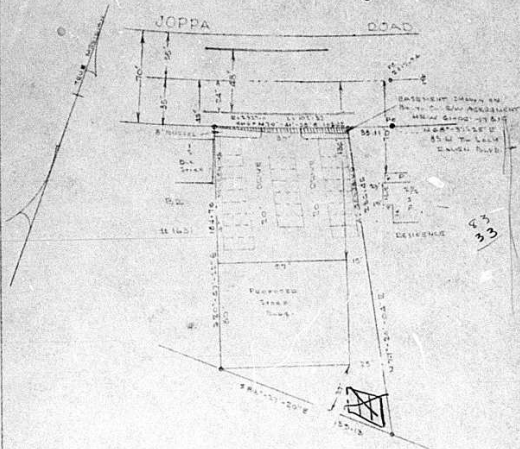
Petitioner: John Weininger

Location of property: S.S. Jappa Road 116.72 ft. West of Lech Raven Blvd.

Location of Sign: South side of Jappa Road 155 ft. West of Lech Raven Blvd.

Remarks: None

Posted by: George E. Gavrellis Date of return: 11-1-62



WTS 8-8 & 10 D/AJ
BATHING PLAT 8/3d
5th District Baltimore Co., Maryland
Scale: 1"=50' Date: 8-28-22



EXISTING USE PROPERTY - VACANT
PROPOSED USE PROPERTY - STAGES
PLEASANT TOWNING - B.C.
PROPOSED STAGES - B.C.
AREA 42,507 S. FT

Thos. M. Lee