

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner **Date** March 31, 1965

FROM George E. Gayrelis, Director

SUBJECT Petition # 65-274-A. "Variance to allow 4 parking spaces instead of the required 14 and to permit a 10 foot front yard setback instead of the required average of adjoining properties. Northwest side of Harford Road, 92.84 feet Southwest of Topaz Road. Being the property of Elizabeth F. Rudoff. "

9th District

HEARING: Monday, April 12th, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. It appears that one of the stores for which the addition is proposed is used as a television repair shop. However, we question the adequacy of the petitioner's plat in that the use of neither store is shown as required by the Zoning Commissioner's rules.
2. The subject site is part of a ribbon commercial development exhibiting many of the drawbacks usually associated with this kind of land use. Specifically, stores in this block lack adequate access, sufficient parking, and a functional circulation pattern. An addition as proposed would aggravate these problems and create another: It would remove the present easy possibility of what could be termed "co-ordinated exposure" — with particularly detrimental effect upon the building on the northeast side of the tract in question.

Before any addition to the present structure is made, it should be authoritatively ascertained whether the other businesses on the block would be willing to co-operate with one another in finding a common solution to problems of access, parking, circulation, and esthetic design. Such a solution would be in the interest of better business as well as of the community and good planning.

NOTE:
EX. 15 FT. R/W TO BE USED
FOR ENTRANCE TO PARK-
ING AREA AT REAR OF
BUILDINGS *B322 & *B324

EX. ZONING P-2
RESIDENTIAL

EXISTING ZONING ——— P-2
PROPOSED ZONING ——— B-1 (WITH VARIANCES)
EXISTING USE ——— BUSINESS (STORES)
PROPOSED USE ——— BUSINESS (STORES)
ACREAGE ——— 0.117
TOTAL NO. PARKING SPACES ——— 4

VARIANCES:
VARIANCE FROM SECTION 400.2 AND SECTION 502.2
TO ALLOW 4 PARKING PLACES INSTEAD OF THE REQUIRED 14,
AND TO ALLOW A 10 FT. FRONT YARD SETBACK INSTEAD OF
THE REQUIRED AVERAGE OF ADJOINING PROPERTIES.

PLAT TO ACCOMPANY DESCRIPTION
FOR ZONING VARIANCES
PROPERTY OF
ELIZABETH F. RUDOLF

BALTO. CO. MD.
SCALE: 1"=10'

ELECT. DIST. 3
FEB. 5, 1965

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

