

PETITION FOR ZONING VARIANCE & SPECIAL HEARING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael Reiser, legal 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 409.2 b (6) To permit 10 parking spaces instead of the required 12 parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Construction of addition to the rear of drug store property southwest corner of Holabird & East Avenues adding approximately 1600 square feet with no additional employees, the purpose of the addition being for storage and prescription counter space. Variance is requested from the required parking regulation, eleven spaces to be added across East Avenue in addition to the existing spaces available in the front of the existing drug store on Holabird Avenue.

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 Michael Reiser Legal Owner
Address 500 Equitable Building
Jerome Piven Petitioner's Attorney
Address 500 Equitable Building
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28d day of March 1965, that the subject matter of this petition be advertised, as required by the Zoning Law 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of April 1965, at 1:00 o'clock P.M.

(over)

RE: PETITION FOR VARIANCE TO Sec. 409.2-b(6) of Zoning Regulations - Special Hearing 1/5 East Ave. 91' S. Holabird Ave. and E/S of East Ave. 71' S. of Holabird Ave., 12th Dist. Michael Reiser - Sinclair Refining Co., Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-281-SPH-A

The petitioner in the above matter filed a petition for a variance to Section 409.2-b (6) of the Baltimore County Zoning Regulations to permit 10 parking spaces instead of the required 12 parking spaces on property on the west side of East Avenue 91' south of Holabird Avenue and on the east side of East Avenue 71' south of Holabird Avenue, in the Twelfth District of Baltimore County.

The petitioner also filed a petition for a special hearing to determine whether or not the Zoning Commissioner of Baltimore County should approve an application to remove part of the special exception granted under Petition No. 1219.

Pursuant to the advertisement, posting of property and public hearing and it appearing that the variance requested will grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved, this variance should be had.

It is this 22nd day of April, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance should be and the same is granted, from and after the date of this Order, which permits 10 parking spaces instead of the required 12 parking spaces.

It is further ORDERED that so much of the existing special exception on property owned by Sinclair Refining Company and now used as a gasoline service station, as set forth in Petition No. 1219, should be removed. That portion to be removed from the special exception is described as follows:

BEGINNING for the same on the east side of East Avenue at the distance of 51.40 feet measured southerly along the east side of East Avenue from the south side of Holabird Avenue and thence running and binding on the east side of East Avenue South 2 degrees 15 minutes 35 seconds East 44 feet thence leaving East Avenue for three lines of division as follows: North 87 degrees 44 minutes 25 seconds West 100 feet, North 2 degrees 15 minutes 35 seconds West 44 feet and South 87 degrees 44 minutes 25 seconds West 100 feet to place of beginning.

Zoning Commissioner of Baltimore County

PETITION FOR A SPECIAL HEARING
In the Matter of SINCLAIR REFINING CO.
Petition of SINCLAIR REFINING CO.
OF BALTIMORE COUNTY
For a Special Hearing
To the Zoning Commissioner of Baltimore County
Sinclair Refining Company
Petitioner

hereby petition for a Special Hearing, under the Zoning Law and Regulations of Baltimore County, to determine whether or not the Zoning Commissioner of Baltimore County should approve an application ~~to remove part of Special Exception # 1219 as described below.~~

Location of property: The rear, that is the southernmost fifty feet of the property known as 7155 Holabird Avenue and located on the south side of Holabird Avenue at the south-east corner with East Avenue, being the entire width of said property for a depth, starting from the southernmost boundary line of this property and coming north along the east side of East Avenue fifty feet to a line even with the rear line of the improved service station building there standing, said lot, fifty by one hundred feet, to be used for parking approximately 14 cars by Holabird Pharmacy, directly across the street.

In case of Jerome Piven, Attorney for Petitioner and property owner adjoining, 500 Equitable Building, Baltimore, 2, Maryland, SA-7-8523
Petitioner SINCLAIR REFINING COMPANY
By: H. J. Weller
District Manager
Address:

PETITION FOR VARIANCE AND A SPECIAL HEARING
TO THE ZONING COMMISSIONER

Location: 1/5 East Ave. 91' S. Holabird Ave. and E/S of East Ave. 71' S. of Holabird Ave., 12th Dist.
Date of Hearing: April 14, 1965 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Present Hearing: 1. Requested Zoning Variance for a Variance to the Zoning Regulations of Baltimore County to permit 10 parking spaces instead of the required 12 parking spaces.
Petition for Special Hearing to remove part of Special Exception #1219, at the rear that is the southernmost fifty feet of the property known as 7155 Holabird Avenue.

The Zoning Regulations to be amended as follows:
Section 409.2 b(6) - 1 for each 500 square feet of total floor area.
All this parcel of land in the Twelfth District of Baltimore County

Using the property of Michael Reiser and Sinclair Refining Company, as shown on just plan filed with the Zoning Department.

Hearing Dates: Wednesday, April 14, 1965 at 1:00 P.M.
Public Hearings: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Md.

BY ORDER OF
John G. Rose
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 12, MARYLAND

Variance for parking and Special Hearing to re-exception for Michael Reiser, et al located Holabird Ave and East Ave 12th District
The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

THE BUREAU Will review and comment at a later date.

TRAFFIC ENGINEERING The curb should be extended along the west side of East Avenue adjacent to the existing and proposed addition to the drug store.

The following members had no comment to offer:

Bureau of Engineering
Board of Education
Health Department
Industrial Commission
Buildings Department
State Roads Commission
Office of Planning & Zoning
cc: Charles Harris-Fire Bureau
Richard Moore-Traffic Engineering

Yours very truly,

James E. Dyer
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman Zoning Advisory Committee
FROM: Mr. Charles E. Morris, Sr. Fire Bureau, Plans Review
SUBJECT: Property Owner - Sinclair Refining Company 7155 Holabird Avenue District 12
Present Zoning - B-1.
Proposed Zoning-Special Hearing & Variance to section - 409.2 B (6)

1. Found the condition of the property which is to be used for parking in a very bad situation, the lot being used for dumping of old debris. Advise that this condition must be cleaned up and same area be kept cleaned at all times.

CPM/obr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: George E. Gavrells, Director
SUBJECT: Petition #65-281-SPH-A Variance to permit 10 parking spaces instead of the required 12 parking spaces. Special Hearing to remove part of Special Exception #1219, at the rear that is the southernmost fifty-feet of the property known as 7155 Holabird Avenue. West side of East Avenue 91 feet south of Holabird Avenue and the East side of East Avenue, 71 feet South of Holabird Avenue. Being the property of Michael Reiser and Sinclair Refining Company.

12th District

HEARING: Wednesday, April 14, 1965 (1:00 P.M.)

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

- The site plan approved in connection with Petition #1219 called for a planting area to the rear of the service station. Calling it a "planting area" would be kind. Instead, it appears to be a combination dump and parking lot - although there is a hedge, of sorts, at the southern boundary of the site.
- If this request is to be granted, the petitioner should first be required to demonstrate that he will provide suitable screening and landscaping, and such planting should be a condition of the grant.



James P. Rose, Sec.
200 Southside Building
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this

day of March, 1965

Owner Name: Michael Reiser, et al

Reviewed by: James P. Rose

JOHN G. ROSE
Zoning Commissioner

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

No. 30506

DATE 4/22/65

TO: Michael Reiser
7050 Eastview Ave.
Baltimore, Md. 21222

RECEIVED
Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT (No. 30506) DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY: 1.00

Advertising and parking of property for Michael Reiser, et al

4-1965 30506 • 30506 TIP- \$890

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 3-26-65

Posted for: Planning Ward April 14, 65 at 1:00 P.M.

Petitioner: Michael Reiser, et al

Location of property: 4th East Ave. 91' S. of Holabird Ave.

Location of Sign: 4th East Ave. 71' S. of Holabird Ave.

Remarks: On an open lot

Posted by: Robert H. Bull

Date of return: 4-1-65

PETITION FOR VARIANCE
AND A SPECIAL HEARING

12th DISTRICT

ZONING: Petition for Variance for Parking Spaces. Petition for Special Hearing.

LOCATION: West side of East Avenue 91 feet South of Holabird Avenue and the East side of East Avenue 71 feet South of Holabird Avenue.

DATE & TIME: WEDNESDAY, APRIL 14, 1965 at 1:00 P.M.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: R-1.

Proposed Zoning: Petition for a Variance to the Zoning Regulations of Baltimore County to permit 10 parking spaces instead of the required 12 parking spaces.

Petition for Special Hearing to remove part of Special Exception No. 1219, at the rear that is the southernmost Fifty Feet of the property known as 1155 Holabird Avenue.

The Zoning Regulation to be accepted as follows:

Section 409.2 b-1. For each 200 square feet of total floor area, 12 parking spaces shall be provided.

Beginning for the lot at the point of curve intersection of the south side of Holabird Avenue with the west side of East Avenue and thence running and binding on the south side of Holabird Avenue South 87 degrees 44 minutes 25 seconds West 35 feet thence leaving Holabird Avenue for two lines of division as follows: South 2 degrees 15 minutes 35 seconds East 114.60 feet and North 87 degrees 44 minutes 25 seconds East 50 feet to the west side of East Avenue thence running and binding on the west side of East Avenue North 2 degrees 15 minutes 35 seconds West 100 feet, North 2 degrees 15 minutes 35 seconds West 44 feet and South 87 degrees 44 minutes 25 seconds West 100 feet to the place of beginning.

Containing 5,290 square feet of land.

Parking Lot

Beginning for the same on the East side of East Avenue at the distance of 55.40 feet measured southerly along the east side of East Avenue from the south side of Holabird Avenue and thence running and binding on the East side of East Avenue South 2 degrees 15 minutes 35 seconds East 14 feet thence leaving East Avenue for three lines of division as follows: North 87 degrees 44 minutes 25 seconds West 100 feet, North 2 degrees 15 minutes 35 seconds West 44 feet and South 87 degrees 44 minutes 25 seconds West 100 feet to the place of beginning.

Containing 4,400 square feet of land.

Being the property of Michael Reiser and Sinclair Refining Company, as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, April 14, 1965 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., March 24, 1965

THIS IS TO CERTIFY, that the annexed advertisement of

"Michael Reiser"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

for 1 successive week before the

23rd day of March 1965; that is to say,

the same was inserted in the issues of 3-26-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

PETITION FOR VARIANCE
SPECIAL HEARING
12th DISTRICT

BONDED: Petition for Variance for Parking Spaces.

LOCATION: West side of East Avenue 91 feet South of Holabird Avenue and the East side of East Avenue 71 feet South of Holabird Avenue.

DATE & TIME: Wednesday, April 14, 1965 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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Hearing Date: Wednesday, April 14, 1965 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By order of

JOHN G. ROSE

Zoning Commissioner

OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 24, 1965.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once a week

for 1 time successive week before the 11th

day of April 1965, the date of publication

appearing on the 26th day of March 1965.

THE JEFFERSONIAN,

G. Frank Struthers

Manager.

Cost of Advertisement, \$.....

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

No. 28630

DATE 4/22/65

TO: Michael Reiser

7050 Eastview Ave.

Baltimore, Md. 21222

RECEIVED
Zoning Department of Baltimore Co.

4-1965 28630 • 28630 TIP- \$500

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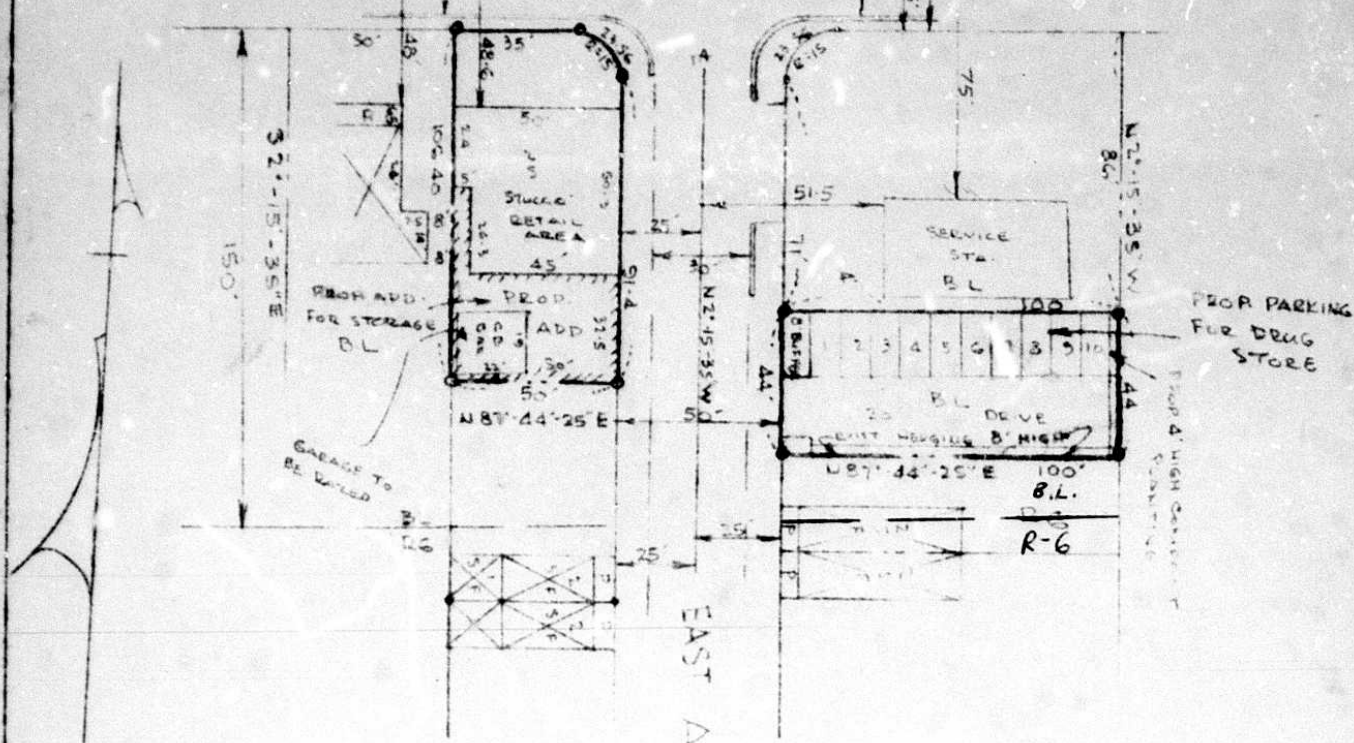
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4-1965 28630 • 28630 TIP- \$500

HOLABIRD

387'-44'-25" W

AVE.



VARIANCE FOR SIDEYARD
SETBACK & PARKING

PRESENT ZONING - BL
PROPOSED ZONING - BL
PRESENT USE - DRUG STORE
PROPOSED USE - DRUG STORE & STORAGE ROOM
AREA OF LOT - 5,208 SQ. FT.
AREA OF PROP. BLDG. - 1,600 SQ. FT. ±

PARKING DATA

DETAIL STORE AREA - 2,208 SQ. FT. - 1 SPACE PER 200 SQ. FT.
11 SPACES REQUIRED
NO. OF EMPLOYEES - 3 1 SPACE PER 3 EMPLOYEES
1 SPACE REQUIRED
NO. OF SPACES SHOWN - 11
PARKING AREA TO BE PAVED WITH DURABLE
DUSTLESS MATERIAL

12TH DISTRICT BALTIMORE, MD., MARYLAND
Scale: 1" = 50'

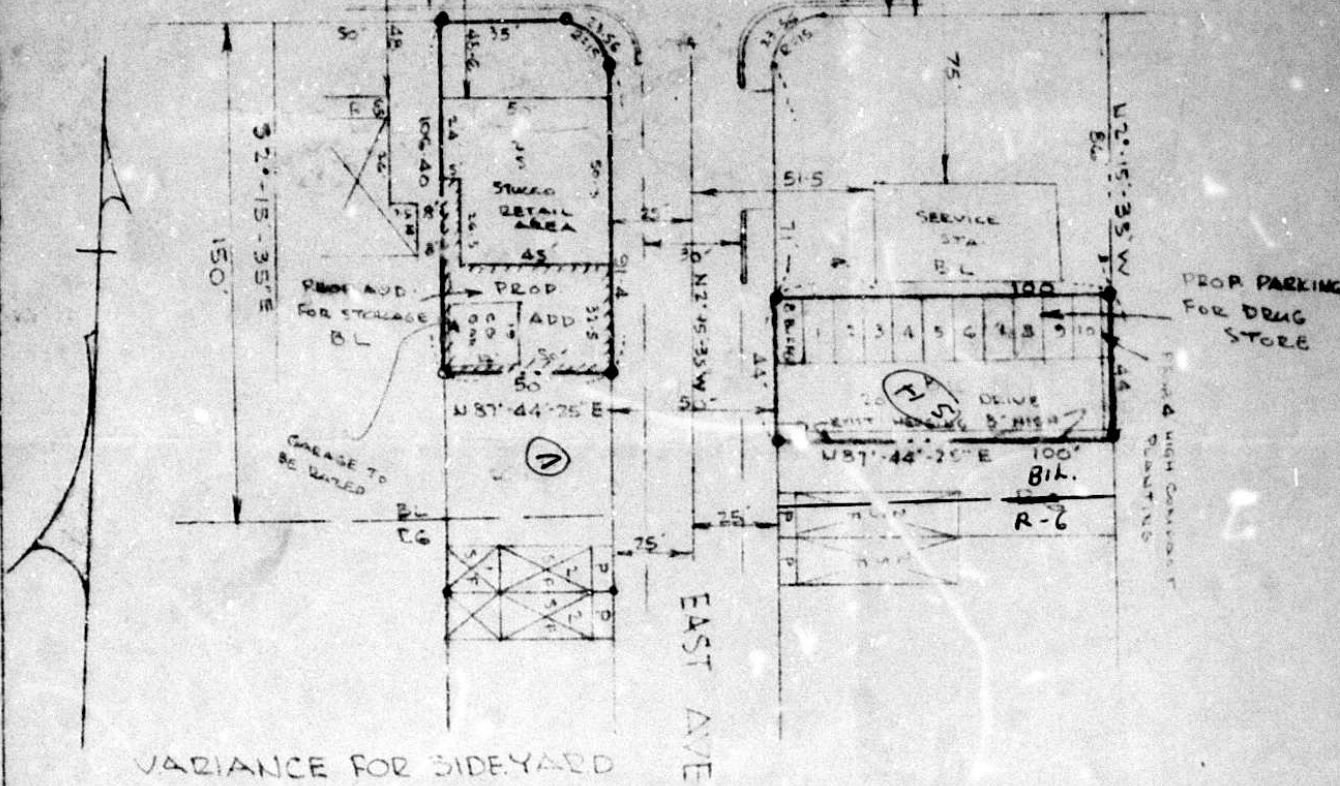


Willard M. Lee
CIVIL ENGINEER

HOLABIRD

387'-44'-25" W

AVE.



VARIANCE FOR SIDEYARD
SETBACK & PARKING

PRESENT ZONING - BL
PROPOSED ZONING - BL
PRESENT USE - DRUG STORE
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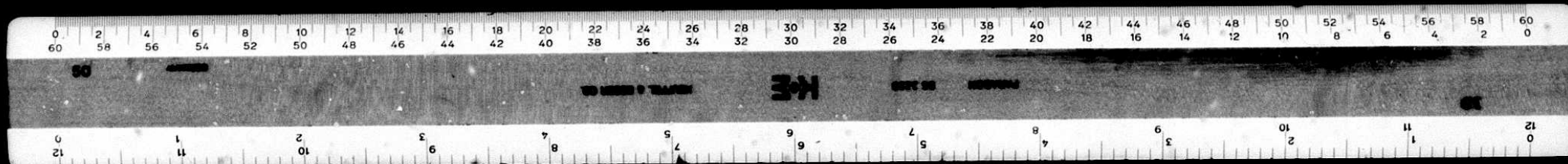
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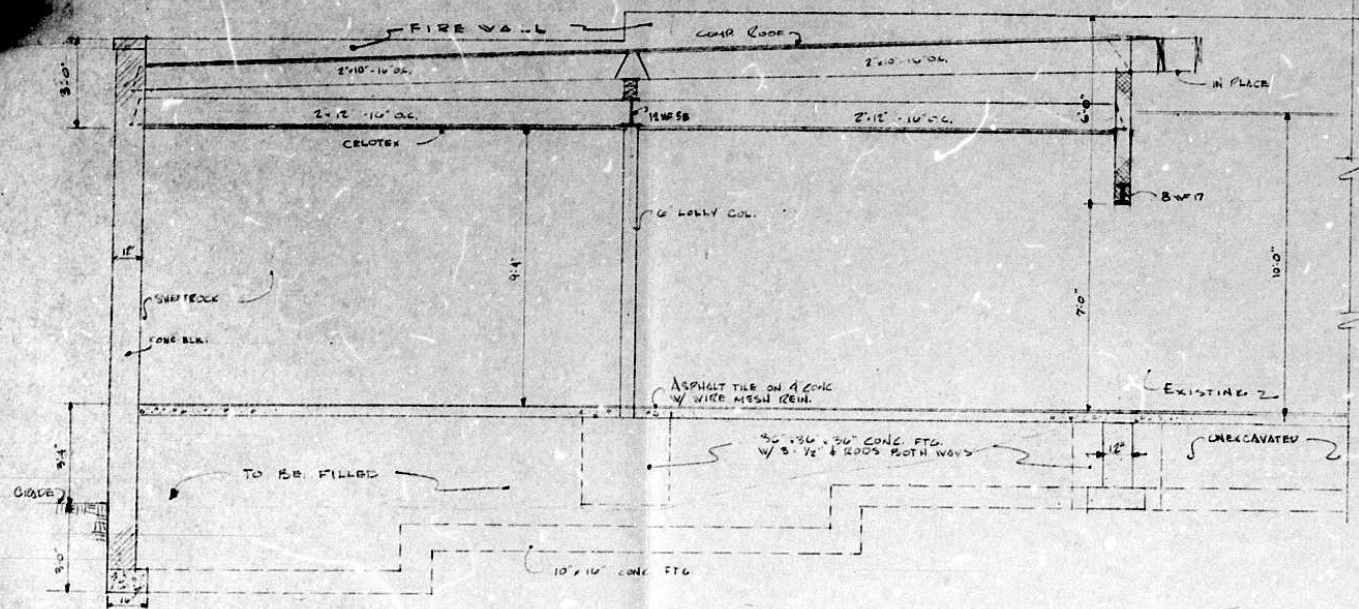
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DUSTLESS MATERIAL

12TH DISTRICT BALTIMORE, MD., MARYLAND
Scale: 1" = 50'



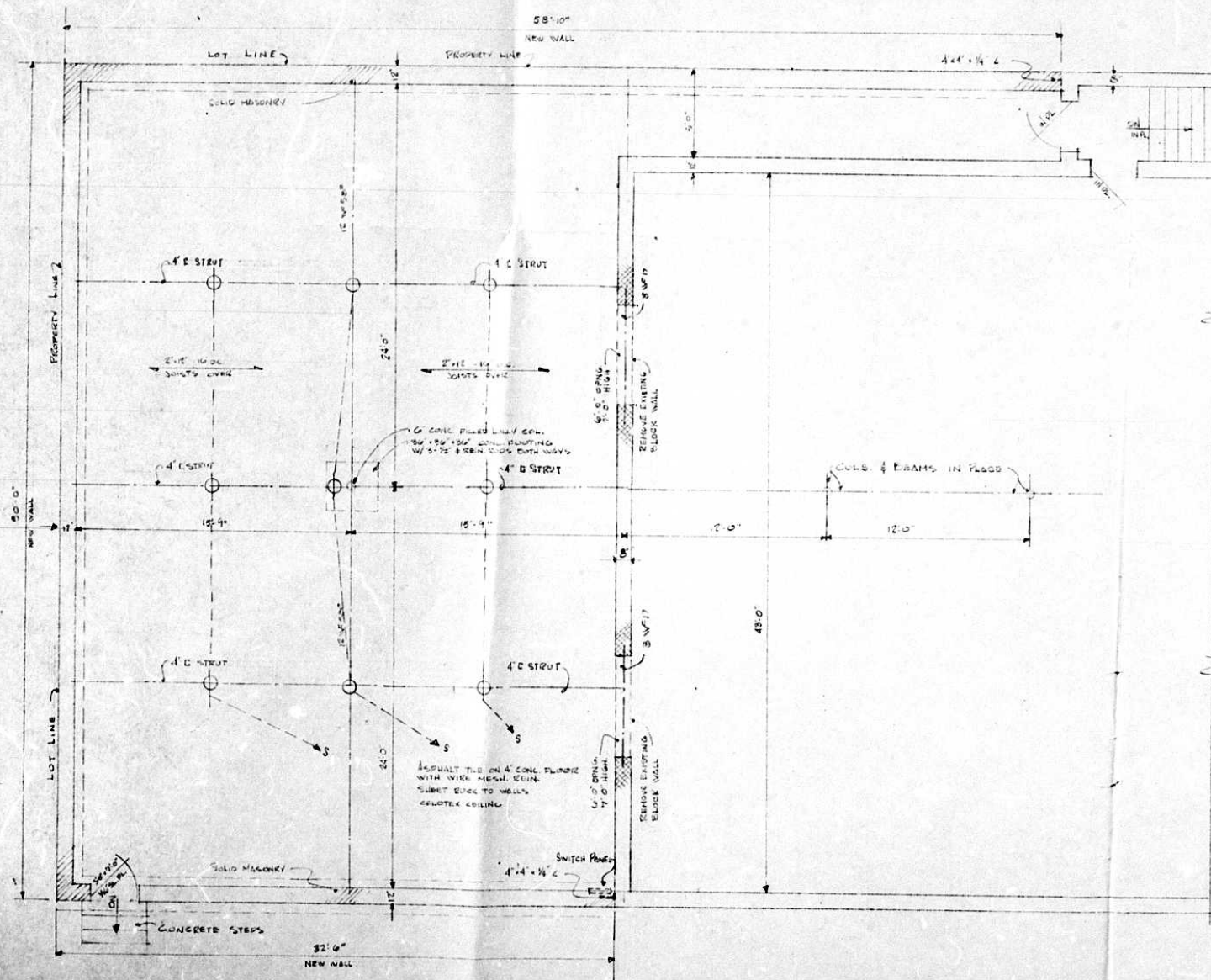
Willard M. Lee
CIVIL ENGINEER





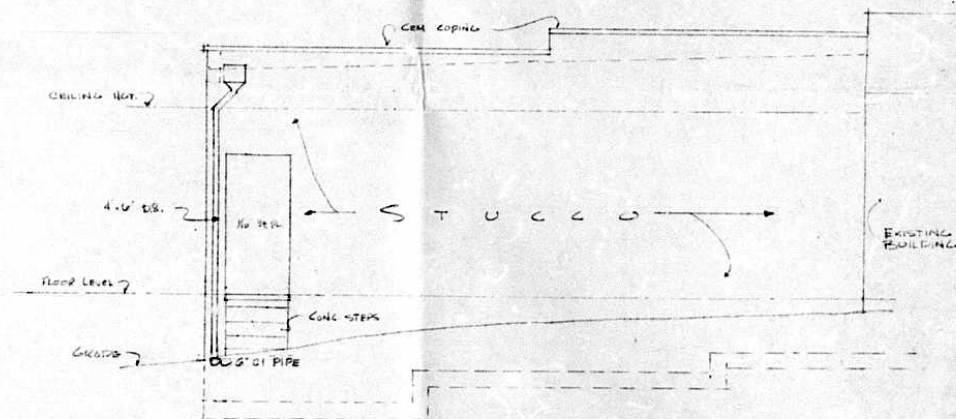
LONGITUDINAL SECTION

SCALE 3/8"



FLOOR PLAN

SCALE 1/4"



SIDE ELEVATION

SCALE 1/4"

PROPOSED: PRESCRIPTION COUNTER
FOR MR. M. REISER
7155 HOLABIRD AVE
BALTIMORE COUNTY, MD.

A. FINKELSTEIN - ARCHITECT
SCALE - NOTED OCT. 20, 1964