

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Fritz and Susanne Braffmann, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

Petition for Variance - Section 232.7 (b) - 237.3 - To permit side yard of 10 feet instead of the required 25 feet.

It would be impossible to erect a functional building on this property to replace the present building now erected there unless a side-line variance was granted.

See attached description

(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Service Garage

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and or Special Exception 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.

Address: _____
Contract purchaser: _____
Francis T. Peach, Petitioner's Attorney
Address: _____
Randall's own, Petitioner's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1966, at _____ o'clock P. M.



DEPUTY Zoning Commissioner of Baltimore County

Francis T. Peach, Esquire
First National Bank Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this _____ day of _____, 1966.

Petitioner: Fritz Braffmann
Petitioner's Attorney: Francis T. Peach
Reviewed by: _____
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2ND Date of Posting: Sept. 17, 1966
Posted for: Special Exception & Variance
Petitioner: Fritz Braffmann
Location of property: NE/4 Liberty Rd. 258.83' SE of Rockdale Terr.
Location of Signs: NE/4 Liberty Rd. 258.83' SE of Rockdale Terr.
Remarks: _____
Posted by: _____ Date of return: Sept. 22, 1966
2 signs

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, topography, health or general welfare of the locality not being detrimentally affected, the Special Exception should be GRANTED.

The petitioner requested a variance to Section 232.7 (b) of the Baltimore County Zoning Regulations to permit a side yard of 10' instead of the required 25 feet. To deny the variance would result in practical difficulty and unreasonable hardship upon the petitioner, therefore, the Variance should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1966, that the herein described property be reclassified from _____ to _____ and the same is hereby reclassified, and a Special Exception for a Service Garage should be and the same is granted, from and after the date of this order. The variance requested to permit a side yard of 10' instead of the required 25' is also granted. The petitioner also for the development of said property is subject to approval of State Roads Commission, Bureau of Public Services and Office of Planning and Zoning.

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

the above reclassification should NOT BE GRANTED, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 40681 DATE 10/7/66
TO: Francis T. Peach, Esq. First National Bank Building Towson, Md. 21204		
BILLED BY: Zoning Dept. of Balto. Co.		
DEPOSIT TO A/COUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	66.25	66.25
Advertising and posting of property for Fritz Braffmann	66.25	
#67-79-3A		
4		
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.		

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 40620 DATE 9/9/66
TO: Francis T. Peach, Esq. First National Bank Building Towson, Md. 21204		
BILLED BY: Zoning Dept. of Balto. Co.		
DEPOSIT TO A/COUNT NO. 01-622	QUANTITY	TOTAL AMOUNT
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	50.00	50.00
Petition for Special Exception & Variance for Fritz Braffmann	50.00	
#67-79-3A		
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DESCRIPTION TO ACCOMPANY
ZONING PETITION

August 18, 1966
#67-79-3A
MAP 2-B
W-1 STCA
ARCA
NW-6-6

BEGINNING for the same at a point on the northeast right-of-way line of Liberty Road (66' wide) said point being 550'00" E 258.83' N from the intersection formed by the northeast right-of-way line of Liberty Road and the southeast right-of-way line of Rockdale Terrace (30' wide) said point being also southeast corner of lot #3 as shown on the plat of Rockdale Terrace and recorded among the Land Records of Baltimore County in Liber WPC 7, Folio 47 running thence and binding on the northeast right-of-way line of Liberty Road N88°08' E 50.00' to the division line between lot #30 and #31 as shown on aforesaid plat thence leaving the northeast right-of-way line of Liberty Road and binding on the division line between the aforesaid lots 30 and 31 N49°30' E 153.23' running thence on the outline of lot #30 as shown on the aforesaid plat, the 2 following courses and distances: S40°30' E 42.48' and S47°27' E 138.00 feet to the place of beginning.

CONTAINING 0.1511 acres of land more or less.

BEING the same lot of ground which by deed dated April 14, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2473, Folio 430 was conveyed by Samuel Kahn and wife to Fritz Braffmann and wife.

Eugene F. Raphael
Eugene F. Raphael L.S. 2246

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Francis T. Peach, Esquire
First National Bank Building
Towson, Maryland 21204

SUBJECT: Special Exception - Service Garage, Side Yard Variance for Fritz Braffmann, located NE/4 Liberty Road 206' E/4 Rockdale Terrace 2nd District (Item 3, August 30, 1966)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

SEWER - EXISTING: 12" water in Liberty Road. Sewer - Existing 6" sanitary in Liberty Road. Adequacy of existing utilities to be determined by developer or his engineer.

STATE ROAD CONSTRUCTION: The entrance must have a minimum width of 25' and be a depressed curb type with 36" transitions. There must be a minimum of 5' between the property line and the beginning of the entrance transition. The entrance must be at 200' to Liberty Road. The plan must indicate the proposed curb line, 30' from the survey line as marked in the road. The plan must also indicate the proposed right-of-way line 40' from the survey line.

BURIAL OF TRAFFIC ENGINEERING: The parking inside the building is not considered satisfactory for the off-street parking plan. Also the entrance to the service garage should be in common with the drug store and delicatessen on the west.

SEWER ADMINISTRATION: If the Deputy Zoning Commissioner decides to grant the subject petition, it is suggested that the granting be made subject to the following: (a.) No junk cars or parts are to be stored outside the building at any time, and (b.) subject to approval of site plan by the office of Planning and Zoning.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested action to the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department

Very truly yours,
James E. Nye
Deputy Zoning Commissioner

cc: Carlisle Brown-Bureau of Engineering
John Mayers-County Land Commission
Richard Brown-Bureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 23, 1966
FROM: George E. Gonnelli, Director of Planning
SUBJECT: Petition #67-79-3A, Northeast side of Liberty Road 258.83 feet Southeast of Rockdale Terrace. Petition for Special Exception for Garage, Service. Petition for Variance to permit a side yard of 10 feet instead of the required 25 feet. Fritz Braffmann - Petitioner.
2nd District
HEARING: Wednesday, October 5, 1966. (1:00 P.M.)

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

1. If the petitioner were to place his building on the RA-1A zone line, rather than 10 feet away, State Road Commission requirements could be more easily complied with and better traffic circulation on the site could be accomplished. Also, the building wall itself would then serve as a protective buffer for activities to be carried on in connection with the service garage. If the building wall is placed on the zone line, however, any variance permitting this should be conditioned upon the provision of appropriate material and design for the wall.

2. We request that granting of either the variance applied for or the variance we have suggested be further conditioned upon our approval of the site plan.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Pridewater, Md.
THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

September 19, 1966

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One successive week before the 16th day of September, 1966, that is to say the same was inserted in the issues of September 15, 1966.

THE BALTIMORE COUNTIAN

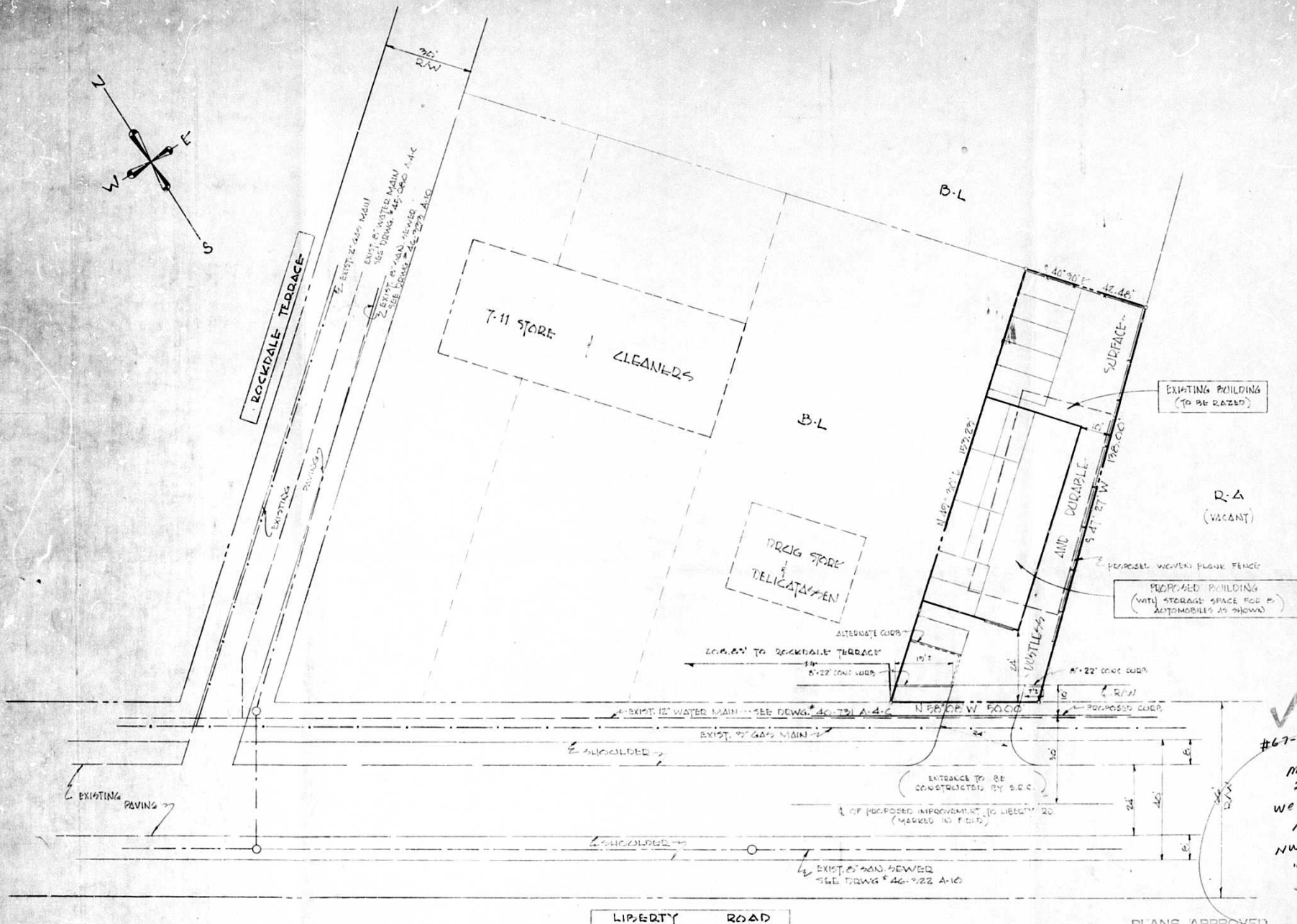
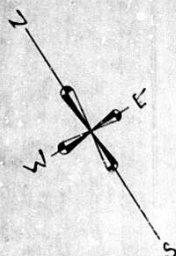
By Paul J. Morgan
Editor and Manager R.M.

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#67-79 XA
MAP
2-B
WESTERN
AREA
NW-6-G
"XA"

MULLER RAUHEL & ASSOC. INC.
registered professional engineers and land surveyors
2411 CANTLAND AVE.
TOWSON 4, MD.

Eugene & Reginald

NOTES:
AREA OF PROPERTY - .1513 ACRES ±
EXISTING USE - GARAGE SERVICE
PROPOSED USE - GARAGE SERVICE
EXISTING ZONING - B.L.
PROPOSED ZONING - B.L. (SPECIAL EXCEPTION - GARAGE SERVICE)
PARKING:
SPACES REQUIRED - 12
SPACES PROVIDED - 14 (PARKING + STORAGE)

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. S. Sweeney*
DATE: 11/23/66
PLAT TO ACCOMPANY BLDG APPLICATION
property of
FRITZ BRAFMANN + WIFE
#6000 LIBERTY RD
2ND ELECTION DISTRICT. BALTIMORE CO. MD
SCALE: 1" = 20'
REVISED NOV. 22, 1966

