

65-119-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll F. & Dorothy E. Hohman, legal owner(s) 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 409.26 (5) of the Zoning Code to permit

287 parking units in lieu of the required 347 parking units.

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

Strict compliance of the Zoning regulations of Baltimore County will result in practical difficulty and unreasonable hardship; that by granting of said variance will grant relief without substantial injury to public health, safety and general welfare.

That despite the fact that the owner has created underground parking, the present site is undersized, therefore requiring said variance.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I 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.

Carroll F. Hohman
Dorothy E. Hohman
Legal Owner

Address: Offutt Road
Randallstown, Maryland-21133

Address: Masonic Building, Towson, Md. 21204

Protestant's Attorney

ORDERED By The Zoning Commission of Baltimore County, this 31st day

of October, 1967, 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 29th day of November, 1967, at 10:30 o'clock

by James E. Dine, Zoning Commissioner of Baltimore County.

Frederick S. Waldrop, Esq.,
Masonic Building
Towson, Maryland 21204

SUBJECT: Parking Variance for Carroll F. Hohman,
located 1/2 mi. Liberty Rd., 1/2 mi. of
Offutt Road
2nd District
(Item 5, October 31, 1967)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING:
This office is of the opinion that the Baltimore County Zoning Regulations as to parking are minimum, and therefore considers this variance undesirable.

HEALTH DEPARTMENT:
Since public water and sewer are available to subject site, this office has no comment.

FIRE BUREAU:
The existing structures on the property must be boarded up or removed.

STATE ROADS COMMISSION:
There must be 8' x 24" concrete curb constructed between the entrances along either the 8 ft. parking setback line or the State Road 1/4 line. This must be constructed under permit from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Engineering
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dine
Principal Zoning Technician

JED:jd
cc: C. Richard Moore-Sup. of Traffic Eng.; William Greenblatt-Health Dept.;
Ed. Charles Morris-Fire Bureau; John Myers-State Roads Com.

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 that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved

the above Variance should be had; and it further appearing that by reason of the following finding of facts that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of December, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 287 parking units in lieu of the required 347 parking units, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning & Zoning.

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 that strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of December, 1967, that the above Variance be and the same is hereby DENIED.

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

LESTER MATZ, P. E.
JOHN C. CHILDS, L. E.
Associates:
RICHARD W. STROUBLE, L. E.
GEORGE W. DUNSTON, L. E.
ROBERT W. CRADOCK, J. E.
LEONARD M. GRASS, P. E.
NORMAN F. HARTMANN, L. E.
PAUL LEE, P. E.
PAUL B. SMITH

DESCRIPTION

2.58 ACRE PARCEL - SOUTHWEST SIDE LIBERTY ROAD - NORTHWEST OF

OFFUTT ROAD - SECOND ELECTION DISTRICT - BALTIMORE COUNTY,

MARYLAND.

Existing Zoning - "B-R"
Proposed Zoning "B-R With Off-Street Parking Variance"

Beginning for the same at a point on the Southwest side of the Liberty Road, as now widened, North 53 degrees 57 minutes West 200 ft. more or less from the West side of Offutt Road, thence running South 26 degrees 45 minutes West 148.96 ft. and South 37 degrees 42 minutes West 331.47 ft. and North 54 degrees 43 minutes West 339.0 ft. and North 37 degrees 48 minutes East 214.88 ft. and South 54 degrees 48 minutes East 125.69 ft. and North 37 degrees 26 minutes East 265.69 ft. to the Southwest side of the Liberty Road; Thence running along and binding on the side of the Liberty Road South 53 degrees 57 minutes East 155.80 ft. to the point of beginning.

Containing 2.58 acres more or less.

RL:Smpl

J.O. #67173

October 3, 1967



Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

MARYLAND OFFICE OF FINANCE

No. 50654

DATE: Nov. 13, 1967

To: Raymond & Associates
5639 Liberty Road
Randallstown, Md. 21133

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

MAILED
Zoning Dept. of Balto. Co.

DEBIT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
Advertising and posting of property for Carroll F. Hohman			46.50
65-119-A			46.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR A VARIANCE AND DISTRICT

ZONING: Petition for Variance for

LOCATION: Southwest side of

LIBERTY ROAD, 200 feet, more or

less, West of Offutt Road.

DATE & TIME: WEDNESDAY, NOVEMBER 28, 1967 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 on the petition for a Variance from the Zoning Regulations of Baltimore County to permit 287 parking units in lieu of the required 347 parking units, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning & Zoning.

The Zoning Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit 287 parking units in lieu of the required 347 parking units, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning & Zoning.

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CERTIFICATE OF PUBLICATION

TOWSON, MD., November 9th, 1967

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 in each of one time, on November 9, 1967, before the 29th day of November, 1967, the first publication appearing on the 9th day of November, 1967.

THE JEFFERSONIAN,

Richard A. Smith
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mrs. John G. Rose, Zoning Commissioner Date: November 17, 1967

FROM: Gessie E. Gessie, Director

SUBJECT: Petition #119-A, Variance to permit 287 parking spaces instead of the required 347 spaces, Southwest side of Liberty Road 200 feet west of Offutt Road. Being the property of Carroll Hohman.

2nd District

HEARING: Wednesday, November 29, 1967 (10:30 A.M.)

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

1. We question that compliance with the Zoning Regulations in developing the subject property would result in practical difficulty or unreasonable hardship. By reducing the size of the proposed building, the developer would be able to comply with the regulations.
2. There is no overall, community parking facility proposed in the vicinity of the subject property that could absorb overflow parking.
3. We note that the Zoning Regulations state, "It is the intention of these regulations that adequate offstreet parking spaces be provided for all buildings, and that the requirements hereinafter set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible."
4. From a planning viewpoint, a lessened parking requirement at the subject location would constitute a substantial injury to the general welfare of the locality involved, particularly with regard to resultant pressures on the parking and traffic-carrying capacity of Liberty Road and on nearby parking areas set aside to serve other activities.

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

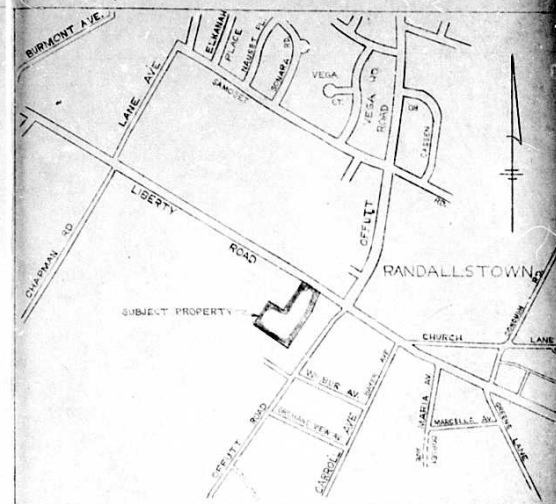
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the 12th day of November, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTMAN

Richard A. Smith
Editor-in-Chief



SCALE: 1" = 500'

1. TOTAL AREA OF TRACT EQUALS .258 ACRES.
2. EXISTING ZONING OF TRACT "B-R".
3. EXISTING USE OF TRACT: NO USE.
4. PROPOSED ZONING OF TRACT "B-R WITH OFF STREET PARKING
5. PROPOSED USE OF TRACT "RETAIL STORES" & "OFFICE BUILDING".
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 402.2 (25) OF THE ZONING CODE TO PERMIT 257 PARKING UNITS IN LIEU OF THE REQUIRED 300.
7. EXISTING STRUCTURES ON SITE TO BE DESTROYED

OFF-STREET PARKING REQUIREMENTS				
FLOOR	USE	FLOOR AREA	REQ'D UNITS	PROV. UNITS
GROUND	OFF-BETHEL	34,802 SQ. FT.	69.6	84
2 ND	OFFICE	34,802 SQ. FT.	69.6	70
3 RD	OFFICE	34,802 SQ. FT.	69.6	70
4 TH	OFFICE	34,802 SQ. FT.	69.6	9
TOTAL	—	139,208 SQ. FT.	347	287

* SEE NOTE 6 OF GENERAL NOTES



MICROFILMED

MATZ, CHILOS & ASSOCIATES
1010 CROMWELL STREET
BALTIMORE, MD 21201
T.O.T.O. 444-1234
G7173 J.R. 1 R1