

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joseph Hradsky and Emma Hradsky, 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 238.4 side yard request 3' instead of required 30' and westernmost rear yard of 22.27' instead of required 30' and easternmost rear yard of 15.1' - instead of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. High cost of property rules it impractical to be utilized to its fullest extent unless variances are granted for a building of this size. Variances are necessary to make this building conform to zoning regulations.

See attached description

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

Contract purchaser Address 8355 Pulaski Highway Baltimore, Maryland 21237

Protestant's Attorney Address 1236 Kohler Ave. Baltimore, Maryland 21237

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of December 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 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 15th day of January, 1968, at 1:00 o'clock

P. M. Zoning Commissioner of Baltimore County.

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

Subject: Side and rear yard Variance for Joseph Hradsky, located NS Pulaski Highway, E. of Batavia Farm Rd. 15th District (Item 46, December 12th, 1967)

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

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

STATE ROADS COMMISSION: The face of the roadside curb must be 15' from and parallel to the existing normal edge of pavement of Pulaski Highway and must be so indicated on the plan. The radius of the curb returns into the entrance must be a minimum of 10'. There must be a minimum of 5' from the property line to the pc of the curb return into the entrance. Therefore, it is recommended that a 35' non monumental entrance be used. The entrance is subject to State Roads approval and permit.

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 Traffic Engineering Bureau of Engineering Bureau of Fire Prevention Building Engineer Board of Education Industrial Development

Very truly yours,

James E. Myers, Principal Zoning Technician

cc: William Greenblatt-Harish Dept.; John Meyers-State Roads Commission

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

the above Variance should be granted.

a Variance a side yard setback of 3' instead of the required 30' and should be granted to permit 22.27 feet on the westernmost rear yard instead of the required 30'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of January 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, a side yard setback of 3' instead of the required 30' and to permit 22.27 feet on the westernmost rear yard instead of the required 30', subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the 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 Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTAGE ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 12-29-67
 Posted for Joseph Hradsky
 Petitioner: Joseph Hradsky
 Location of property: NS Pulaski Highway, E. of Batavia Farm Rd.
 Location of Sign: Pulaski Highway, E. of Batavia Farm Rd.
 Remarks: Side and rear yard Variance
 Posted by: James E. Myers
 Date of return: Jan 5, 1968

TELEPHONE 823-3000 EXT. 367

INVOICE No. 51708
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

To: Joseph J. Hradsky 1236 Kohler Ave. Baltimore, Md. 21237

REPORT TO ACCOUNT NO. 01-622

Advertising and posting for Variance #68-153-A

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MULLER, RAPHEL & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS - LAND SURVEYORS - ZONING CONSULTANTS
 201-208 CORTLAND AVENUE, TOWSON, MARYLAND 21204
 823-3000 - 823-1331
 AUGUSTINE J. MULLER, P.E. & L.S.
 CLARENCE R. RAPHEL
 DESCRIPTION TO ACCOMPANY ZONING PETITION
 JOSEPH HRADSKY PROPERTY
 BEGINNING for the same at a point on the North right of way line of Pulaski Highway at a distance easterly 450' from the east side of Batavia Farm Road at the beginning of land which by deed dated October 2, 1948 and recorded among the land records of Baltimore County in Liber TBS 1703 folio 174 was conveyed by Vaclav Hradsky (widower) to Joseph Hradsky and Emma Hradsky his wife running thence and binding on the North right of way line of Pulaski Highway and on the first line of the aforesaid deed as now surveyed N59°31'50" E 130.50' thence leaving the North right-of-way line of Pulaski Highway and binding on the end, 3rd, and 4th line in aforesaid deed as now surveyed the 3 following courses and distances (1) N21°33'10" W 217.59' (2) S72°07'50" W 142.90' and (3) S74°43'30" E 247.38' to the place of beginning. Containing 0.723 acres of land more or less.

BEING all of the land which by deed dated October 2, 1948 and recorded among the land records of Baltimore County in Liber TBS 1703 folio 174 was conveyed by Vaclav Hradsky (widower) to Joseph Hradsky and Emma Hradsky his wife.

Date Nov 24 1967

Signature of Raphael
 L. P. Raphael Reg. L.S. #2246

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD. December 27, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "Joseph Hradsky"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the

10th day of December 1967; that is to say, the same was inserted in the issues of 12-27-67

Stromberg Publications, Inc. Publisher.

By: Mrs. Palmer Price

TELEPHONE 823-3000 EXT. 367

INVOICE No. 50674
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21204

To: Angelo Del Del Negro Building Co. 8355 Pulaski Highway Baltimore, Md. 21208

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

Petition for Variance for Joseph Hradsky #68-153-A

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 5, 1968

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Pet. #68-153-A. North side of Pulaski Highway 450 feet East of Batavia Farm Road. Petition for Variance to permit a side yard of 3 feet instead of the required 30 feet and to permit 22.27 feet on the westernmost rear yard and 15.1 feet on the easternmost rear yard instead of the required 30 feet. Joseph Hradsky - Petitioner.

15th District

HEARING: Monday, January 15, 1968. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Variance to side and rear yard requirements. It will offer no adverse comment with respect to this petition.

GEG:ajo

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19

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 1967

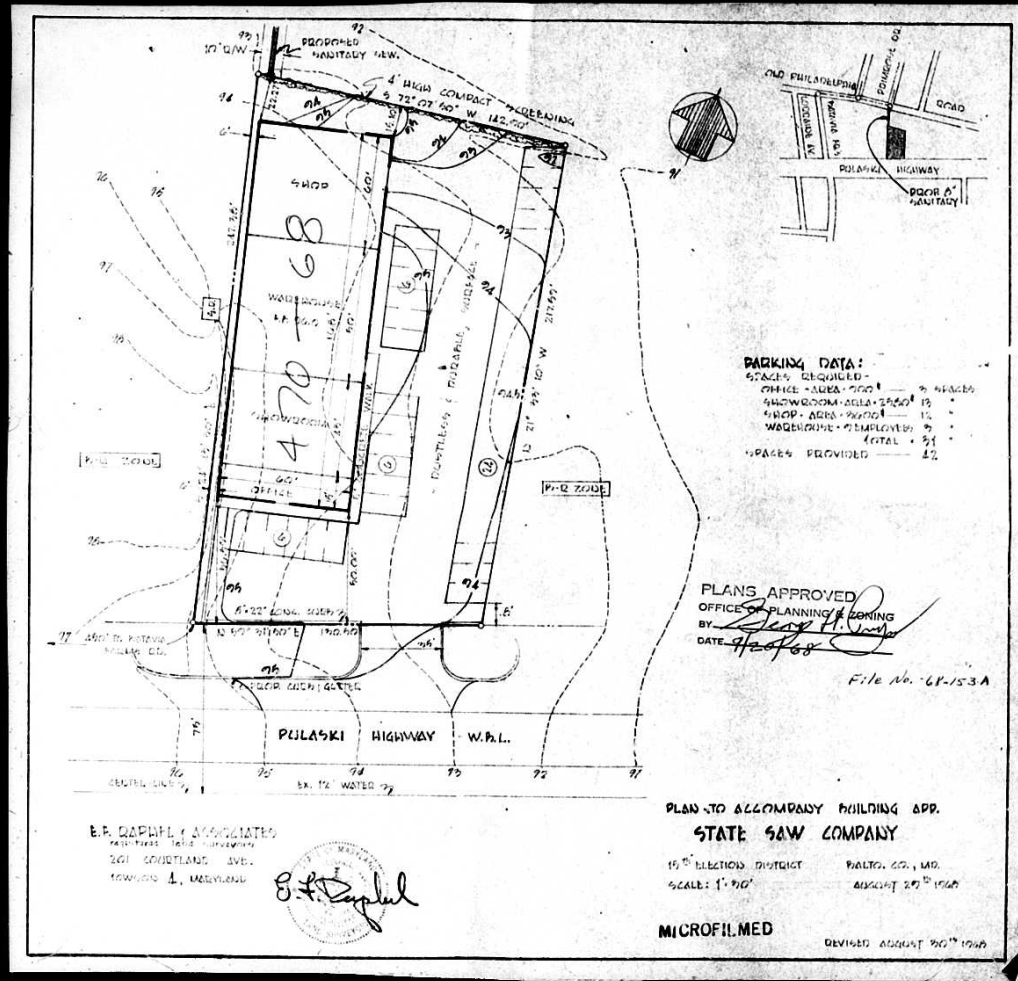
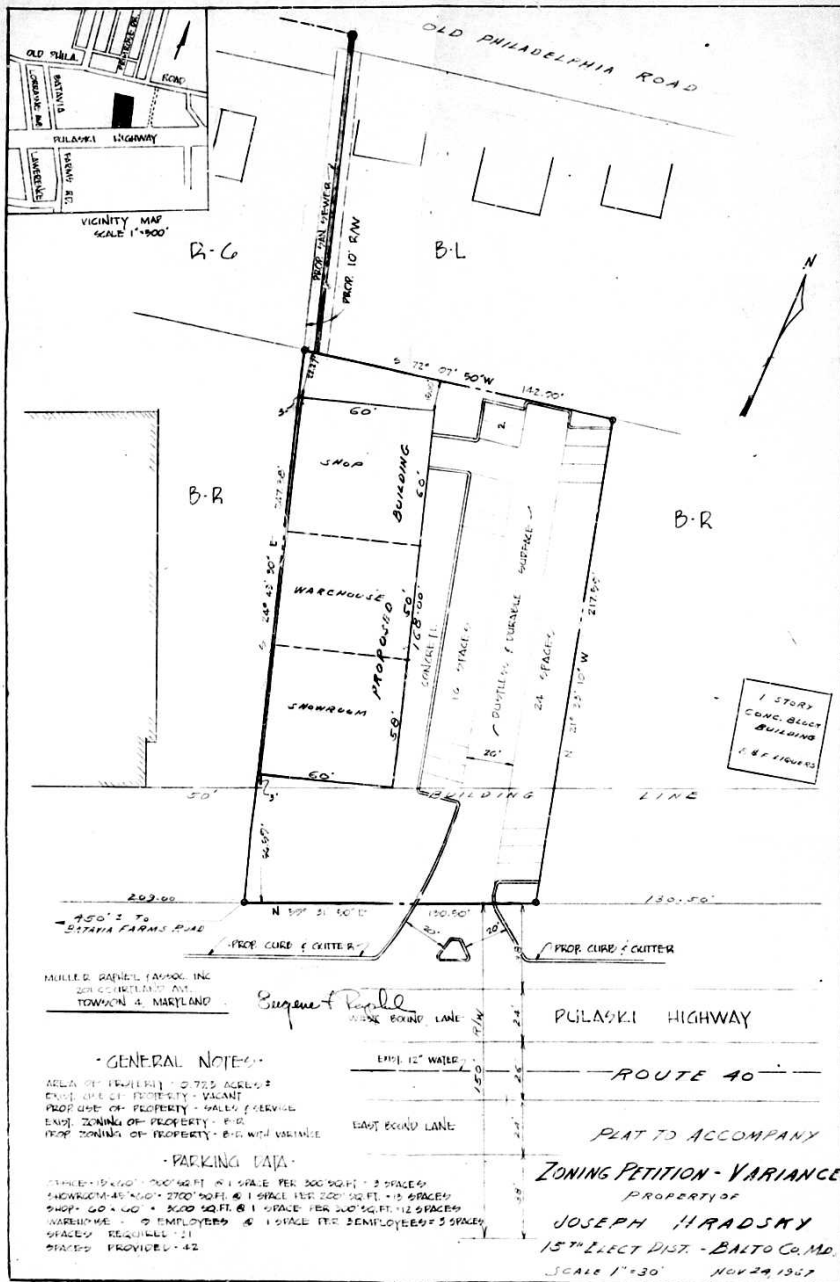
day of January 1968, the first publication

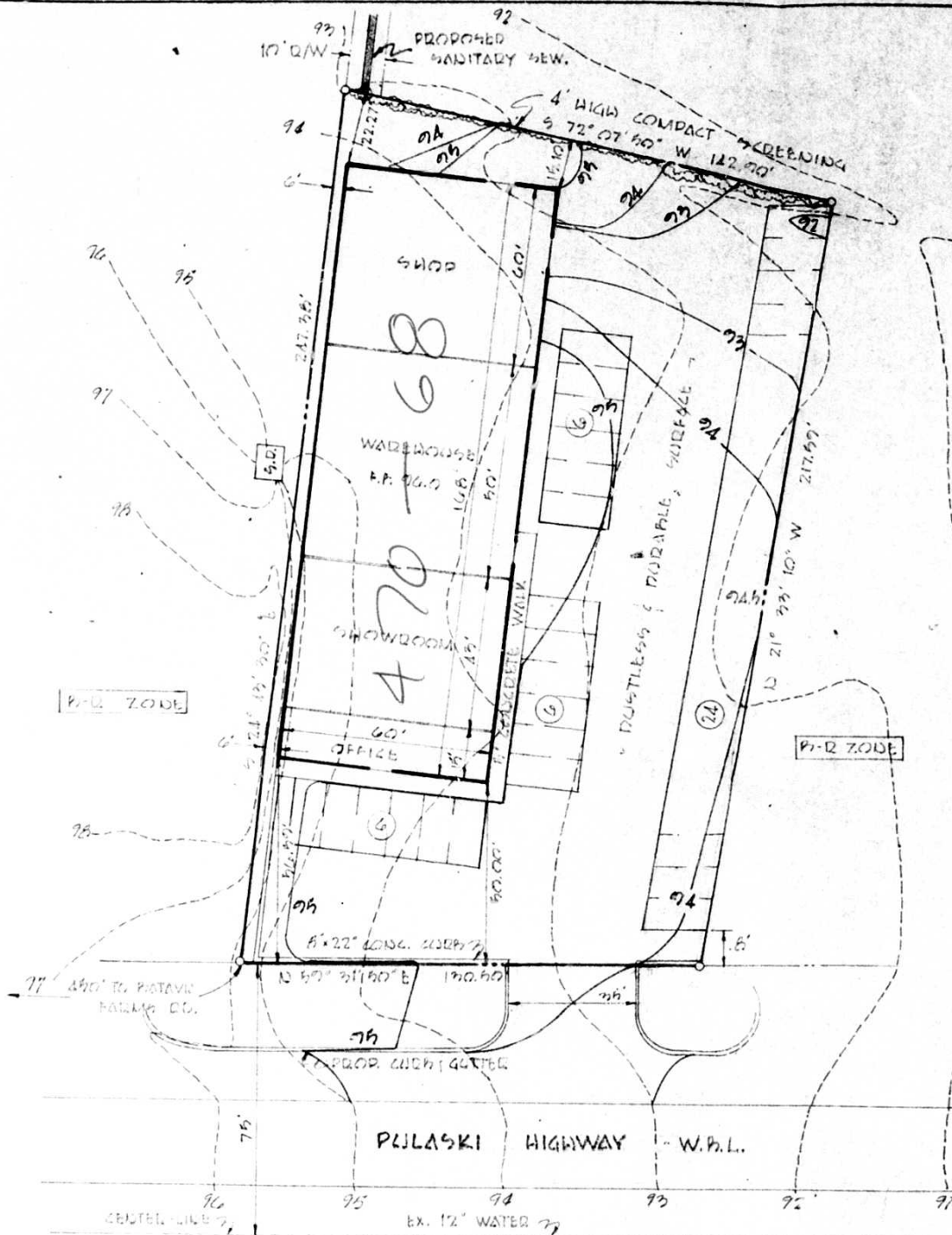
appearing on the 15th day of December 1967.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.





PARKING DATA:

SPACES REQUIRED -	
OFFICE - AREA - 700'	3 SPACES
SHOWROOM - AREA - 2950'	12 "
SHOP - AREA - 2600'	12 "
WAREHOUSE - 7 EMPLOYEES	3 "
TOTAL	30
SPACES PROVIDED	42

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9/20/68

File No. -68-153-A

E.F. RAPHAEL & ASSOCIATES
REGISTERED LAND SURVEYORS
201 COURTLAND AVE.
TOWNSHIP 4, MARYLAND



PLAN TO ACCOMPANY BUILDING APP.
STATE SAW COMPANY

15TH ELECTION DISTRICT
SCALE: 1" = 30'

BALTO. CO., MD.
AUGUST 20TH 1968

REVISED AUGUST 20TH 1968