

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Florence I. Cross, 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,

herby petition for a Variance from Section 400.1.1a. to permit front yard setback of 1.6 feet instead of required 25 feet; to permit a 42.5 foot front yard line of street instead of the required 50 feet; a variance from Section 400.1.1b. to permit a side yard setback of 2 feet from the north and side property line and a side yard setback of 11.6 feet from the southeast side property line; and to permit off-street parking on adjoining residential property.

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

1. Property at present time cannot be utilized for its intended noned purpose without these variances.
2. Property cannot be used for residential purpose due to heavy surrounding commercialization.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Legal Owner
Address
Petitioner's Attorney
Address
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of January 1968, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 19th day of March, 1968, at 10:00 o'clock
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 23, 1968
FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #68-200-ASPH. Northeast corner of Joppa Road and Lackawanna Ave. Petition for Variance to permit a front yard of 7.5 feet instead of the required 25 feet; and to permit a 42.5 foot front center line of the street instead of the required 50 feet; and to permit a side yard of 2 feet from the northwest side and 11.6 feet from the southeast side instead of the required 30 feet. Petition for Special Hearing to permit Off-Street Parking in a Residential Zone. Florence I. Cross - Petitioner

9th District
HEARING: Monday, March 4, 1968 (10:00 A.M.)

If it should be decided to grant the subject petition, we request that the granting be conditioned upon our approval of the site plan.

RE: PETITION FOR VARIANCE AND SPECIAL HEARING
NE corner of Joppa Road and Lackawanna Avenue - 9th District
Florence I. Cross, Petitioner
NO. 68-200-ASPH
BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition seeks several setback Variance to permit the construction of a garage to house numerous trash trucks. The Petitioner also seeks a special use permit for off-street parking in a residential zone.

Without reviewing the evidence in detail, it appears that the Petitioner has failed to show practical difficulty or unreasonable hardship entitling him to the requested Variances. It would also appear that the granting of a permit for off-street parking on adjoining residential zoned property would be detrimental to the health, safety and general welfare of the locality involved.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14 day of March, 1968, that the above Variances be and the same is hereby DENIED, and that the request for a special permit for off-street parking in a residential zone should be and the same is hereby DENIED.

Deputy Zoning Commissioner

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 19th day of January, 1968.

Petitioner: Florence I. Cross
Petitioner's Attorney: Lester V. Jones, Esq.
Reviewed by: Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: March 7, 1968

TO: Robert T. Smith
657 Quindlen Ave.
Baltimore, Md. 21204
Zoning Dept. of Baltimore Co.
SUBJECT: Advertising and posting of property for Florence I. Cross
68-200-ASPH
TOTAL AMOUNT: \$1.35
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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

Lester V. Jones, Esq.,
Loyola Federal Building
Towson, Maryland 21204
SUBJECT: Front and side yard variances and Special Hearing to permit parking in a residential zone, for Florence I. Cross, located on NE Cor. of Joppa Rd. & Lackawanna Avenue
9th District
(Item 22, January 30, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING
Water - Existing 20" and 12" water in Joppa Road
Sewer - Existing 8" sanitary sewer in both Joppa Rd. and in Lackawanna Avenue
Road - Joppa Rd. is to be developed as a minimum 40' road on a 70' R/W. Lackawanna Ave. is to be developed as a minimum 30' Rd. on a 50' R/W.

BUREAU OF TRAFFIC ENGINEERING
The parking plan as shown is satisfactory provided it is only used for passenger vehicles.

ZONING ADMINISTRATION DIVISION
The petitioner's plans must be revised to comply with Section 400.1 of the Zoning Regulations, prior to the Commissioner's hearing. The following information must be shown on the plan.

1. The type of vehicles that will be using the parking area. Special parking permits are limited to passenger vehicles only and shall not be used for loading or unloading of any type.
2. An indication of how the site will be lighted, including the type of light and the direction of the light.
3. The plan indicates that a 4' high stockade type of fence will be built along the East property line. However, a field inspection revealed that some type of substantial retaining wall or grading will be required at this point - this is due to the filling operation that is taking place on the adjoining parking lot which is now under construction.
4. The type of paving must be indicated as well as the method of providing drainage for the parking lot.
5. The method and area of operation, provisions for maintenance, and permitted hours of use must be specified.

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 plans.

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: Feb. 29, 1968
SUBJECT: Petition for Variance and Special Hearing for Florence I. Cross
68-200-ASPH
TOTAL AMOUNT: \$5.00
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #68-200-ASPH Towson, Maryland

District: 9th
Date of Posting: Feb. 16, 1968
Posted for: Hearing Monday March 4, 1968 at 10:00 A.M.
Petitioner: Florence I. Cross
Location of property: NE Cor. of Joppa Rd. & Lackawanna Ave.
Location of Sign: 20' Grade on front fence Joppa & Lackawanna Ave.
Remarks: M.H. Hines
Posted by: M.H. Hines
Date of return: Feb. 23, 1968

Lester V. Jones, Esq.,
Loyola Federal Building
Towson, Maryland 21204

The following members had no comment to offer:
Project Planning Division
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John C. Rose,
Zoning Supervisor

JED:jf

cc: C. Richard Moore-Bureau of Traffic Engr.
Carlyle Brown-Bureau of Engr.

MCA
MAYE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.18 ACRE PARCEL, NORTHEAST CORNER OF JOPPA ROAD AND LACKAWANNA AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning "B-R"
Proposed Zoning "B-R With Front and Side Yard Variances"

PARCEL "A"

Beginning for the same at the intersection of the north side of Joppa Road, 40 feet wide, and east side of Lackawanna Avenue, 40 feet wide, running thence, and binding on the north side of said Joppa Road, (1) N 69° 15' 35" E - 60 feet, more or less, thence (2) N 21° 07' 50" W - 130 feet, more or less, to intersect the second or southwesterly - 1945 foot line of a Baltimore County Zoning Description, 9 B-R 1, thence binding on part of said second line (3) Southwesterly - 60 feet, more or less, thence along the east side of said Lackawanna Avenue (4) S 21° 07' 50" E - 130 feet, more or less, to the place of beginning.

Containing 0.18 of an acre of land, more or less.

PPK:mp

J.O. #68001

January 8, 1968



Water Supply ■ Sewerage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301.823-0900

DESCRIPTION

0.09 ACRE PARCEL, EAST SIDE OF LACKAWANNA AVENUE, 130 FEET, MORE OR LESS, NORTH OF JOPPA ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning - "R-6"
Proposed Zoning - "R-6 With Off-Street Parking Permit"

PARCEL "B"

Beginning for the same at a point on the east side of Lackawanna Avenue, 40 feet wide, at a distance of 130 feet, more or less, as measured northerly along the east side of said Lackawanna Avenue from its intersection with the north side of Joppa Road, 40 feet wide, said point of beginning being in the second line of a Baltimore County Zoning Description, 9-BR1, running thence, binding on the east side of said Lackawanna Avenue (1) N 21° 07' 50" W - 63 feet, more or less, thence (2) N 68° 52' 16" E - 60 feet, more or less, and (3) S 21° 07' 50" E - 63 feet, more or less, thence along said second line of said Zoning Description herein referred to (4) southwesterly - 60 feet, more or less, to the place of beginning.

Containing 0.09 of an acre of land, more or less.

PPK:ml

J.O. #68001

1/8/68



Water Supply ■ Sewerage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P.E.
John Childs, P.E.
Robert W. Boyles, L.S.
George W. Bushby, L.S.
Robert W. Ciesan, P.E.
Leonard M. Glass, P.E.
Norman P. Hermann, L.S.
Paul Lay, P.E.
Paul S. Smolin

PETITION FOR A VARIANCE AND SPECIAL HEARING

IN DISTRICT
ZONING: Petition for Variance for Front and Side Yards.

Petition for Special Hearing for Off-Street Parking.

LOCATION: Northeast corner of Joppa Road and Lackawanna Avenue.
DATE & TIME: MONDAY, MARCH 4, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 108 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 15 feet instead of the required 35 feet; and to permit 42.5 feet from the center line of the street instead of the required 50 feet; and to permit a side yard setback of 7 feet from the northeast side property line and a side yard setback of 11.5 feet from the southeast side property line instead of the required 20 feet. Petition for Special Hearing to permit Off-Street Parking in a residential area.

The Zoning Regulations to be accepted as follows:

Section 238.1 - Front Yard - 25 feet from the front property line and not less than 50 feet from the center line of any other street.

Section 238.2 - Side and Rear Yards - 50 feet.

All that parcel of land in the Ninth District of Baltimore County.

Front and Side Yard Variance PARCEL "A"

Beginning for the same at the intersection of the north side of Joppa Road, 40 feet wide, and east side of Lackawanna Avenue, 40 feet wide, running thence, and binding on the north side of said Joppa Road, (1) S 68 degrees 52' 16" E - 60 feet, more or less, thence (2) N 21 degrees 07' 50" W - 63 feet, more or less, to intersect the second or southerly - 1903 foot line of a Baltimore County Zoning Description, 9-BR1, thence binding on part of said second line (3) southerly - 60 feet, more or less, "comes along the east side of said Lackawanna Avenue (4) S 21 degrees 07' 50" E - 63 feet, more or less, to the place of beginning.

Containing 0.18 of an acre of land, more or less.

Off-Street Parking Permit PARCEL "B"

Beginning for the same at a point on the east side of Lackawanna Avenue, 40 feet wide, at a distance of 120 feet, more or less, as measured northerly along the east side of said Lackawanna Avenue from its intersection with the north side of Joppa Road, 40 feet wide, said point of beginning being in the second line of a Baltimore County Zoning Description, 9-BR1, running thence, binding on the east side of said Lackawanna Avenue (1) S 21 degrees 07' 50" W - 63 feet, more or less, thence (2) N 68 degrees 52' 16" E - 60 feet, more or less, and (3) S 21 degrees 07' 50" E - 63 feet, more or less, thence along said second line of said Zoning Description herein referred to (4) southerly - 60 feet, more or less, to the place of beginning.

Containing 0.09 of an acre of land, more or less.

Being the property of Florence L. Cross, as shown on plan filed with the Zoning Department.
Hearing Date: Monday, March 4, 1968 at 10:00 A.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
Feb. 15.

OFFICE OF THE BALTIMORE COUNTY

THE COMMISSIONER
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

February 19, 1968.

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTY, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 19th day of Feb., 1968, that is to say the same was inserted in the issues of

February 15, 1968.

THE BALTIMORE COUNTY

By *Paul J. Morgan*
Assistant Manager

PETITION FOR A VARIANCE AND SPECIAL HEARING

IN DISTRICT
ZONING: Petition for Variance for Front and Side Yards. Petition for Special Hearing for Off-Street Parking.

LOCATION: Northeast corner of Joppa Road and Lackawanna Avenue.

DATE & TIME: MONDAY, MARCH 4, 1968 at 10:00 A.M.

PUBLIC HEARING: Room 108 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 15 feet instead of the required 35 feet; and to permit 42.5 feet from the center line of the street instead of the required 50 feet; and to permit a side yard setback of 7 feet from the northeast side property line and a side yard setback of 11.5 feet from the southeast side property line instead of the required 20 feet. Petition for Special Hearing to permit Off-Street Parking in a residential area.

The Zoning Regulations to be accepted as follows:

Section 238.1 - Front Yard - 25 feet from the front property line and not less than 50 feet from the center line of any other street.

Section 238.2 - Side and Rear Yards - 50 feet.

All that parcel of land in the Ninth District of Baltimore County.

Front and Side Yard Variance PARCEL "A"

Beginning for the same at the intersection of the north side of Joppa Road, 40 feet wide, and east side of Lackawanna Avenue, 40 feet wide, running thence, and binding on the north side of said Joppa Road, (1) S 68 degrees 52' 16" E - 60 feet, more or less, thence (2) N 21 degrees 07' 50" W - 63 feet, more or less, to intersect the second or southerly - 1903 foot line of a Baltimore County Zoning Description, 9-BR1, thence binding on part of said second line (3) southerly - 60 feet, more or less, "comes along the east side of said Lackawanna Avenue (4) S 21 degrees 07' 50" E - 63 feet, more or less, to the place of beginning.

Containing 0.18 of an acre of land, more or less.

Off-Street Parking Permit PARCEL "B"

Beginning for the same at a point on the east side of Lackawanna Avenue, 40 feet wide, at a distance of 120 feet, more or less, as measured northerly along the east side of said Lackawanna Avenue from its intersection with the north side of Joppa Road, 40 feet wide, said point of beginning being in the second line of a Baltimore County Zoning Description, 9-BR1, running thence, binding on the east side of said Lackawanna Avenue (1) S 21 degrees 07' 50" W - 63 feet, more or less, thence (2) N 68 degrees 52' 16" E - 60 feet, more or less, and (3) S 21 degrees 07' 50" E - 63 feet, more or less, thence along said second line of said Zoning Description herein referred to (4) southerly - 60 feet, more or less, to the place of beginning.

Containing 0.09 of an acre of land, more or less.

Being the property of Florence L. Cross, as shown on plan filed with the Zoning Department.
Hearing Date: Monday, March 4, 1968 at 10:00 A.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
Feb. 15.

CERTIFICATE OF PUBLICATION

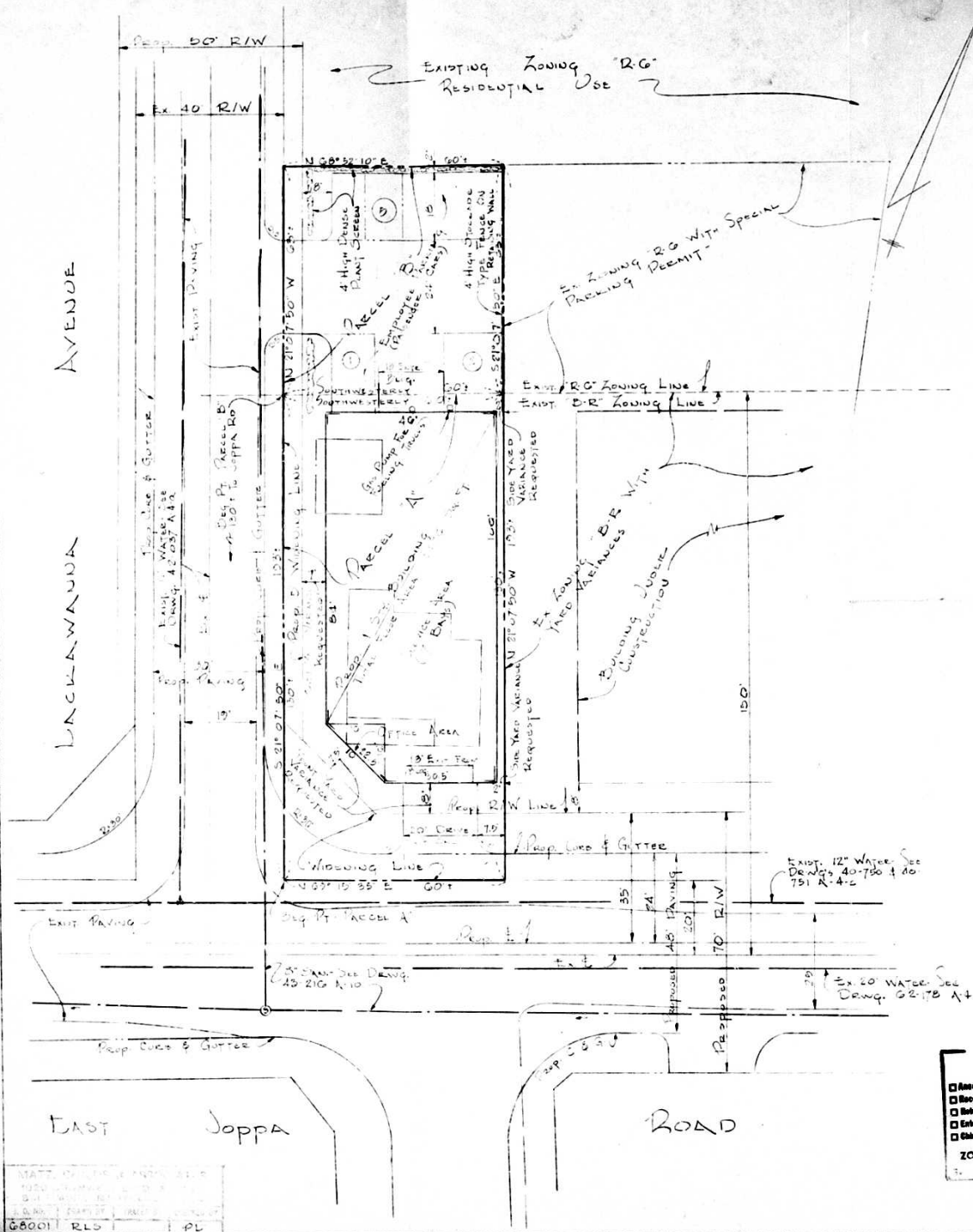
TOWSON, MD., FEB 15 1968

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 before the 14th day of March 1968, the first publication appearing on the 15th day of February 1968.

THE JEFFERSONIAN,

Edmund H. H. H.
Manager

Cost of Advertisement, \$.....



LOCATION PLAN
Scale: 1"=200'

GENERAL NOTES

1. Area of Parcel Equals 2.21 Acres.
2. Existing Zoning of Parcel "B.R." & "R.G."
3. Existing Use of Parcel "Residential Use"
4. Proposed Zoning of Parcel "B.R." with "Yard Variances" & "R.G." with a Special Permit for Off-street Parking
5. Proposed Use of Parcel "Office & Service Garage"
6. Petitioner is Requesting a Variance to Section 222.1 of the Zoning Code from 25 to 34.75 (Front Yard)
7. Petitioner is Requesting a Variance to Section 222.2 of the Zoning Code from 20' to 21' & 7' (Side Yard)
8. Off-street Parking:
 - a. Business Parking Units = 15 (10.00)
 - b. Proposed Parking Units (Including Service Bays in Block) 15 Units
9. Existing Structures on Site Shall Be Removed
10. 0 Indicates Shaded Night Light Over Entrances. Light Will Be Directed Downward.
11. Operation Shall Consist of Cleaning & Maintenance of Trucks Inside of the Building. Hours of Operation Shall Be From 5:00 A.M. Until 8:00 P.M.
12. Trucks Will Not Be Allowed Overnight Outside of the Building.
13. Parking Lot Shall Be Graded So That Drainage Does Not Flow Onto Adjacent Properties. Parking Lot Shall Have 1" Maximum Slopes.

PLAN TO ACCOMPANY PETITION FOR YARD VARIANCES & PARKING PERMIT

1726 EAST JOPPA ROAD
ELECTION DISTRICT 2 BALTIMORE COUNTY, MD.
Scale: 1"=20'

JAN. 16, 1968
REVISED Feb 26, 1968

