

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Mary Belle Grempler, Owners
Donald E. Grempler and 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 216 of the Baltimore County Zoning Regulations to allow maximum projections of the proposed building addition, of 22, 12 feet above a line sloping inward and upward at a 45° angle from the 35-foot elevation at the established building line; and a mean height of 56 feet instead of the permitted 35 feet.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty

See attached description
Property is to be posted and advertised as prescribed by Zoning Regulations.
Don't 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: Mary Belle Grempler Legal Owners
Address: 402 East Joppa Road, Baltimore, Maryland 21204
John W. Armiger, Petitioner's Attorney
Address: 200 Padonia Road, East Cockeysville, Md. 21030
Protestant's Attorney
Address: 200 Padonia Road, East Cockeysville, Md. 21030
ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of February, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 13th day of March, 1968, at 11:00 o'clock A. M.
Zoning Commissioner of Baltimore County

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

SUBJECT: Height variance for Donald E. Grempler, located N/E Cor. of Joppa Rd. & Fairmount Avenue, 9th District (Item 87, February 6th, 1968)

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

BUREAU OF ENGINEERING:
Water - Existing 20" water in Fairmount Avenue
Existing 12" & 6" water in Joppa Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Joppa Road
Road - Joppa Rd. & Fairmount Ave. are to be developed as shown on the submitted plan. However, the plan should be revised to show the proposed median design.

PROJECT PLANNING DIVISION:
This office will review and submit any necessary comments at a later date.

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

STATE ROADS COMMISSION:
There are no State roads involved, therefore, this office has no comment.

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 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 Commission's hearing.

The following members had no comment to offer:

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

Very truly yours,

James S. Hays
JAMES S. HAYS
Zoning Supervisor

cc: Carlisle Brown-Bar. of Engrs.; Albert V. Gubsky-Project Planning; William Greenwalt-Health Dept.; John Rogers-State Roads Comm.

cc: Stephen G. Kiser
900 S. S. Rd. 21204
Pres. Charles Ellis

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following facts, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the requested variances would grant relief without substantial injury to the public health, safety or the general welfare of the locality involved, the above variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of March, 1968, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit maximum projection of the proposed building addition of 22, 12 feet above a line sloping inward and upward at a 45° angle from 35' elevation at the established building line and a mean height of 56' instead of the permitted 35', subject to approval of the site Zoning Commissioner of Baltimore County 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 22nd day of March, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

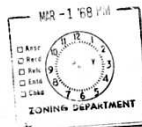
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 29, 1968
FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #68-208-A, Northeast corner of Joppa Road and Fairmount Avenue. Petition for Variance to permit maximum projections of the proposed building addition of 22, 12 feet above a line sloping inward and upward at 45 degree angle from the 35 foot elevation at the established building line; and a mean height of 56 feet instead of the permitted 35 feet.
Donald E. Grempler - Petitioner

9th District
HEARING: Wednesday, March 13, 1968. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition. If it should be decided to grant the petition, however, we request that the grant be conditioned upon our approval of the site plan.



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

Lester Matz, P. E.
John C. Childs, P. E.
Associates:
Richard W. Hays, P. E.
George W. Blumhry, P. E.
Robert W. Cranan, P. E.
Lawrence M. Glaze, P. E.
Norman F. Harrison, P. E.
Paul S. Smeton

DESCRIPTION

0.741 ACRE PARCEL, NORTHEAST CORNER JOPPA ROAD AND FAIRMOUNT AVENUE, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning - "R-A with Special Exception"
Proposed Zoning - "R-A with Special Exception and Height Variance"

Beginning for the same at a point on the east side of Towson Belt Route, (Fairmount Avenue), as shown on Baltimore County Bureau of Rights of Way Plat, "R, W, 51-171 and recorded in Baltimore County Highways Liber No. 15B. Folio 258 said point of beginning being at the north end of a fillet curve which connects the north side of Joppa Road and said east side of Towson Belt Route as shown on said plat, running thence, binding on said east side of Towson Belt Route, (1) northerly, by a curve to the left with the radius of 1351.26 feet, the distance of 82.07 feet which arc is subtended by a chord bearing N 01° 14' 00" E - 82.06 feet, thence leaving said Towson Belt Route and running for the five following courses and distances: (2) N 19° 09' 55" E - 22.80 feet, (3) S 70° 50' 05" E - 134.53 feet, (4) S 70° 02' 05" E - 83.47 feet, (5) S 19° 56' 55" W - 156.16 feet, and (6) S 14° 37' 55" W - 25.00 feet to the center of said Joppa Road, thence binding thereon (7) N 75° 22' 05" W - 81.23 feet, thence leaving said center of Joppa Road and running for the two following courses and distance: (8) N 13° 49' 15" E - 25.00 feet and (9) N 19° 09' 55" E - 18.67 feet to the north side of said Joppa Road as shown on said plat, thence binding thereon (10) N 75° 18' 12" W - 40.86 feet, thence on the fillet curve herein referred to (11) northwesterly, by a curve to the

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 2/28/68
Posted for: Height Variance, March 13, 1968, on Joppa Road
Petitioner: Donald E. Grempler
Location of property: Northeast corner of Joppa Road and Fairmount Avenue
Location of Signs: Signs placed on Joppa Road and Fairmount Avenue
Remarks: None
Posted by: [Signature] Date of return: 2/28/68

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

TO: Donald E. Grempler Realty, Inc. 402 E. Joppa Road Towson, Md. 21204	No. 53057 DATE: Mar. 22, 1968
DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$71.00
QUANTITY	COST
Advertising and posting of property #68-208-A	71.00

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

MCA MATZ, CHILDS & ASSOCIATES, INC.

Page Two

right with the radius of 66.00 feet, the distance of 90.17 feet, which arc is subtended by a chord bearing N 36° 09' 54" W - 83.32 feet to the place of beginning.
Containing 0.741 of an acre of land, more or less.

PPKimp J.O. #65206 December 13, 1967

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 51796
DATE: Feb. 19, 1968

TO: John Armiger, Esq.
200 Padonia Road, East
Cockeysville, Md. 21030
Zoning Dept. of Balto. Co.
Petition for Variance for Donald E. Grempler #68-208-A
DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
TOWSON, MARYLAND 21204
TOTAL AMOUNT \$5.00

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 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 030 times, successively, before the 13th day of March, 1968, the first publication appearing on the 27th day of February, 1968.
THE JEFFERSONIAN, Manager
Cost of Advertisement \$...

PETITION FOR VARIANCE ON WEST STREET

ZONING: Petition for a Variance for Height.

LOCATION: Northeast corner of Joppa Road and Fairmount Avenue.

DATE & TIME: WEDNESDAY, MARCH 13, 1968 at 11:00 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 allow maximum projections of the proposed building addition, of 22.12 feet above a line sloping inward and upward at a 45 degree angle from the 35-foot elevation at the established building line, and a mean height of 56 feet instead of the permitted 35 feet.

The Zoning Regulation to be excepted as follows:

Section 216- Height Regulations - Maximum building height - 35 feet provided that at no point it projects above a line sloping inward and upward at a 45 degree angle from the 35 foot elevation at the established building line.

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

Beginning for the same at a point on the east side of Towson Belt Road, (Fairmount Avenue), as shown on Baltimore County Bureau of Rights of Way Plat, H¹, W¹, 53-171 and recorded in Baltimore County Highways Liber No. 158, Folio 258 said point of beginning being at the north end of a fillet curve which connects the north side of Joppa Road and said east side of Towson Belt Road as shown on said plat, running thence, thence on said east side of Towson Belt Road (1) northerly, by a curve to the left with the radius of 1361.36 feet, the arc of 82.67 feet which are to be subtended by a chord bearing N 81 degrees 16' 00" E - 62.66 feet, thence bearing said Towson Belt Road and running for the five following courses and distances: (2) N 19 degrees 09' 55" E - 22.86 feet, (3) S 70 degrees 50' 05" E - 134.53 feet, (4) S 70 degrees 02' 05" E - 83.47 feet, (5) S 15 degrees 50' 55" W - 156.16 feet, and (6) S 14 degrees 37' 55" W - 25.00 feet to the center of said Joppa Road, thence bearing thence (7) N 75 degrees 22' 00" W - 81.23 feet, thence leaving said center of Joppa Road and running for the two following courses and distances: (8) N 13 degrees 49' 55" E - 25.00 feet and (9) N 19 degrees 09' 55" E - 15.67 feet to the north side of said Joppa Road as shown on said plat, thence bearing thence (10) N 75 degrees 18' 12" W - 40.86 feet, thence on the fillet curve herein referred to (11) northeasterly, by a curve to the right with the radius of 56.80 feet, the distance of 90.17 feet, which are to be subtended by a chord bearing N 36 degrees 09' 54" W - 83.32 feet to the place of beginning.

Containing 0.741 of an acre of land, more or less.

Being the property of Donald E. Grempler and Mary Belle Grempler as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, March 13, 1968 at 11:00 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. 22

ORIGINAL

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 27, 1968.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 27th day of Feb., 19 68, that is to say the same was inserted in the issue of

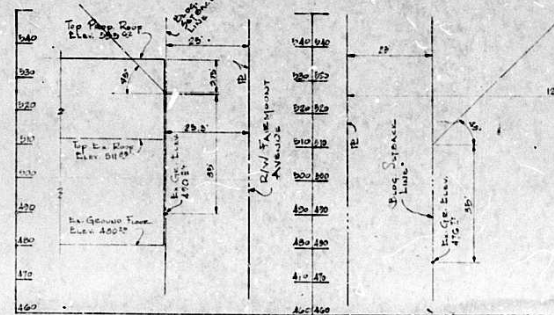
February 22, 1968.

THE BALTIMORE COUNTIAN

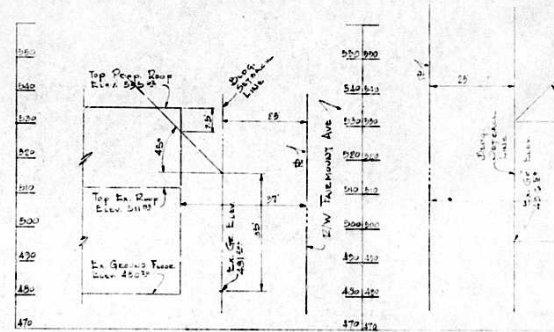
By Paul T. Morgan
Editor and Manager
R. M.

SITE PLAN
SCALE: 1"=20'

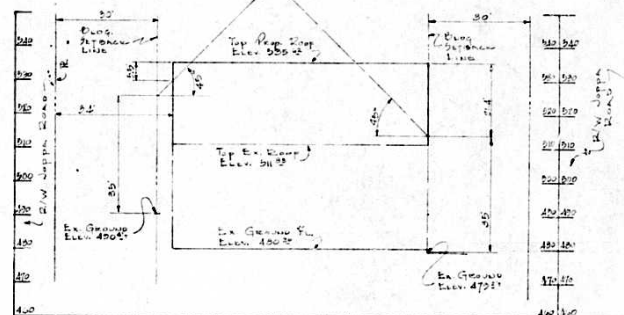
- GENERAL NOTES:
1. Total Acreage of Tract Equals 0.741 Acres
 2. Existing Zoning of Tract "RA With Special Exception"
 3. Existing Use of Tract "2 STY. OFFICE BUILDING"
 4. Proposed Zoning of Tract "RA With Special Exception"
 5. Proposed Use of Tract "4 STY. OFFICE BUILDING"
 6. Petitioner is Requesting a Variance to Sections 21C of The Zoning Code to Allow Upper Portions of The Building to Extend Within The Height Limit
 7. Existing Floor Area Equals 2,484 Sq. Ft. Requiring 33 Parking Units
 8. Existing Off-street Parking Equals 31 Units
 9. Total Floor Area With Proposed 2 STY. Addition Equals 17,670 Sq. Ft.
 10. Total Parking Units Required Equals 55 Units
 11. Total Parking Units Proposed Equals 46 Units



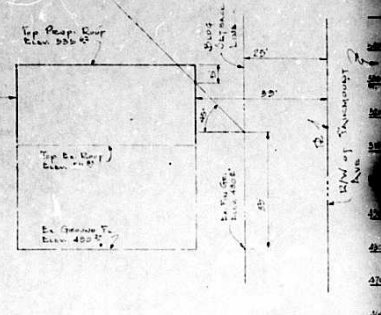
SECTION E-E
SCALE: 1"=20'



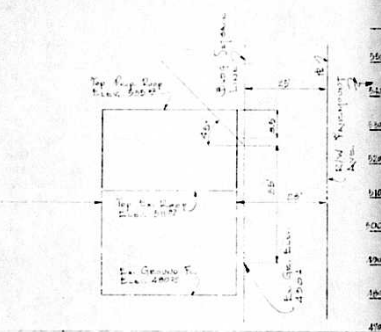
SECTION F-F
SCALE: 1"=20'



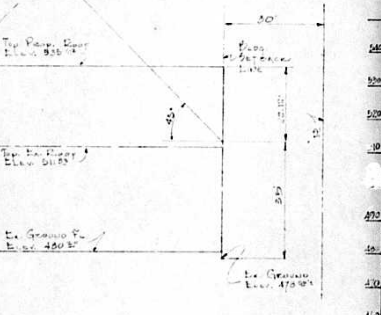
SECTION C-C
SCALE: 1"=20'



SECTION A-A
SCALE: 1"=20'



SECTION B-B
SCALE: 1"=20'



SECTION D-D
SCALE: 1"=20'

PLAT TO ACCOMPANY PETITION
FOR
HEIGHT VARIANCE
AT
408 EAST JOPPA ROAD
DISTRICT 2
SCALE: AS SHOWN
BALTIMORE COUNTY, MD.
DEC. 23, 1967

