

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry A. Strohminger, 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 409.2 (1) (4) - To permit parking spaces to have a setback adjacent to street property line instead of required 8 feet.

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

Parking of Petitioner's vehicles in accordance with zoning regulations presents extreme practical difficulty in the conduct of his business.

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

Contract purchaser
Address: 1609 Joppa Road
Towson, Maryland 21204

Protestant's Attorney
Address: 42 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of April 1968 at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

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, it is

a Variance to permit parking spaces to have zero foot setbacks adjacent to street property line instead of the required 8 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of April 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 parking spaces to have zero foot setbacks adjacent to street property line instead of the required 8 feet, subject to approval of the site plan by the 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 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, it is

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of April 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

John B. Howard, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S Pleasant Plains Road 200' S of Joppa Road - 9th District
Henry A. Strohminger, Petr.
NO. 68-222-A

Dear Mr. Howard:

I have this date passed my Order granting the above Variance to permit parking spaces to have zero foot setbacks adjacent to street property line instead of the required 8 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

This Order is passed with the understanding that the zero foot setback for parking spaces only to be spaces on Joppa Road and not to Pleasant Plains Road. This condition is also agreed that some type of barrier would be erected so as to prevent the car bumpers from protruding over the adjacent sidewalk.

Very truly yours,

EDWARD C. D. HANDESTY
Deputy Zoning Commissioner

EDH/jdr

cc: Cyril Murphy, Esquire
508 National Bank Bldg.
Baltimore, Maryland 21202

Mr. William Bass, President
8608 Drummond Road
Baltimore, Maryland 21204

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

No. 53076

DATE April 1, 1968

TO:	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Schofer & Strohminger Towson, Md. 21204	1	62.00	62.00
Advertising and posting of property NO-222-A	1	62.00	62.00
DEPOSIT TO ACCOUNT NO. 01-622			
DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			

CERTIFICATE OF PUBLICATION

TOWSON, MD., MARCH 14, 1968, 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 1st day of April 1968, the first publication appearing on the 11th day of March 1968.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #68-222-A Towson, Maryland

District 9th
Posted for Henry A. Strohminger April 1, 1968 9:10 A.M.
Petitioner: Henry A. Strohminger
Location of property: E.S. of Pleasant Plains Road 200' S of Joppa Rd.
Location of Signs: On Joppa Road at front of Strohminger Bldg.
Remarks:
Posted by: Michael H. Xiao
Signature
Date of return: March 22, 1968

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

No. 53028

DATE March 8, 1968

TO:	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Henners, Oak, Paul and Howard Loyola Building Towson, Md. 21204	1	25.00	25.00
Petition for Variance for Henry A. Strohminger NO-222-A	1	25.00	25.00
DEPOSIT TO ACCOUNT NO. 01-622			
DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS			

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 22, 1968
FROM: Leslie H. Groef, Deputy Director of Planning
SUBJECT: Petition #68-222-A. Variance to permit parking spaces to have zero foot setback adjacent to street property line instead of the required 8 feet. East side of Pleasant Plains Road 200' feet South of Joppa Road. Being the property of Henry A. Strohminger.
9th District
HEARING: Monday, April 1, 1968 (10:00 A.M.)

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

We seriously question that there are conditions of legitimate hardship or practical difficulty with respect to the subject request. It would appear that the parking spaces in question could be located closer to the existing building, rather than being placed so close to Joppa Road.

Feb 28, 1968

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

John B. Howard, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
SUBJECT: Parking variance for Henry A. Strohminger, located E/S Pleasant Plains Road, 200' S of Joppa Road 9th District (Item 106, February 27, 1968)

Dear Sirs:

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

BUREAU OF TRAFFIC ENGINEERING:
According to the plan it shows two existing entrances to be closed -- one at the present time has been closed -- the other one must also be closed.

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
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer, Acting Supervisor

JED:jd
cc: C. Richard Moore-Traffic Engineering

FROM THE OFFICE OF
GEORGE WILSON STEPHENS, JR. & ASSOCIATES,
ENGINEERS
P.O. BOX #6826, TOWSON, MD. 21204

Description of Part of the Land of William Taft Feldman et al February 7, 1968

Beginning for the same at a point on the eastern side of Pleasant Plains Road, 60 feet wide, said point being located 200 feet, more or less, southwesterly from the intersection of said eastern side of Pleasant Plains Road with the center of Joppa Road, 70 feet wide, and running thence for the ten following lines of division, viz: first, South 82° 35' 33" West 222.36 feet; second North 12° 01' 40" East 23.46 feet; third South 17° 03' 27" East 69.79 feet; fourth North 81° 38' 33" East 163.02 feet; fifth, southwesterly by a curve to the left having a radius of 620 feet for a distance of 295.33 feet; sixth South 12° 01' 40" West 183.63 feet; seventh southwesterly by a curve to the right having a radius of 159.57 feet for a distance of 209.82 feet; eighth North 69° 01' 20" West 31.24 feet; ninth North 22° 52' 40" East 148.92 feet, and tenth North 67° 07' 20" West 111.11 feet to intersect the southeast side of Pleasant Plains Road, thence binding on the southeast side of said road by a curve to the right having a radius of 970 feet for a distance of 14.84 feet, thence for three lines of division, viz: first South 65° 39' 20" East 144.97 feet; second North 24° 18' 10" East 100.00 feet, and third North 65° 39' 20" West 145.00 feet to the southeast side of Pleasant Plains Road, thence binding on the side of said road North 24° 18' 10" East 140.11 feet to the place of beginning.

Containing 2.29 Acres of land, more or less.

