

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Melvyn Goldman and Philip E. Klein, owners of the property situated 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 238.1 from 25 feet to 19 feet and 14 feet (front yard) and Section 238.2 from 30 feet to 12 feet (rear yard)

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

Because of the shape of the lot and the necessity of maintaining adequate loading area behind the A & P, this variance is necessary.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or Melvyn Goldman and Philip E. Klein, 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 of Baltimore County.

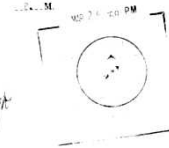
Contract purchaser _____ Legal Owner _____
Address _____

Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 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 County, on the _____ day of _____, 1968, at 1:00 o'clock

by _____ M. _____
Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Melvyn Goldman
1515 Reisterstown Road
Baltimore, Maryland 21204

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
_____ day of _____, 1968.

Petitioner Melvyn Goldman

Petitioner's Attorney _____

Reviewed by _____
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner: Melvyn Goldman & Philip E. Klein
Location of property: E. S. of Geige Rd. 365' South of Baltimore National Pike
Location of Sign: E. S. of Geige Rd. 365' South of Baltimore National Pike
Remarks: _____
Posted by: _____ Date of return: _____

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 a general welfare of the locality involved.

the above Variance should be had, that the Variance should be granted.

to permit front yard setbacks of 19 and 14 feet instead of the required 25 feet, and a Variance to permit rear yard setback of 12 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 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 front yard setbacks of 19 and 14 feet instead of the required 25 feet, and to permit a rear yard setback of 12 feet instead of the required 30 feet, subject to the 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 a general welfare of the locality involved.

the above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 4/11/68 BY _____

RECEIVED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
E. S. of Geige Rd. 365' S of Baltimore National Pike

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Rosedown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 17, 1968

THIS IS TO CERTIFY, that the annexed advertisement of _____ was inserted in THE BALTIMORE COUNTEAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 17th day of April, 1968, that is to say the same was inserted in the issues of _____

April 11, 1968.

THE BALTIMORE COUNTEAN

By _____
Editor and Manager

TELEPHONE
EXT. 367

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

To: Melvyn Goldman and Philip E. Klein
5288 Park Heights Ave.
Baltimore, Md. 21215

ACCOUNT NO. 00-422

RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISING AND POSTING OF PROPERTY
\$25.00

DETAILS: ADVERTISING AND POSTING OF PROPERTY

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March 28, 1968

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

Mr. Melvyn Goldman
1515 Reisterstown Road
Baltimore, Maryland 21204

SUBJECT: Front yard and rear yard variance for Melvyn Goldman, located E/S Geige Road S of Baltimore National Pike 1st District (Item 131, March 26, 1968)

Dear Sirs:

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

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

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:dj

PETITION FOR A VARIANCE IN DISTRICT

ZONING: Petition for Variance for Front and Rear Yard
LOCATION: East side of Geige Road 365 feet South of Baltimore National Pike
DATE & TIME: Monday, April 29, 1968, 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, Maryland, will hold a public hearing on the above petition at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Monday, April 29, 1968, at 1:00 P.M.

The Zoning Regulations of Baltimore County, Maryland, require that the front yard setback of 25 feet and the rear yard setback of 30 feet be maintained.

The Zoning Regulations to be amended are as follows:

Section 238.1 - Front Yard - 25 feet wide, at a distance of 25 feet from the front property line and not less than 10 feet from the side of any other street.

Section 238.2 - Side and Rear Yard - 30 feet wide, at a distance of 30 feet from the side and rear property line and not less than 10 feet from the side of any other street.

All that parcel of land in the First District of Baltimore County, Maryland, containing 0.6529 of an acre of land, beginning for the same at a point on the east side of Geige Road, 365 feet wide, at a distance of 365 feet from the intersection of said Geige Road with the Baltimore National Pike, 150 feet wide, running thence and binding on the south side of said Geige Road the following courses and distances, to-wit:

(1) S 15° 40' 06" W - 156.50 feet, by a curve to the left with the radius of 322.50 feet, the distance of 88.61 feet, thence leaving said Geige Road and running for the three following courses and distances, to-wit:

(2) S 74° 19' 54" E - 105.90 feet, (3) S 74° 19' 54" E - 105.90 feet, (4) N 15° 40' 06" E - 244.00 feet, and (5) N 74° 19' 54" W - 118.00 feet, to the place of beginning.

Containing 0.6529 of an acre of land.

Being the property of Melvyn Goldman and Philip E. Klein, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, April 29, 1968 at 1:00 P.M.
Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By _____
Zoning Commissioner of Baltimore County

By _____
Chairman of Advisory Committee

By _____
Petitioner

By _____
Petitioner's Attorney

By _____
Zoning Supervisor

By _____
Zoning Commissioner

By _____
Chairman of Advisory Committee

By _____
Petitioner

By _____
Petitioner's Attorney

By _____
Zoning Supervisor

By _____
Zoning Commissioner

By _____
Chairman of Advisory Committee

By _____
Petitioner

By _____
Petitioner's Attorney

By _____
Zoning Supervisor

By _____
Zoning Commissioner

By _____
Chairman of Advisory Committee

By _____
Petitioner

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____, 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 _____ weeks before the _____ day of _____, 1968, the first publication appearing on the _____ day of _____, 1968.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 19, 1968

FROM: George E. Cavell, Director of Planning

SUBJECT: Petition #680246-A. East side of Geige Road 365 feet South of Baltimore National Pike. Petition for Variance to permit front yard of 19 and 14 feet instead of the required 25 feet and to permit a rear yard of 12 feet instead of the required 30 feet.
Melvyn Goldman and Philip E. Klein - Petitioners

1st District

HEARING: Monday, April 29, 1968 (1:00 P.M.)

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

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 361-633-0900

DESCRIPTION

0.6529 ACRE PARCEL

EAST SIDE OF GEIGE ROAD,

SOUTH OF BALTIMORE NATIONAL PIKE,

PART OF "46 WEST SHOPPING CENTER",

FIRST ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND,

Existing Zoning: "R-R"

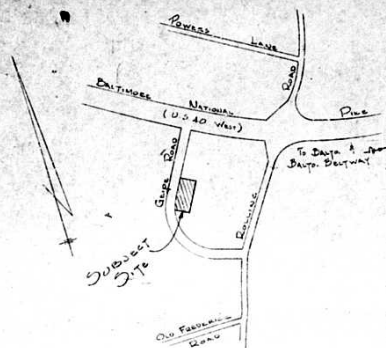
Proposed Zoning: "E-R With Yard Variances"

Beginning for the same at a point on the east side of Geige Road, 365 feet wide, at a distance of 365 feet, more or less, as measured southerly along the east side of said Geige Road from its intersection with the south side of Baltimore National Pike, 150 feet wide, running thence and binding on the east side of said Geige Road the two following courses and distances: (1) S 15° 40' 06" W - 156.50 feet, and (2) southerly, by a curve to the left with the radius of 322.50 feet, the distance of 88.61 feet, thence leaving said Geige Road and running for the three following courses and distances, (3) S 74° 19' 54" E - 105.90 feet, (4) N 15° 40' 06" E - 244.00 feet, and (5) N 74° 19' 54" W - 118.00 feet, to the place of beginning.

Containing 0.6529 of an acre of land.

PPK:mp J.O. #59145 March 5, 1968
Water Supply, Sewerage, Drainage, Highways, Structures, Development, Planning, Reports





LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. Total Area of Shopping Center Equals 2.775 Acres
2. Area of Center Requesting Three Variances Equals 0.0529 Acres
3. Existing Zoning of Center "B-1C"
4. Existing Use of Parcel Requesting Variances "No Use"
5. Proposed Use of Parcel Requesting Variances "Warehouse"
6. Petitioner is Requesting A Variance To Section 233.1 of The Zoning Code From 15' To 13' & 14' (FRONT YARD)
7. Petitioner is Requesting A Variance To Section 233.2 of The Zoning Code From 30' To 12' (REAR YARD)
8. OFFICIAL PARKING REQUIREMENTS:
 - A. Total Number of Employees Equals 10
 - B. Required Parking Units Equals 4 Units
 - C. Proposed Parking Units Equals 14 Units

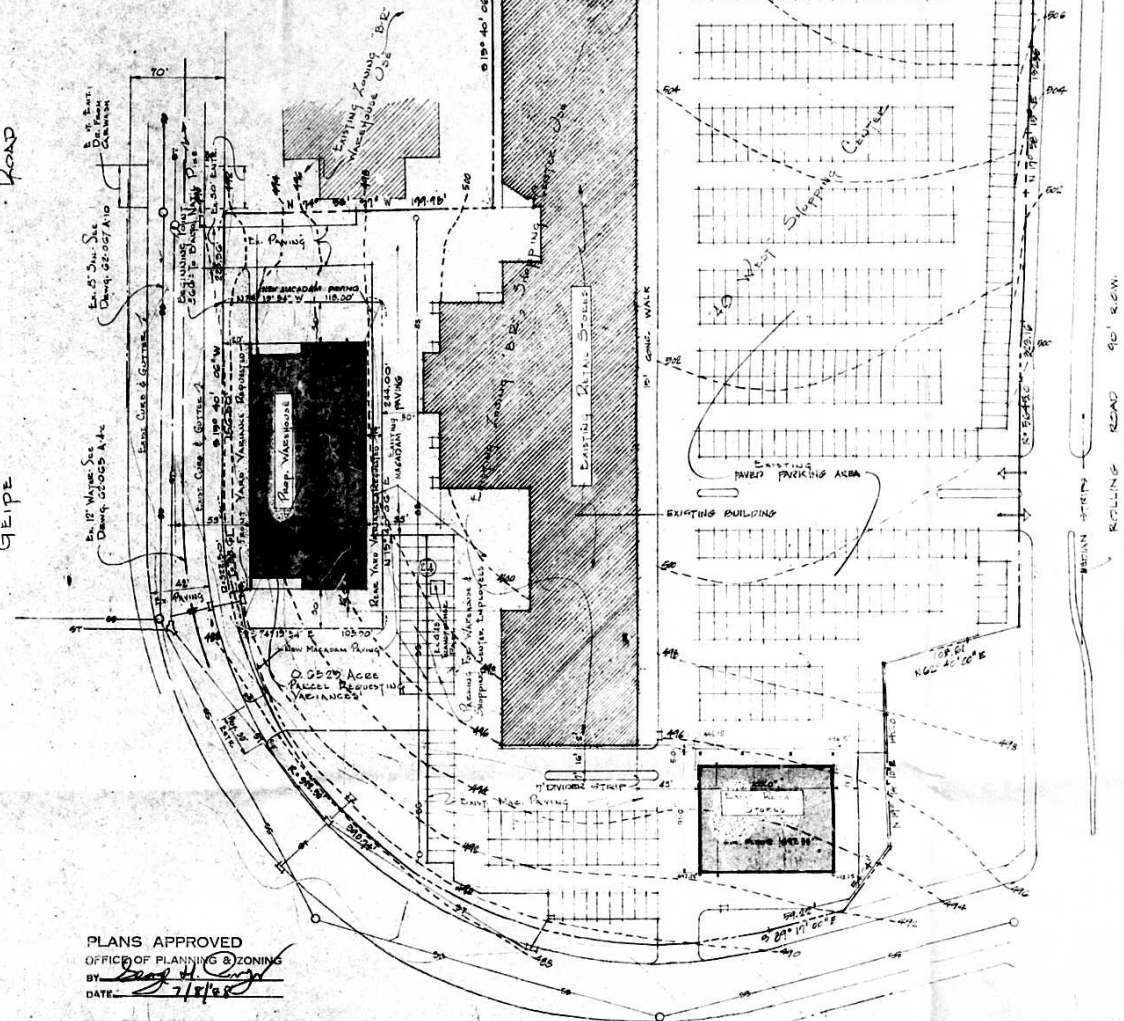
PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCES,
VICINITY
GEIPE RD. & BALTO. NAT'L PIKE
Election District 1 BALTIMORE COUNTY, MD.
SCALE 1"=50' MARCH 11, 1968



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Ray H. Gird
DATE 7/18/68

ROAD

GEIPE



MATZ, CHILDS & ASSOCIATES
1020 ORCHARD LANE
BALTIMORE, MARYLAND 21206
NO. 1000
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/15/68