

Re: Petition for Variance
to Zoning Regulations
W/S York Road 140' N.
Washington Ave., 3rd Dist.,
Wm. H. Sands, Inc.,
Petitioner

Before
Zoning Commissioner
of
Baltimore County
No. 69-39-A

The petitioner requested variances to Section 233.2 of the Baltimore County Zoning Regulations, to permit a side yard of 10 feet and 20 feet instead of the required 30 feet. The petitioner also requested a variance to Section 409.2-c (4) to permit parking spaces closer than 8 feet to a street property line and also a variance to Section 409.2-b (5) to permit 23 parking spaces instead of the required 31 spaces.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variance should be granted.

It is this 31st day of August, 1968, by the Zoning Commission of Baltimore County, ORDERED that the herein petition be and the same is granted, from and after the date of this order to permit the following:

1. To permit a side yard setback of 10 feet and 20 feet respectively instead of the required 30 feet;
2. To permit a year yard setback of zero feet instead of the required 30 feet;
3. To permit parking spaces closer than 8 feet to a street property line; and
4. To permit 23 parking spaces instead of the required 31 spaces;

The site plan is subject to approval of the State Road Commission, Bureau of Public Services, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William H. Sands, Inc., 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 233.2 to permit a side yard of 10' and 20' instead of required 30', and a rear yard setback of 0' instead of required 30'. Sect. 409.2-c(4) to permit parking spaces closer than eight feet to a street property line to permit 23 parking spaces instead of the required 31 spaces, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The owner intends to place a new business use upon this plot of land which is presently occupied by two buildings with totally unrelated uses.
2. That to comply with the regulations would cause an undue hardship and practical difficulty of development because of the narrow width of the lot.

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.

BY: *[Signature]*
Contact purchaser
Address: 704 York Road
Towson, Maryland 21204

James H. Cook, Petitioner's Attorney
Address: 22 W. Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of August, 1968, at 11:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

TELEPHONE 823-3000 EXT. 367

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

No. 56236
DATE: 8/1/68

TO: James H. Cook, Esq., and W. H. Sands, Inc.
Lynette Federal Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
53.00	53.00	53.00

Advertising and posting of property for Wm. H. Sands, Inc.
69-39-A

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

TELEPHONE 823-3000 EXT. 367

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

No. 54486
DATE: 8/25/68

TO: James H. Cook, Esq., and W. H. Sands, Inc.
22 W. Pennsylvania Avenue
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
25.00	25.00	25.00

Petition for Variance for Wm. H. Sands, Inc.
69-39-A

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

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 July, 1968.

[Signature]
Zoning Commissioner

Petitioner: William H. Sands, Inc.
Petitioner's Attorney: James H. Cook, Esq.
Reviewed by: *[Signature]*
Chairman of Advisory Committee

FROM THE OFFICE OF
GEORGE WILLIAM SANDS, JR. & ASSOCIATES, INC.
REGISTERED
P. O. BOX 96828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
of the property of William H. Sands, Inc.
York Road, Towson, Maryland.

June 21, 1968

Beginning for the same at a point on the west right of way line of York Road (46 feet wide) at a distance of 140 feet northwesterly from the intersection of said west right of way line of York Road with the centerline of Washington Avenue; running thence North 24° West binding on the west right of way line of York Road 200.00 feet; thence leaving York Road and running the three following courses, viz: first, South 86° West 90.00 feet; second, South 24° East 199.08 feet, and third, North 66° 35' East 90.00 feet to the place of beginning.

Containing 0.412 Acres of land more or less.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 25 Date of Posting: 8/1/68
Posted for: Variance
Petitioner: Wm. H. Sands
Location of property: W/S York Road 140' N. of Washington Ave.
Location of Signs: on W/S York Road 140' N. of Washington Ave.
Remarks: See attached description
Posted by: *[Signature]* Date of return: 8/1/68

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

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Side and rear yard variance
for William H. Sands, Inc.,
located at W/S York Road,
140' N. from intersection
York Road
(Item 7, July 9, 1968)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING:
This office will review and make any necessary comments at a later date.

BUILDING ENGINEER:
The petitioner will be required to meet all Building Code Requirements, particularly no openings in the rear wall along the rear property line.

HEALTH DEPARTMENT:
The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Department Air Pollution Control Regulations. Additional information can be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE PREVENTION:
Petitioner will be required to meet all Fire Bureau requirements to service garage retail outlet.

STATE ROADS COMMISSION:
The proposed entrances must have a maximum width of 30 ft. There is an existing inlet in the area of the proposed northern entrance. The inlet must be relocated. The right-of-way line must be curbed with 8" x 22" concrete curb. The plan must be revised prior to a hearing date being assigned. The entrances will be subject to State Roads approval and permit.

ZONING ADMINISTRATION DIVISION:
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:

Project Planning Division
Bureau of Engineering
Board of Education
Industrial Development

Very truly yours,

James H. Cook, Esq.,
22 W. Pennsylvania Avenue
Towson, Maryland 21204
Zoning Supervisor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. John G. Ross, Zoning Commissioner Date: August 9, 1968

FROM: George E. Covellis, Director of Planning

SUBJECT: Petition 69-39-A. West side of York Road 140 feet North of Washington Avenue. Petition for Variance to permit a side yard of 10 feet and 20 feet instead of the required 30 feet; and to permit a rear yard of 0 feet instead of the required 30 feet; and to permit parking spaces closer than 8 feet to a street property line; and to permit 23 parking spaces instead of the required 31 spaces.
William H. Sands, Inc. - Petitioners

9th District

HEAP NG: Wednesday, August 21, 1968. (11:00 A.M.)

We are opposed to the requested variance from the parking regulations; the site of the building should be decreased instead. The proposed plan does not comply with the dimensional standards used by the County. There is not sufficient space along the north end of the tract to accommodate the angle parking shown. Vehicles would have to back out on York Road to get out of one of the parking spaces shown. The plan is just too "tight" to be acceptable, and York Road in this vicinity is already too much plagued by cars waiting to obtain spaces on the sites of various establishments.

ORIGINAL

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 August 5, 1968

THIS IS TO CERTIFY that the annexed advertisement of
John G. Ross, Zoning Commissioner of
Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for One ALTERNATE

week before the 5th day of Aug., 1968, that is to say, the same

was inserted in the issue of August 1, 1968.

STROMBERG PUBLICATIONS, Inc.

[Signature]
By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG. 1, 1968, 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 one time successive weeks before the 21st

day of August, 1968, the first publication

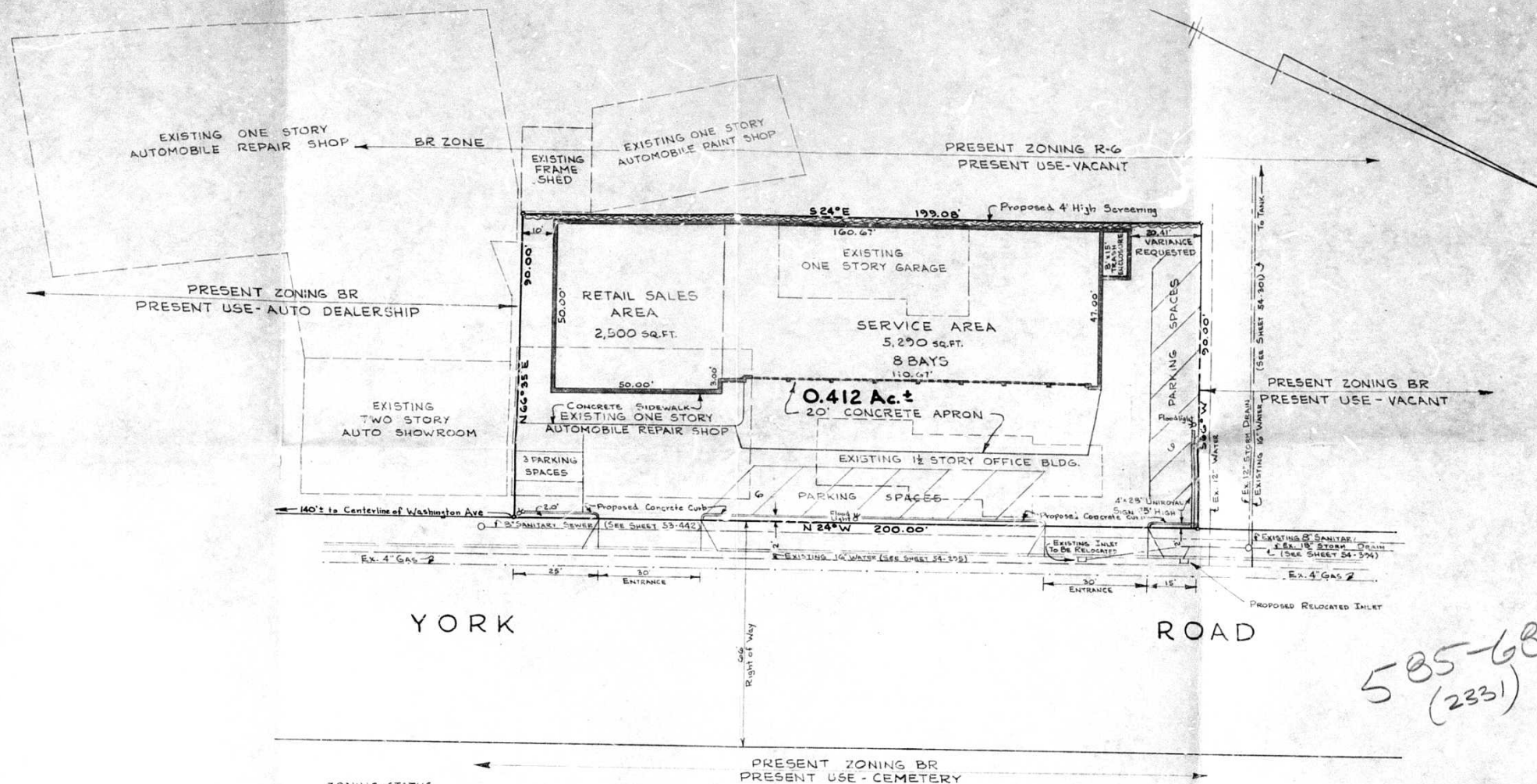
appearing on the 1st day of August

1968.

THE JEFFERSONIAN,

[Signature]
Manager

Cost of Advertisement, \$.....



585-68
(2331)

ZONING STATUS
 PRESENT ZONING: BR
 PRESENT USE: OFFICE BUILDING AND AUTO REPAIR SHOP
 PROPOSED ZONING: BR
 PROPOSED USE: RETAIL SALES OF AUTO TIRES, BATTERIES, AND ACCESSORIES, AND SERVICE GARAGE.

- VARIANCES REQUESTED:**
1. TO SECTION 238.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A ONE FOOT REAR YARD AND 10' (20.4') SIDE YARDS, INSTEAD OF THE REQUIRED 30' SIDE AND REAR YARDS
 2. TO SECTION 409.2c(4) TO PERMIT PARKING TWO FEET FROM A STREET PROPERTY LINE.
 3. TO SECTION 409.2b(5) and (6) TO PERMIT 23 PARKING SPACES INSTEAD OF THE REQUIRED 31 SPACES

TOTAL RETAIL SALES AREA = 2,500'
 PARKING REQUIRED @ 1 SPACE PER 200' = 13 SPACES
 TOTAL SERVICE AREA = 5,290'
 PARKING REQUIRED @ 1 SPACE PER 300' = 18 SPACES
 TOTAL REQUIRED PARKING = 31 SPACES
 TOTAL PROPOSED OUTDOOR PARKING = 15 SPACES
 TOTAL INDOOR PARKING - 8 BAYS = 8 SPACES
 TOTAL PROPOSED PARKING = 23 SPACES

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *W. H. Sands*
 DATE: *12/19/68*

PLAT TO AC COMPANY ZONING PETITION
 FOR THE PROPERTY OF
WILLIAM H. SANDS INC.
 BALTIMORE COUNTY, MD.
 SCALE: 1" = 20'

ELECTION DIST. No. 9
 JUNE 21, 1968
 REV. JULY 18, 1968

Zoning File # 69-39

MICROFILMED

BALTIMORE COUNTY BENCH MARK
78" IRON BAR IN PAVING S.S.
EASTERN AVE. OPP BENGIES RD
X 6822 ELEV. 18.931



EASTERN MAJOR
FLAT ROCK NO. 1-2

WOODLEY AVE.

20' ALLEY

E 5700

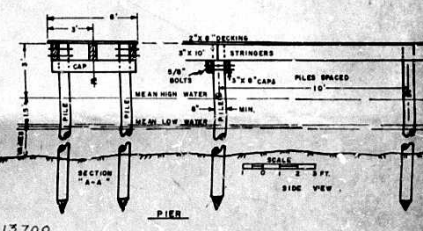
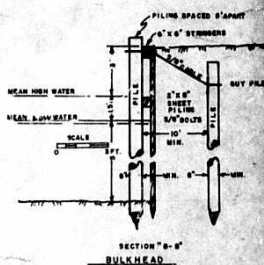
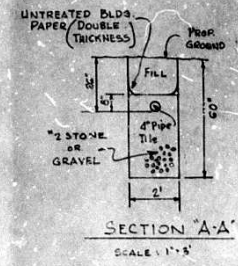


WHITEFORD, FALK & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING, TOWSON, MD. 21204

BENGIES DRIVE IN THEATRE
FROG MORTAR CORPORATION
C/O F. H. HAYES

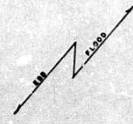
5' ELEV. ADDED ON PLAN IS
SUBJECT TO ROAD CLOSING. gkg

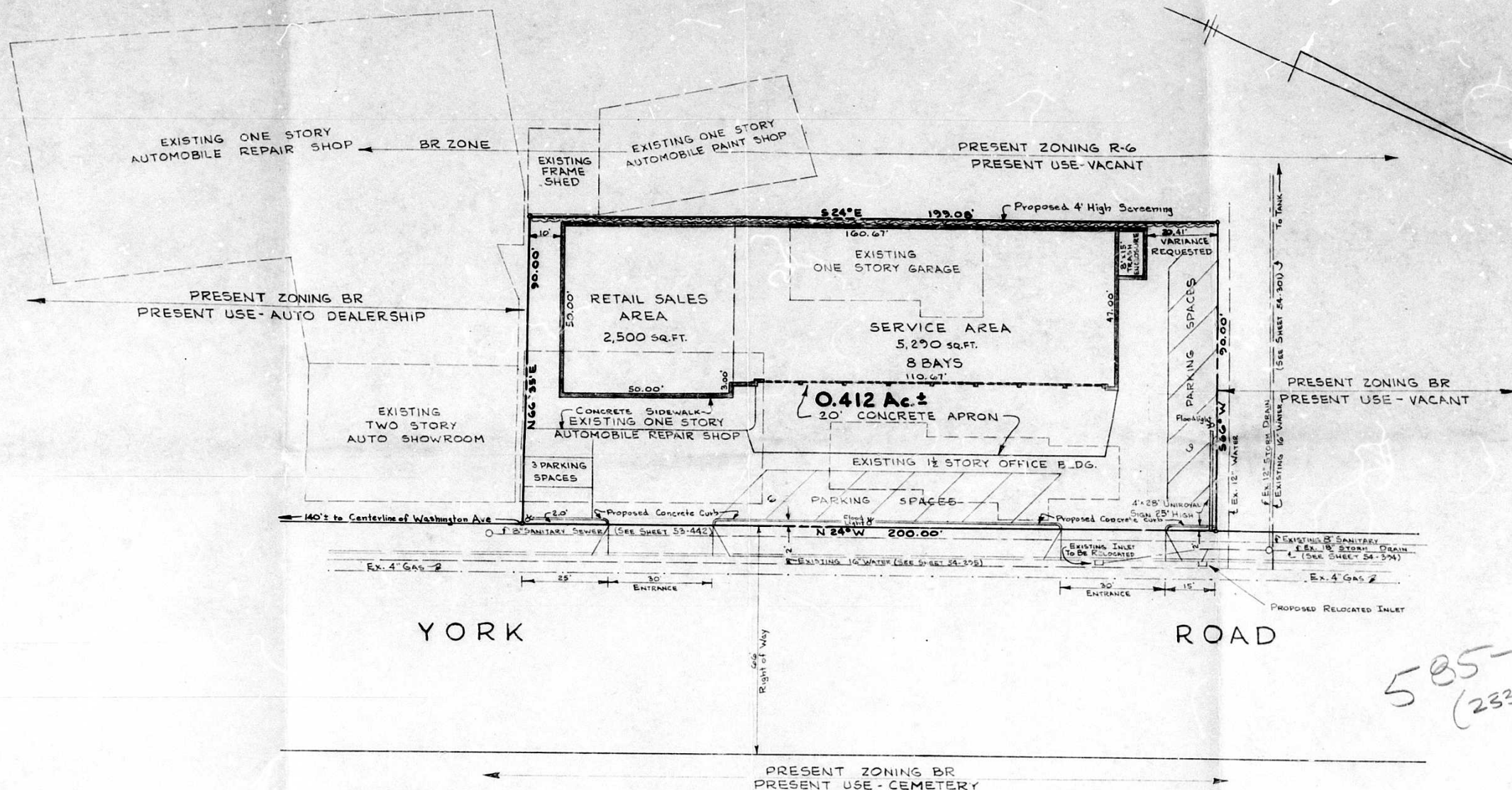
Grades over drain fields to
be level.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John J. Garrels*
DATE *12/5/66*
ZONING MAP 65-37X

WIMERT'S BOAT YARD
15TH ELECTION DISTRICT BALTO. CO. MD.
SCALE: 1"=30' SEPT., 1968.
OWNER
ETHEL WIMERT
103 HUG-425 SHORE RD.
BALTO. MD. 21221





585-68
(2331)

ZONING STATUS
PRESENT ZONING: BR
PRESENT USE: OFFICE BUILDING AND AUTO REPAIR SHOP
PROPOSED ZONING: BR
PROPOSED USE: RETAIL SALES OF AUTO TIRES, BATTERIES, AND ACCESSORIES, AND SERVICE GARAGE.
VARIANCES REQUESTED:
1. TO SECTION 238.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A ONE FOOT REAR YARD AND 10' (20.41' SIDE YARDS INSTEAD OF THE REQUIRED 30' SIDE AND REAR YARDS
2. TO SECTION 409.2c(4) TO PERMIT PARKING TWO FEET FROM A STREET PROPERTY LINE.
3. TO SECTION 409.2b(5) and (6) TO PERMIT 23 PARKING SPACES INSTEAD OF THE REQUIRED 31 SPACES

TOTAL RETAIL SALES AREA = 2,500'±
PARKING REQUIRED @ 1 SPACE PER 200'± = 13 SPACES
TOTAL SERVICE AREA = 5,290'±
PARKING REQUIRED @ 1 SPACE PER 300'± = 18 SPACES
TOTAL REQUIRED PARKING = 31 SPACES
TOTAL PROPOSED OUTDOOR PARKING = 15 SPACES
TOTAL INDOOR PARKING - 8 BAYS = 8 SPACES
TOTAL PROPOSED PARKING = 23 SPACES

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. J. DUNN
DATE 12/11/68

PLAT TO ACCOMPANY ZONING PETITION
FOR THE PROPERTY OF
WILLIAM H. SANDS INC.
BALTIMORE COUNTY, MD.
SCALE: 1" = 20'
ELECTION DIST. No. 9
JUNE 21, 1968
REV. JULY 18, 1968

Zoning File # 69-39