

PETITION FOR SPECIAL HEARING & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas H. Everett, Jr., 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve The Revised Building Plan for construction in an M-R Zone.

Petition for variance from Section 243.5: To permit a floor area ratio of .48 (instead of the required .4).

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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 _____ Legal Owner _____
Address _____
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED By the Zoning Commissioner of Baltimore County, this 27th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September, 1968, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Public Office Building
110 W. Chesapeake Ave.
Towson, Md. 21204
(A Room)

George E. Gavaglia
Director
John G. Hiss
Deputy Commissioner

Mr. Thomas H. Everett, Jr.,
5801 Carter Avenue
Baltimore, Md. 21214

SUBJECT: Item 73
Type of Hearing: Special Hearing
To amend plans for 2nd floor addition
Locations: N/E Cor. of Kenilworth Drive and West Road
9th District
Petitioners: Thomas H. Everett, Jr.
Committee Meeting of October 1, 1968

Dear Mr. Everett:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are the result of this review and inspection.

The Committee commented on this property in October of 1967, Zoning Petition #22-150. At that time the petitioner requested that plans be prepared for a one story building with a partial second floor. He also requested front, side, and rear yard setback variances, together with a variance to permit parking within 5 ft. of a residential zone. This petition was granted and a building permit subsequently issued.

The petitioner now plans to revise his plan by adding a full second floor, which necessitates the present hearing. Since petitioner has provided parking for the entire building, and since the exterior dimensions of the building and the site plan have not been changed in any way, the Committee will offer no comment with regard to the proposed development plan.

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

Very truly yours,

John G. Hiss
John G. Hiss, Deputy

JEH:JG

Re: Petition for Special Hearing and Variance to Zoning Regulations - N/E Cor. Kenilworth Drive & West Road, 9th District
Thomas H. Everett, Jr., Petitioner
Baltimore County
No. 69-84 SPHA

The petitioner requested a special hearing for the approval of a Revised Building Plan for construction in an M-R Zone and a variance to Section 243.5 of the Baltimore County Zoning Regulations to permit a floor area ratio of .48 instead of the required .4, property located at the Northeast Corner of Kenilworth Drive and West Road, in the Ninth District of Baltimore County.

From the testimony presented at the hearing it is the opinion of the Zoning Commissioner of Baltimore County that the petition for special hearing to approve the Revised Building Plan for construction in an M-R Zone, should be approved.

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 17th day of October, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the Revised Building Plan for construction in an M-R Zone is hereby approved, subject to compliance with plat approved by the Director of the Office of Planning on October 14, 1968, marked Exhibit "A" attached hereto and made a part of this Order.

It is further ORDERED that a variance to Section 243.15 of the Zoning Regulations to permit a floor area ratio of .48 instead of the required .4 should be granted.

Any planting required shall be done in the Spring of 1969.

John G. Hiss
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 10/1/68 BY John G. Hiss

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON, MARYLAND 21204
No. 56292
DATE Sept. 17, 1968
To: Thomas L. Strick, Jr., 4 Cambridge Court, Baltimore, Md. 21209
Zoning Dept. of Balto. Co.
SUBJECT: Petition for Special Hearing & Variance for Thomas H. Everett, Jr., 5801 Carter Ave.
QUANTITY 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE
DETAILED ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$25.00 COST
IMPORTANT: MAKE CHECKS PAYABLE TO & REC'D MAIL TO DIVISION OF COLLECTION & RECEIPTS

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON, MARYLAND 21204
No. 56328
DATE Oct. 8, 1968
To: Thomas H. Everett, 5801 Carter Ave., Baltimore, Md. 21214
Zoning Dept. of Balto. Co.
SUBJECT: Advertising and posting of property 60-84-SPHA
QUANTITY 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE
DETAILED ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT \$60.50 COST
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

From the Office of
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. Box 6828, Towson, Md. 21204

Description to accompany application for Building Permit and Floor Area Variance
United Beauty Supply
West Road and Kenilworth Drive
August 27, 1968

Beginning for the same at the intersection formed by the east side of West Road, 70 feet wide, and the northernmost end of the fillet at Kenilworth Drive, 80 feet wide, and running thence binding on the east side of said West Road the two following courses, viz: first North 16° 19' 53" East 27.61 feet, and second northerly along a curve to the right with a radius of 565.00 feet for a distance of 216.73 feet, said curve being subtended by a chord bearing North 27° 19' 15" East 215.41 feet, thence leaving the east side of said West Road and running thence the two following courses, viz: first South 49° 07' 48" East 397.18 feet, and second South 25° 47' 14" West 117.88 feet to the north side of said Kenilworth Drive, thence binding on the north side of said Kenilworth Drive the three following courses, viz: first westerly along a curve to the left with a radius of 2,040.00 feet for a distance of 264.79 feet, said curve being subtended by a chord bearing North 69° 57' 00" West 264.61 feet, second North 73° 40' 07" West 93.96 feet, and third northerly along a curve to the right with a radius of 25.00 feet for a distance of 39.27 feet, said curve being subtended by a chord bearing North 28° 40' 07" West 35.35 feet to the place of beginning.

Containing 1.715 acres of land more or less.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 9-17-68
Posted for: Special Hearing
Petitioner: T. H. Everett
Location of property: N/E Cor. of Kenilworth Dr. & West Road
Location of Sign: At N/E Cor. of Kenilworth Dr. & West Road
Remarks: See Plat Date of return: 9-26-68
Posted by: Signer

OFFICE OF
THE
TOWSON TIMES
TOWSON, MD. 21204 Sept. 25, 1968
THIS IS TO CERTIFY, that the annexed advertisement of John G. Hiss, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of Sept., 1968, that is to say, the same was inserted in the issue of September 19, 1968.

STROMBERG PUBLICATIONS, Inc.

Rich Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 28, 1968
FROM: George E. Gavaglia, Director of Planning

SUBJECT: Petition #69-84-SPHA, Northeast corner of Kenilworth Drive and West Road. Petition for Special Hearing to approve revised building plan for construction in an M-R Zone. Petition for Variance to permit a floor area ratio of .48 instead of the required .4.
Thomas H. Everett, Jr., Petitioner

9th District
HEARING: Tuesday, October 8, 1968. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition to amend or revise an approved development plan in a M-R zone together with a request for a variance to permit a F.A.R. of .48 instead of the required .4. It notes that it previously had approved a development plan for the subject tract in connection with an earlier proceeding and that this petition essentially seeks to provide an additional floor of office space. We have no adverse comment or recommendation to make with respect to this proposal.

Concerning the variance, the planning staff notes that zoning for M-R purposes on the subject tract was established prior to the date that the M-R Zone was revised. Section 243.1 of the present regulations exempted land previously zoned for M-R purposes from the new requirements. Section 252.4 of the old M-R Zone allowed a F.A.R. of .5.

GEG:jms

PETITION FOR SPECIAL HEARING AND VARIANCE—MURPHY ZONING. Petition for Special Hearing to revise Building Plan for construction in an M-R Zone. Area Ratio. LOCATION: Northeast corner of Kenilworth Drive and West Road. DATE of TIME: Tuesday, October 8, 1968 at 10:00 A.M. PUBLIC HEARING: Room 106, 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 on the subject petition for a Special Hearing to revise the Building Plan for construction in an M-R Zone. The Zoning Commissioner and/or Deputy Zoning Commissioner should appear at the hearing to present the petition for variance from the Zoning Regulations of Baltimore County to permit a floor area ratio of .48 instead of the required .4. The Zoning Regulations to be reviewed are Section 243.1—Floor Area Ratio—Maximum permitted Floor Area Ratio (F.A.R.) is .48 except in the case of a one story building or use of a building which is not covered by any such limitation. All that parcel of land in the North District of Baltimore County, bounded for the same by the following courses, viz: first North 16° 19' 53" East 27.61 feet, and second North 73° 40' 07" West 93.96 feet, and third northerly along a curve to the right with a radius of 25.00 feet for a distance of 39.27 feet, said curve being subtended by a chord bearing North 28° 40' 07" West 35.35 feet to the place of beginning. Containing 1.715 acres of land more or less. Being the property of Thomas H. Everett, Jr., as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, October 8, 1968 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. By order of George E. Gavaglia, Director of Planning, Baltimore County. Sept. 19, 1968

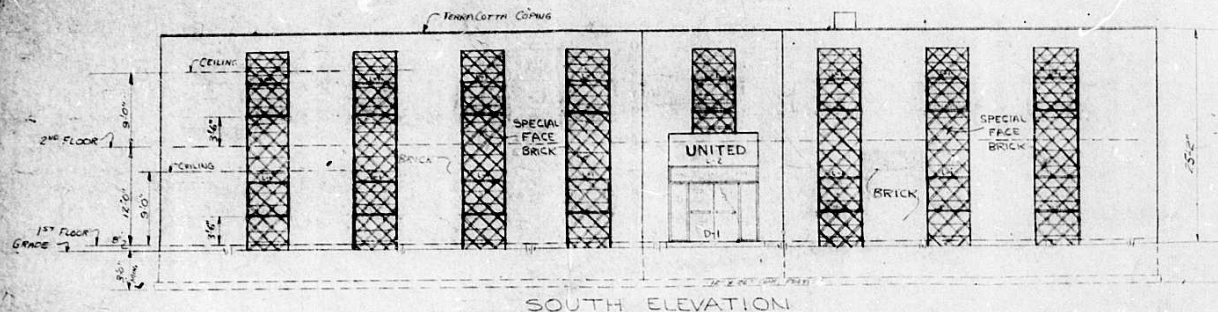
CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 18, 1968

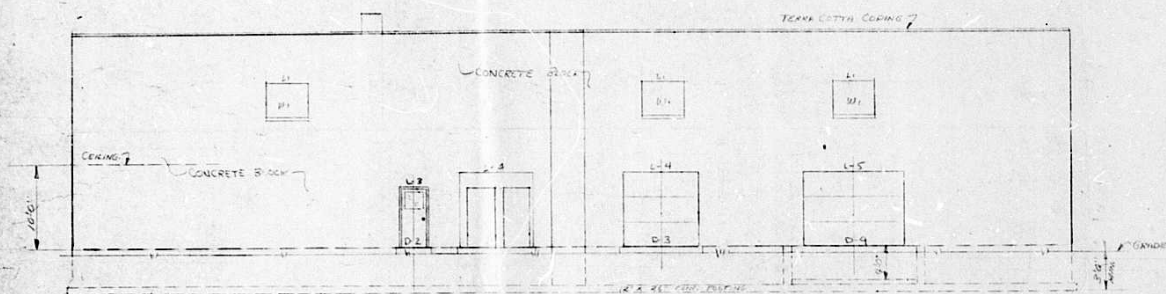
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 issue, before the 25th day of September, 1968, the same publication appearing on the 19th day of September, 1968.

THE JEFFERSONIAN,

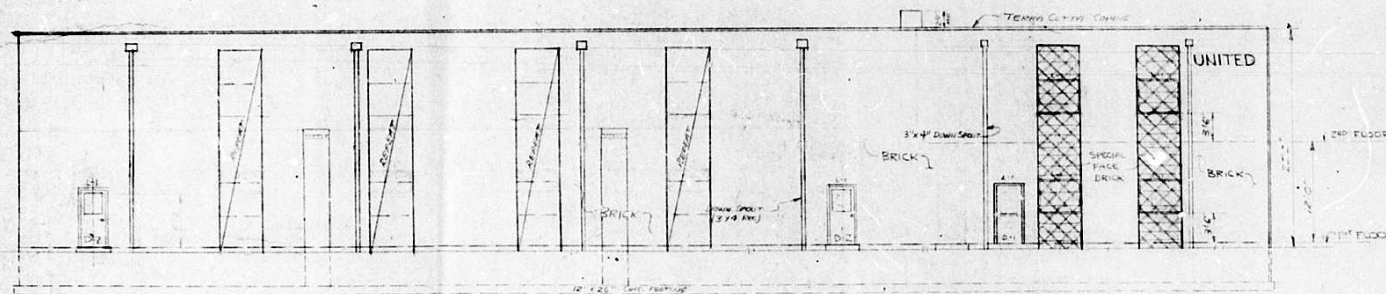
Cost of Advertisement, \$.....



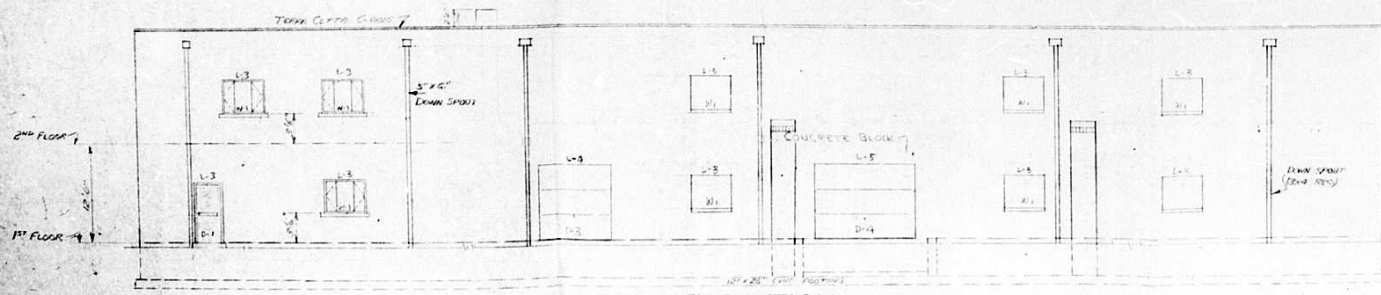
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SPECIFICATIONS

1. MASONRY CONSTRUCTION - SOUTH & WEST WALLS TO BE 8" THICK CONCRETE BLOCK WITH 4" THICK BRICK FACING FROM 12" BELOW GRADE TO TOP OF PARAPET, 12" THICK CONCRETE BLOCK BELOW GRADE. NORTH & EAST WALLS TO BE 12" THICK CONCRETE BLOCK WITH 2 LOTS OF MASONRY PAINT TO MATCH BRICK FACING ON OTHER WALLS. USE METAL HORIZONTAL REINFORCING EVERY 2ND BLOCK (SHIRT DOWNSIDE).
2. ROOF - 20 YEAR BUILD-UP.
3. FOOTINGS FOR EXTERIOR WALLS TO BE AT LEAST 12" THICK X 24" WIDE AND AT LEAST 32" BELOW FINISHED GRADE. COLUMN FOOTINGS TO BE PER DWG. # D-116-C.
4. FIRST FLOOR TO BE 6" THICK CONCRETE SLAB WITH AT LEAST 10"x10" REIN. WITH.
5. SECOND FLOOR TO BE 2" THICK THREESTRONG CONCRETE SLAB, TENSURE 8 GROUND TYPE "A", LAY STAGGERED (REINFORCING IN 2 OR MORE LISTS). COAT WITH MASTIC BRICK TO MATCH FLOOR COVERING.
6. DOOR SCHEDULE:
 - D-1: GLASS WITH 1/4" X 1/4" FRAME, DOUBLE 3'0" X 7'0" WITH 2'0" WIDE SIDE PANELS & 2'0" HIGH TRANSOM.
 - D-2: 3'0" X 7'0" METAL HOLLOW CORE, FLUSH, WITH ONE GLASS AT TOP.
 - D-3: 3'0" X 9'0" OVERHEAD DOOR.
 - D-4: 12'0" X 9'0" OVERHEAD DOOR.
 - D-5: 3'0" X 7'0" DOUBLE FLUSH METAL CLASS "B", U.L. FIRE DOOR (1 1/2 HR. RATED).
 - D-6: 3'0" X 7'0" FLUSH METAL CLASS "B", U.L. FIRE DOOR (1 1/2 HR. RATED).
 - D-7: 2'6" X 6'8" FLUSH METAL HOLLOW CORE.
 - D-8: 2'6" X 6'8" FLUSH WOOD HOLLOW CORE, WITH ONE GLASS AT TOP.
 - D-9: 3'0" X 6'8" FLUSH WOOD HOLLOW CORE, WITH ONE GLASS AT TOP.
 - D-10: 2'6" X 6'8" DOUBLE FLUSH WOOD HOLLOW CORE, WITH ONE GLASS AT TOP.
 - D-11: 2'0" X 6'8" FLUSH WOOD HOLLOW CORE.
 - D-12: 2'6" X 6'8" DOUBLE GLASS SLIDING DOORS.
7. WINDOW SCHEDULE:
 - W-1: 1'5" X 0'6" WIDE X 4'1" HIGH ALUMINUM CASEMENT (BRASS OR CHINA).
 - W-2: 4'8" WIDE X 2'9" HIGH ALUMINUM PROJECTED (BRASS OR CHINA).
 - 8. HANGERS - DARK BRASS HARDWARE ON ALL DOORS & WINDOWS TO BE SELECTED BY CUSTOMER.
 - 9. LINTEL SCHEDULE:
 - L-1: (1) 4" X 3 1/2" X 1/2" ANGLE FOR BRICK 1'6" WIDE REINFORCED (2" X 3" BARS) THREESTRONG CONCRETE LINTEL FOR BRICK.
 - L-2: (2) 5" X 4" X 1/2" ANGLES.
 - L-3: (2) 12" WIDE REINFORCED (1" X 8" BARS) THREESTRONG CONCRETE LINTEL.
 - L-4: (2) 8" X 11.5" CHANNELS (1 1/2" X 1 1/2") BOLTED THREESTRONG WITH ONE SINKER.
 - L-5: (2) 8" X 13.75" CHANNELS - COTTO.
10. INTERIOR FINISH:
 - WAREHOUSE: NO CEILING (OPEN JAYS), UNREINFORCED WALLS 4' FLOOR UP.
 - PT 1 2ND FLOOR OFFICE PARTS (INCLUDING REPAIR ROOM).
 - A. ALL CEILINGS SUSPENDED T-BAK FIBERGLASS INSULATED SYSTEM.
 - B. OFFICES 1/4" THICK "10" WOOD PANEL PARTITIONS WITH GLASS.
 - C. CARPETED FLOORS.
 - C. REST ROOMS.
 - MASONRY PANEL WALLS.
 - ASBESTOS TILE FLOORS.
 - D. SHOW & DEMONSTRATION ROOMS & LOBBY.
 - WOOD PANEL PARTITIONS WITH GLASS.
 - REPAIR THE FLOORS.
 - E. STAIRS.
 - ENCLOSE WITH 1/2" HOUR FIRE RESISTIVE MATERIAL.
 - F. ROCKLATH COVERED WITH 1/2" Gypsum PLASTER.
 - REPAIR ROOM.
 - A. CEILING-SUSPENDED T-BAK FIBERGLASS PANEL SYSTEM WITH EXTRA SOUND PROOF INSULATION ABOVE.
 - B. MASONRY WALL PANELS WITH DOUBLE SOUND PROOF INSULATION.

THIS IS TO CERTIFY THAT DRAWING NO. D-116-A, B, C, D (9/9/47) HAVE BEEN REVIEWED BY:

J.R. Mc CAHILL JR., INC.
ENGINEERS - ARCHITECTS
ANNAPOLIS, MARYLAND

FOR COMPLIANCE WITH BASIC BUILDING CODE (B.C.A.) AND ALL CITY ORDINANCES.



John R. McCAhill, Jr.
ARCHITECT, P.E.
LICENSED CIVIL ENGINEER

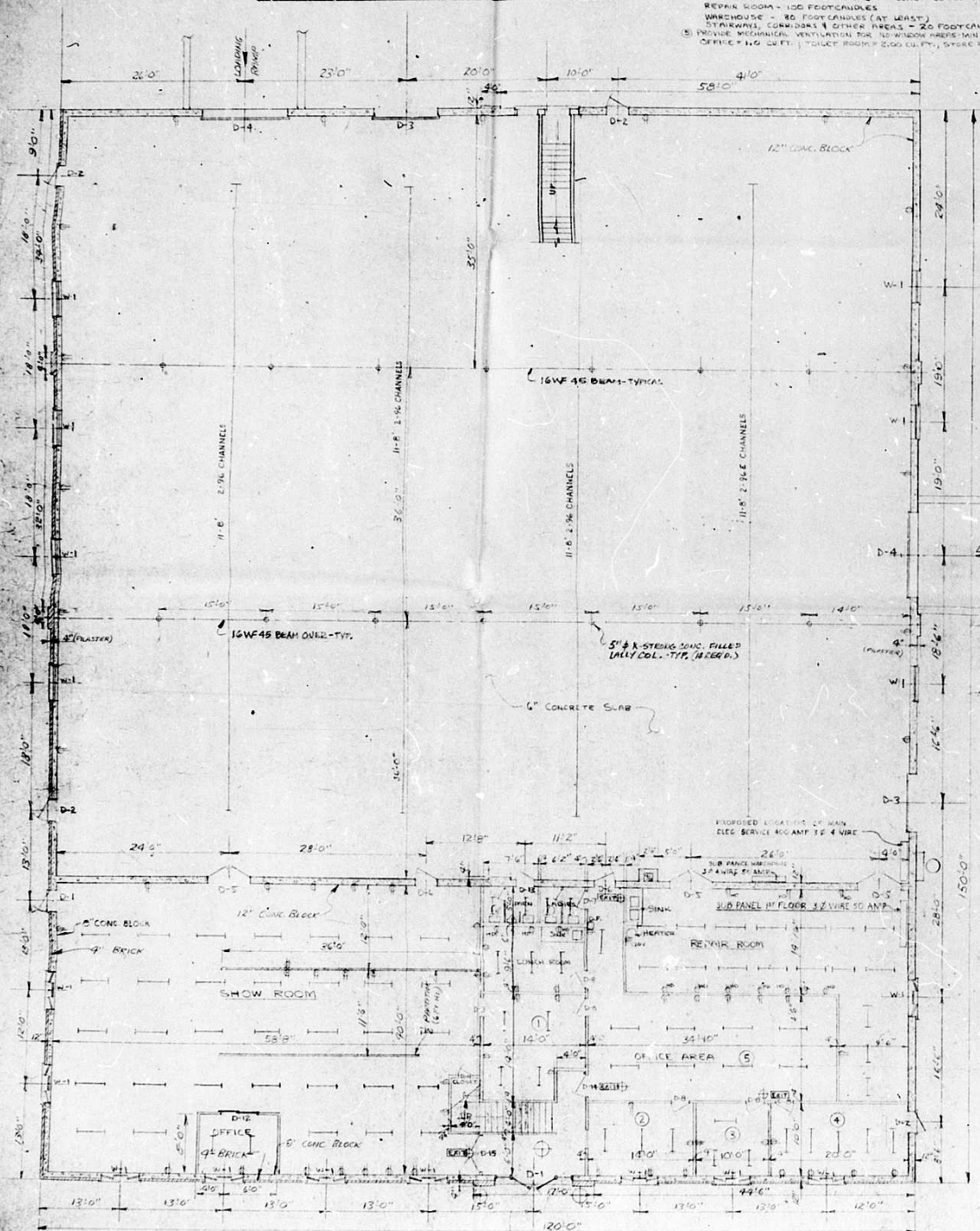
DESIGNED BY D. W. HANCOCK, P.E., 8/18/48

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 10/15/48

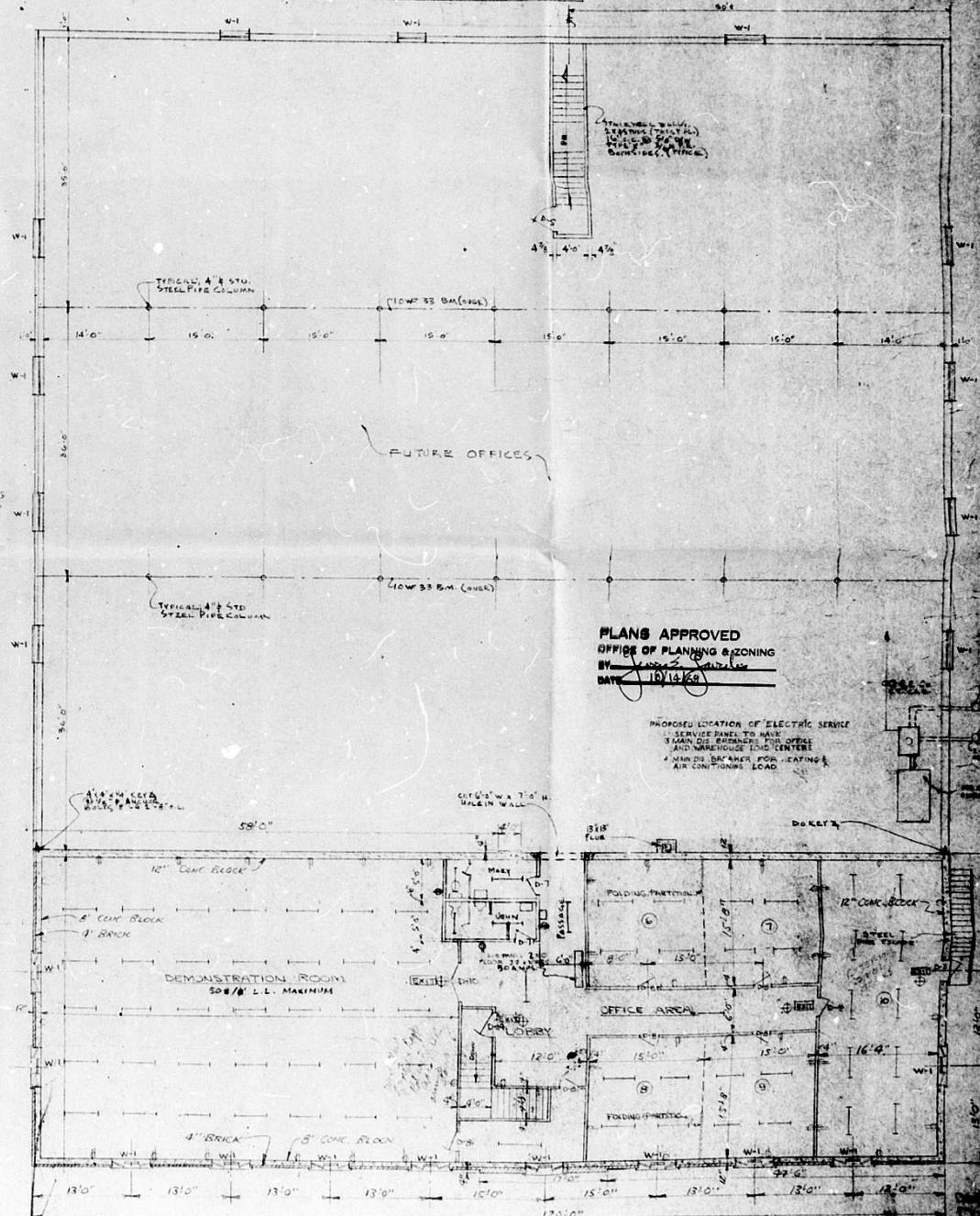
ELEVATIONS &
BUILDING SPECIFICATIONS
UNITED BEAUTY SUPPLY
WEST ROAD & KENILWORTH DRIVE
SCALE: 1/8" = 1'-0"
DATE: SEPT 9, 1947
DRAWN: K. CRESWELL
DRAWING NO. D-116-A

FIRST FLOOR PLAN

- NOTES:
1. PROVIDE DUPLEX OUTLETS IN AREAS WHERE SHOWN 4" 15"
 2. PROVIDE SERVICE FOR AIR CONDITIONING IN OFFICE AREA (8000)
 3. PROVIDE SERVICE FOR INFRARED HEATERS IN WAREHOUSE
 4. PROVIDE LIGHTING IN ALL AREAS AS FOLLOWS: (30' ABOVE FLOOR)
OFFICE & DEMONSTRATION AREAS - AT LEAST 60 FOOT CANDLE
WAREHOUSE - 80 FOOT CANDLE (AT LEAST)
STAIRWAYS, CORRIDORS & OTHER AREAS - 20 FOOT CANDLE
 5. PROVIDE MECHANICAL VENTILATION FOR 10 WINDOW PAPER HANG FROM 1" WHITE PER SQ. FT.
OFFICE 11.0 CU. FT. TOILET ROOM 2.00 CU. FT. STORE ROOM 1.0 CU. FT.
 6. OFFICE AREA SHALL BE SEPARATED FROM WAREHOUSE BY 2 HOUR FIRE RESISTIVE CONSTRUCTION.
 7. PROVIDE EXIT SIGNS ON OR OVER DOORS AS INDICATED ON DRAWINGS
 8. BRICK TRACING TO HAVE COMMON RUNNING BOND WITH A FLEMISH BOND COURSE EVERY 6TH COURSE, 4" WIDE BLOCK
 9. CONCRETE BLOCK WALLS TO BE REINFORCED WITH DOWEL BARS (AS SHOWN) EVERY 5TH COURSE



SECOND FLOOR PLAN



FLOOR PLANS

REV. 5/19/63

UNITED BEAUTY SUPPLY
WEST ROAD & KENILWORTH DRIVE
SCALE: 1/8" = 1'-0"
DATE: SEPT. 8, 1967
DRAWN: K. CRUMWELL

DWG. NO. 116-B

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 10/14/69

PROPOSED LOCATION OF ELECTRIC SERVICE
SERVICE PANEL TO HAVE
STAIR CASE EXTENDING TO OFFICE
AND WAREHOUSE 1ST FLOOR
A MAIN DIS. BREAKER FOR HEATING
AIR CONDITIONING LOAD

REVISED BY D. HYMAN, P.E. 5/11/63

