

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert A. Totis, 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 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Front and setback of 14.24 feet instead of the required 30 feet

The width of the existing lot (75') and its location at the intersection of the streets make it not possible to meet the setback requirement in a B2 zone and other reasons to be presented at the hearing.

We 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 Robert A. Totis
Address 3123 Russell Ave
Petitioner's Attorney George E. Gavrelis
Address 3123 Russell Ave

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of September, 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 29th day of October, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 7, 1968

C. John Serio, Esq.,
3 Lexington St.,
Baltimore, Maryland 21202

SUBJECT: Item 55
Locations: S/S of Wash. Blvd.,
137 ft. E. of Old Wash. Rd.
13th District
Type of Hearing: Side and Rear Yard
Variances
Petitioners: Robert A. Totis
Committee Meeting of Sept. 24th, 1968

Dear Mr. Serio:

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

The subject property consists of a 6600 sq. ft. lot with double frontage on Washington Blvd. and Old Washington Rd. The property is improved with a 1200 sq. ft. building which is presently used for a starter and a generator repair service.

On the date of the field inspection, Mr. Totis informed the Committee that his business consisted primarily of repairing starters and generators that had already been removed from the vehicles and delivered to this shop by customers who consist mainly of large trucking companies and garages. He also indicated that occasionally trucks are sent to him for starter and generator repair, and that since there are no provisions for servicing trucks inside the existing building that this type of work had to be done outside under inclement weather conditions. Mr. Totis indicated that he planned to remodel a portion of the existing building as well as add an addition to it in order to provide three bays.

At the present time there are no toilet facilities in the existing building other than one sink which is discharging waste through an open ditch onto Old Washington Road. At the present time the employees must use toilet facilities on the opposite side of Washington Blvd. Until such time as this situation is corrected by the addition of public sewer to this site, no building permits can be approved. A public sewer facility is presently being designed by the Department of Public Works. Unfortunately, there is no way of determining just how long it will be before this sewer becomes available.

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 Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

The above Variance should be had, and to further appearing that by reason of

a Variance to permit a rear yard setback of 14.24 feet and a side yard setback on the south property line of zero feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of November, 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 a rear yard setback of 14.24 feet and a side yard setback on the south property line of zero feet instead of the required 30 feet, subject to

approval of the site plan by the DEPUTY Zoning Commissioner of Baltimore County State Roads Commission, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

day of September, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

C. John Serio, Esq.,
3 Lexington St.,
Baltimore, Maryland 21202
Re: Robert A. Totis

October 7, 1968

The plan indicates no entrances on Old Washington Road. The entrance on Washington Blvd. will be subject to approval and permit by the State Roads Commission.

This petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing, date and time, which will be held not less than 30 or more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James E. Serio
James E. Serio, Chairman

JED:JD

Enc.

DESCRIPTION OF PROPERTY OF ROBERT A. TOTIS, ET AL.

Beginning for the same at a point on the westerly side of Washington Boulevard, which point is 137.03 feet distant measured North 45 Degrees 25 Minutes East along the southerly side of Washington Boulevard from the intersection thereof with the northerly side of Old Washington Road near Monumental Avenue, thence along the southerly side of Washington Boulevard North 45 Degrees 25 Minutes East 75 feet to a point in the westerly line of lands of Patrick M. Lawson, thence along the westerly line of said lands, south 40 degrees 5 minutes 10 Seconds East 107.09 feet to a point in the northerly side of Old Washington Road, thence along the northerly side of Old Washington Road, South 71 Degrees 27 Minutes 10 Seconds West 66.06 feet to a point, thence North 48 Degrees 06 Minutes 10 Seconds West 69.24 feet to the point of beginning. Containing 6600 square feet, more or less.

BEING the same lot of ground which by Deed dated January 2, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2255 & folio 2616c was granted and conveyed by The Real Estate and Improvement Company of Baltimore City unto Carroll L. Boughan and Ella Kate Boughan, his wife.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
C. John Serio, Esq.,
3 Lexington St.,
Baltimore, Maryland 21202
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
24th day of September, 1968.

Petitioner Robert A. Totis
Petitioner's Attorney C. John Serio, Esq. Reviewed by James E. Serio
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Invoice No. 56371
DATE 8-30-68

TO: Advised Zoning Services
4523 Washington Blvd.
Baltimore, Md. 21227

REPORT TO ACCOUNT NO. 68-622
QUANTITY 1
Description and posting of property for Robert A. Totis
68-95-A

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: October 16, 1968

FROM: Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition 68-95-A. Variance to permit a rear yard of 14.24 feet and a side yard on the south property line of zero feet instead of the required 30 feet. South side of Washington Boulevard 137.08 feet north of Old Washington Road. Robert A. Totis, Petitioner.

13th District

HEARING: Monday, October 27, 1968 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to rear and side yard regulations and has the following advisory comment to make:

The staff will offer no comment on the variance. If granted, the granting should be conditioned on compliance with an approved site plan.

GEG:bms

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Invoice No. 56320
DATE 8-7-68

TO: C. John Serio, Esq.
3 Lexington Street
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 68-622
QUANTITY 1
Petition for Variance for Robert A. Totis
68-95-A

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

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OFFICE OF FINANCE
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TOWSON, MARYLAND 21204
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TO: Advised Zoning Services
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Baltimore, Md. 21227

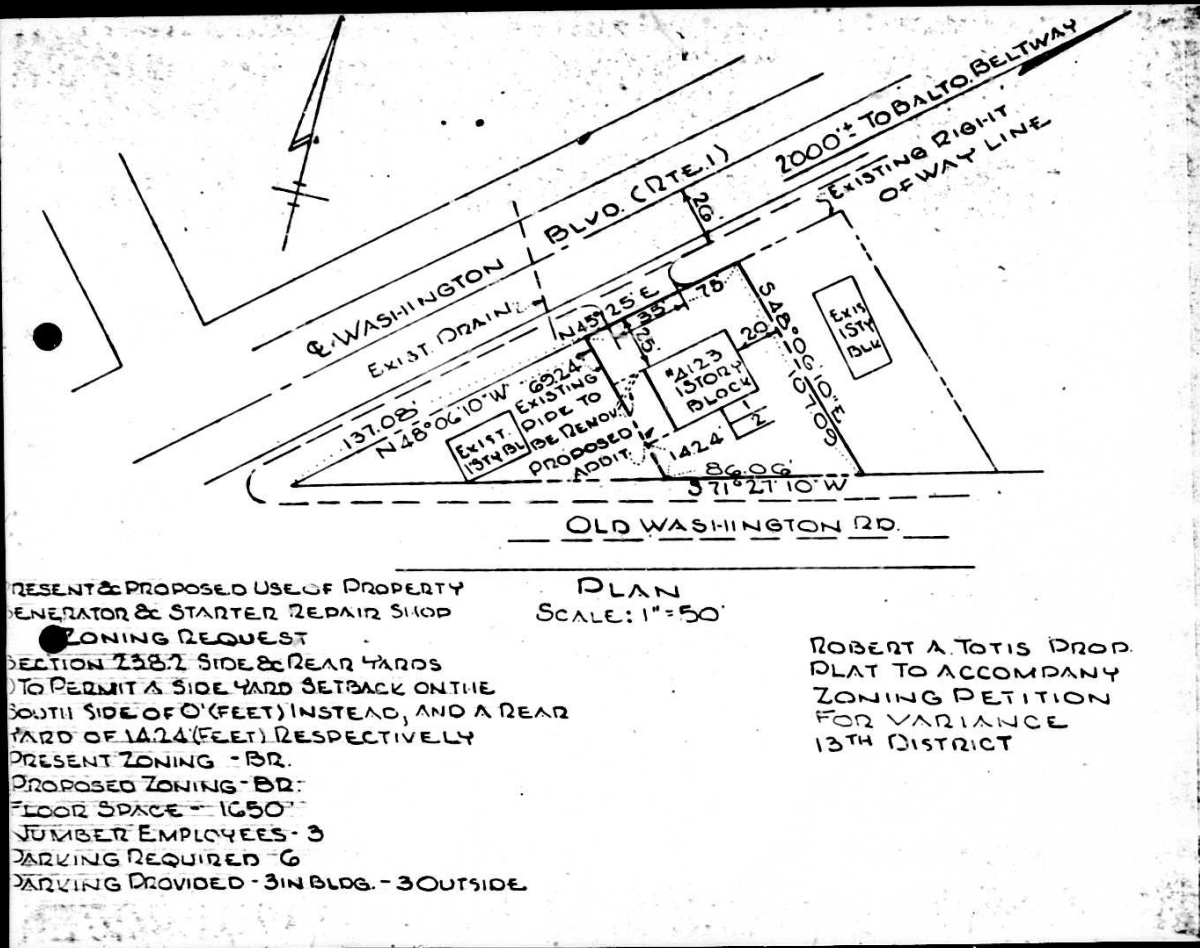
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



PETITION FOR A VARIANCE 13TH DISTRICT

ZONING: Petition for Variance for
 Side and Rear Yards.
LOCATION: South side of Washing-
 ton Boulevard 157.08 feet North
 of Old Washington Road.
DATE & TIME: Monday, October 28,
 1968 at 11:00 A.M.
PUBLIC HEARING: Room 108, Coun-
 ty Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
 timore County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing:

Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit a rear yard of
 14.24 feet and a side yard on the
 south property line of Zero feet
 instead of the required 30 feet.
 The Zoning Regulation to be ex-
 cepted as follows:
 Section 238.2—Side and Rear Yards
 —30 feet.

All that parcel of land in the Thir-
 teenth District of Baltimore County,
 Beginning for the same at a point
 on the southerly side of Washington
 Boulevard, which point is 137.08
 feet distant measured North 45 De-
 grees 25 Minutes East along the
 southerly side of Washington Boule-
 vard from the intersection thereof
 with the northerly side of Old Wash-
 ington Road near Monumental Ave-
 nue, thence along the southerly side
 of Washington Boulevard North 45
 Degrees 25 Minutes East 75 feet to
 a point in the westerly line of lands
 of Patrick H. Lawson, thence along
 the westerly line of said lands, south
 45 degrees 6 minutes 10 Seconds
 East 107.08 feet to a point in the
 northerly side of Old Washington
 Road, thence along the northerly
 side of Old Washington Road, South
 21 Degrees 27 Minutes 10 Seconds
 West 86.76 feet to a point, thence
 North 45 Degrees 08 Minutes 10
 Seconds West 69.24 feet to the point
 of beginning. Containing 6600 square
 feet, more or less.

Being the same lot of ground which
 by Deed dated January 2, 1952 and
 recorded among the Land Records of
 Baltimore County in Liber G.L.B.
 No. 2255 folio 261&c was granted
 and conveyed by The Real Estate
 and Improvement Company of Bal-
 timore City unto Carroll L. Bougham
 and Ella Kate Bougham, his wife.
 Being the property of Robert A.
 Totis and Lucia M. Totis, as shown
 on plat plan filed with the Zoning
 Department.

Hearing Date: Monday, October 28,
 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

Oct. 10.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 10, 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 successive weeks before the 28th
 day of October, 1968, the first publication
 appearing on the 10th day of October
 1968.

THE JEFFERSONIAN,

L. L. S. S.
 Manager.

Cost of Advertisement, \$.