

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Christopher P. Eilers, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an BR zone, for the following reasons:

- a. Change in the neighborhood.
b. Error in the original neighborhood. See attach description

Section 238, 2 - To permit a side yard setback of 11.3 feet and 5.2 feet instead of the required 30 feet and to permit a rear yard setback of 0.2 feet instead of the required 30 feet.

Section 409, 2b(3) - To permit 42 parking spaces instead of the required 346, and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for living quarters in a commercial building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification and/or Special Exception 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.

THE IRONWORKERS UNION HOLDINGS COMPANY Christopher P. Eilers Legal Owner

Address: 408 Tollgate Road, Belair, Maryland 21014

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of changes in the area, the above reclassification should be had; and it further appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for Living Quarters in a Commercial Building should be granted; and it further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulties 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, Variances to permit a side yard setback of 11.3 feet and 5.2 feet instead of the required 30 feet; to permit a rear yard setback of 0.2 feet instead of the required 30 feet; and to permit 42 parking spaces instead of the required 346 spaces, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of November, 1968, that the herein described property or area should be and the same is hereby reclassified, from a R-6 zone to a BR zone, and that a Special Exception for a Living Quarters in a Commercial Building should be granted, and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of November, 1968, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of November, 1968, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED and that the above described property or area be and the same is hereby DENIED.

September 20, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21284

Gerard V. Colwell, Esq., 7701 Balair Road, Baltimore, Maryland 21236

Dear Sirs:

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

BUREAU OF ENGINEERING: Water - Existing 10" water in Merritt Avenue; Sewer - Existing 8" sanitary sewer in Sunberry Rd. & in Merritt Blvd.

BUREAU OF TRAFFIC ENGINEERING: The petitioner is requesting a variance to A2 parking spaces, instead of the required 346. A variance of this size is extremely undesirable in this area due to a shortage of parking at the present time.

FIRE BUREAU: Owner shall be required to conform to Baltimore County Fire Prevention Code requirements, Places of Assembly, Article 27, 1965 edition.

BUILDING ENGINEER'S: Petitioner will be required to meet all Baltimore County Building Code requirements set forth for a Union hall.

PROJECT PLANNING DIVISION: A reduction to 1/9th of the required parking indicates an overuse of the land.

ZONING ADMINISTRATION DIVISION: A field investigation revealed that there are two existing apartments on the 2nd floor of this building. If these apartments are to remain when the meeting hall is opened, a Special Exception will be required for living quarters in a commercial building.

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 following members had no comment to offer:

- State Roads Commission, Board of Education, Industrial Development, Health Department

Gerard V. Colwell, Esq., 7701 Balair Road, Baltimore, Maryland 21236

Very truly yours,

James E. Dyer, Zoning Supervisor

cc: Corlyle Swann-Bur, of Engr. C. Richard Moore-Bur, of Traffic Engr. Capt. Charles Harris-Fire Bureau Elmer C. Hoppers-Building Engr's Office Albert V. Quimby-Project Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer, Chairman, Zoning Advisory Committee

FROM: Captain Charles F. Morris, Jr., Fire Bureau

SUBJECT: Property Owner: Christopher P. Eilers. Location: 1/2 Corner - Merritt Avenue & Sunberry Road

1. Owner shall be required to conform to Baltimore County Fire Prevention Code requirements, Places of Assembly, Article 27, 1965 edition.

Charles F. Morris, Jr., Captain

JOSEPH D. THOMPSON, P.E., A.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21284

DESCRIPTION FOR ZONING VARIANCE, MERRITT AVENUE, 12th DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the North side of Eilers Avenue, 30 feet wide, at the dividing line between lot Nos. 5 and 10, all as shown on the Amended Plats of Eilers, recorded among the Plat Records of Baltimore County in Plat Book CHK No. 13, folio 113 and in Plat Book CHK No. 13, folio 130 and running thence and binding on the North side of Eilers Avenue and referring the course of this description to the Baltimore County Grid Meridian North 89 degrees 05 minutes 20 seconds East 100.09 feet to the dividing line between lot Nos. 8 and 7 as shown on said Plat thence leaving the North side of Eilers Avenue and binding on said dividing line North 6 degrees 54 minutes 40 seconds West 91.21 feet to the beginning of the fourth line of the third parcel of the land which by deed dated September 30, 1959 and recorded among the Land Records of Baltimore County in Liber WJR No. 3604, folio 645 was conveyed by Christopher P. Eilers and wife to Baltimore County Revenue Authority and running thence and binding on said fourth line and on the fifth line of said third parcel of land North 70 degrees 47 minutes 20 seconds West 8.67 feet and North 78 degrees 43 minutes 30 seconds West 93.98 feet to the dividing line between lot Nos. 9 and 19 herein referred to and running thence and binding thereon South 0 degrees 54 minutes 40 seconds East 114.03 feet to the place of beginning.

CONTAINING 0.2369 acres of land more or less.

JOSEPH D. THOMPSON, P.E., A.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21284

DESCRIPTION FOR ZONING VARIANCE, MERRITT AVENUE, 12th DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection of the Southeast side of Sunberry Road, 40 feet wide, as shown on the plat of Dundalk Farms, recorded among the Plat Records of Baltimore County in Plat Book McLan No. 10, folio 53 and the North side of Merritt Avenue, and running thence and binding on the southeast side of Sunberry Road and referring the courses of this description to the Baltimore County Grid Meridian North 30 degrees 08 minutes 40 seconds East 236.87 feet to the dividing line between lot Nos. 47 and 83 as shown on the Plat of Dundalk Farms herein referred to thence leaving the southeast side of Sunberry Road and binding on the dividing line between lot Nos. 47, 48, and 49 and lot No. 83 as shown on said Plat South 59 degrees 51 minutes 20 seconds East 145.00 feet to the dividing line between lot Nos. 49 and 50 as shown on said Plat and running thence and binding thereon South 30 degrees 08 minutes 40 seconds West 149.53 feet to the north side of Merritt Avenue and running thence and binding on the north side of Merritt Avenue South 89 degrees 03 minutes 43 seconds West 50.67 feet and South 89 degrees 05 minutes 20 seconds West 118.60 feet to the place of beginning.

CONTAINING 0.431 acres of land, more or less.

JOSEPH D. THOMPSON, P.E., A.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21284

DESCRIPTION FOR CHANGE IN ZONING FROM R6 TO BR, SUNBERRY ROAD, NORTH OF MERRITT AVENUE, 12th DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southeast side of Sunberry Road, 40 feet wide at the distance of 153 feet, more or less, measured along the southeast side of Sunberry Road from the north side of Merritt Avenue, said point being on the dividing line between the area zoned R6 and the area zoned BR and running thence and binding on the southeast side of Sunberry Road and referring the course of this description to the Baltimore County Grid Meridian North 30 degrees 08 minutes 40 seconds East 84 feet, more or less, thence leaving the southeast side of Sunberry Road, and running South 59 degrees 51 minutes 20 seconds East 138 feet, more or less, to the dividing line herein referred to and running thence and binding thereon 162 feet, more or less, to the place of beginning.

CONTAINING 0.27 acres of land, more or less.

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE - 17th DISTRICT

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 17, 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 ... days before the ... day of ... 1968, the first publication appearing on the ... day of ... 1968.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE - 17th DISTRICT

THE DUNDALK TIMES

DUNDAIK, MD. 21222 October 21, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ... days before the ... day of ... 1968, that is to say, the same week before the ... day of ... 1968, that is to say, the same week before the ... day of ... 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Meyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 25, 1968

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition 69-103-RXA, Northeast and Southeast corners of Sunbury Road and Merritt Avenue. Petition for Reclassification from R-6 to B.R. Zone. Petition for Special Exception for Living Quarters in a Commercial Building. Petition for Variance to permit a side yard of 11.2 feet and 5.2 feet instead of the required 30 feet and to permit a rear yard of 6.2 feet instead of the required 30 feet; and to permit 42 parking spaces instead of the required 346 spaces. Christopher P. Eilen - Petitioner

13th District

HEARINGS: Thursday, November 7, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to B.R. zoning together with Special Exception for living quarters and variances to side and rear yards and parking. It has the following advisory comments to make with respect to pertinent planning factors:

- 1. The planning staff will not oppose the adjustment of the commercial zoning boundary to conform with the existing structure. Similarly, we do not oppose the yard variances if they are limited to the existing structure.
2. We question the wisdom of granting such drastic reduction in the parking requirements. Is the property immediately to the north in the same ownership? If so, offstreet parking could be provided by use permit.

GEG:bms



INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 60706 DATE Nov. 25, 1968

Table with columns: QUANTITY, AMOUNT, TOTAL AMOUNT. Row: Advertising and posting of property 69-103-RXA 122.00

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

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 56345 DATE Nov. 25, 1968

Table with columns: QUANTITY, AMOUNT, TOTAL AMOUNT. Row: Petition for Reclassification, Special Exception & Variance 69-103-RXA 50.00

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 ... day of ... 1968.

Signature of John G. Rose, Zoning Commissioner

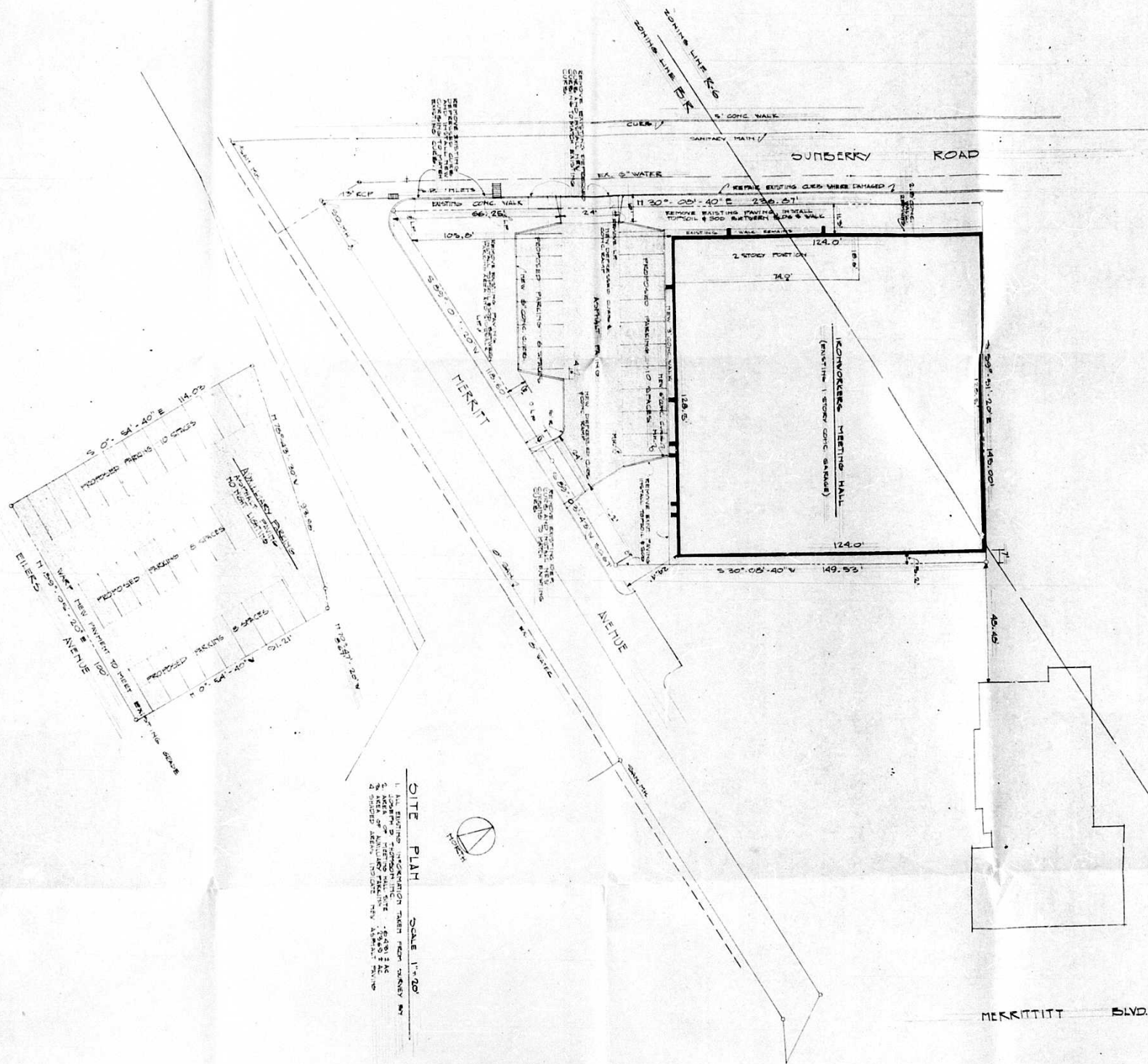
Petitioner's Attorney: Samuel S. Goldmill, Esq. Reviewed by: Chairman of Advisory Committee

CERTIFICATE OF POSTING #69-103-RX ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: Oct. 16-68
Posted for: Hearing Show Oct. 21, 1968 @ 10:00 A.M.
Petitioner: Christopher P. Eilen
Location of property: NE corner of Sunbury Rd & Merritt Ave.
Location of Signs: Q. 2 posted on front of property, signs for north and south sides of road, signs for front of property, signs for south side of road.
Remarks: See drawing attached.
Posted by: [Signature] Date of return: Oct. 24, 68



MICROFILMED



CITE PLAN SCALE 1"=20'

1. ALL DIMENSIONS SHOWN ARE FROM THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.  
2. ALL DIMENSIONS SHOWN ARE FROM THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS SHOWN ARE FROM THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.  
4. SHOWN ARE NEW DIMENSIONS.



MERRITT BLVD.

MERRITT AVE.

Variance: 5661.732 To Permit 11.3 Ft. 0.11 5.2 Ft. Side Yard and 0.1 Ft. Rear Yard instead of the Required 30 Ft. 561.509 5.2 Ft. To Permit 20 Parking Spaces Instead of Required 24.

Existing Zoning: RG  
Proposed Zoning: BR - With Variance  
Area of 56 to be zoned: 0.27  
Total Area of Parcel: 0.64  
G.P. Street Fronting: 100.00  
Total Floor Area: 17,310.00  
Number of Spaces Required: 17.00  
Number of Spaces Provided: 22

21<sup>st</sup> District Baltimore Co. Md. Scale: 1"=50'

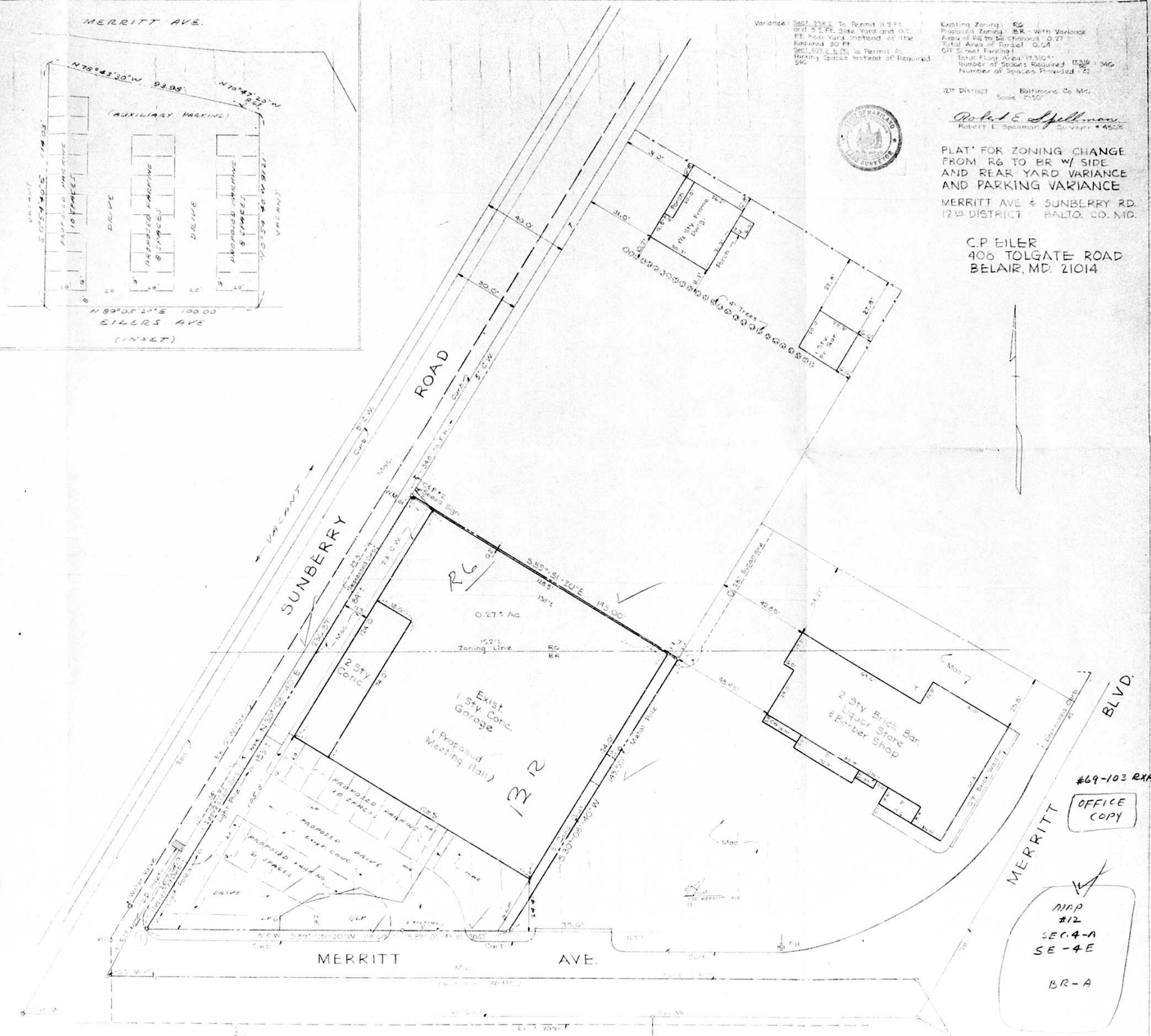
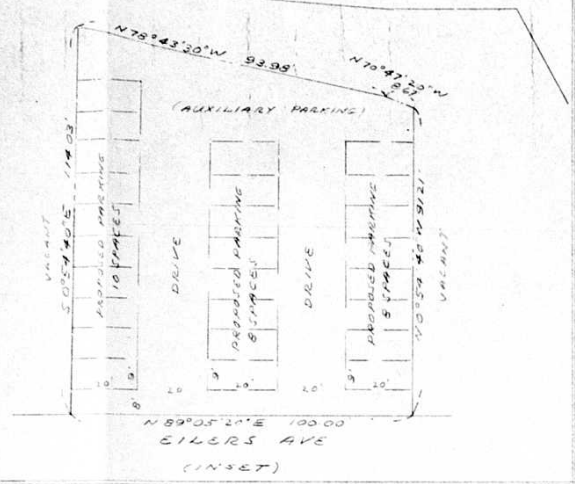


*Robert E. Spellman*  
Robert E. Spellman, Surveyor #4502

PLAT FOR ZONING CHANGE FROM RG TO BR W/ SIDE AND REAR YARD VARIANCE AND PARKING VARIANCE

MERRITT AVE & SUNBERRY RD.  
12<sup>th</sup> DISTRICT BALTO. CO. MD.

C.P. EILER  
406 TOLGATE ROAD  
BELAIR, MD. 21014

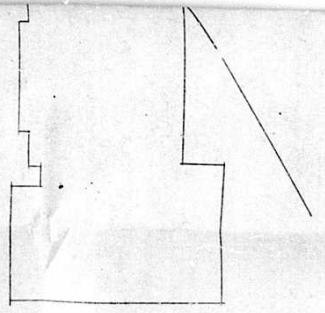


#69-103 EXA

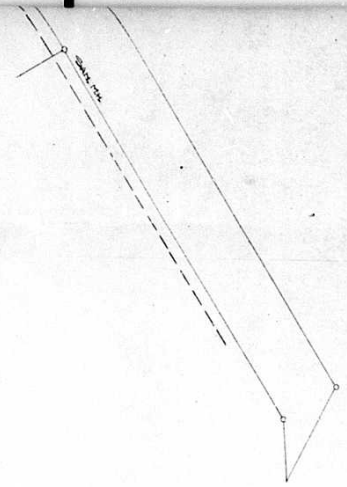
OFFICE COPY

MAP #12  
SEC. 4-A  
SE-4E  
BR-A

JOHN D. THOMPSON  
ENGINEERS AND SURVEYORS  
1000 E. ELLIS ST. BALTIMORE, MD.  
PHONE 7-1100

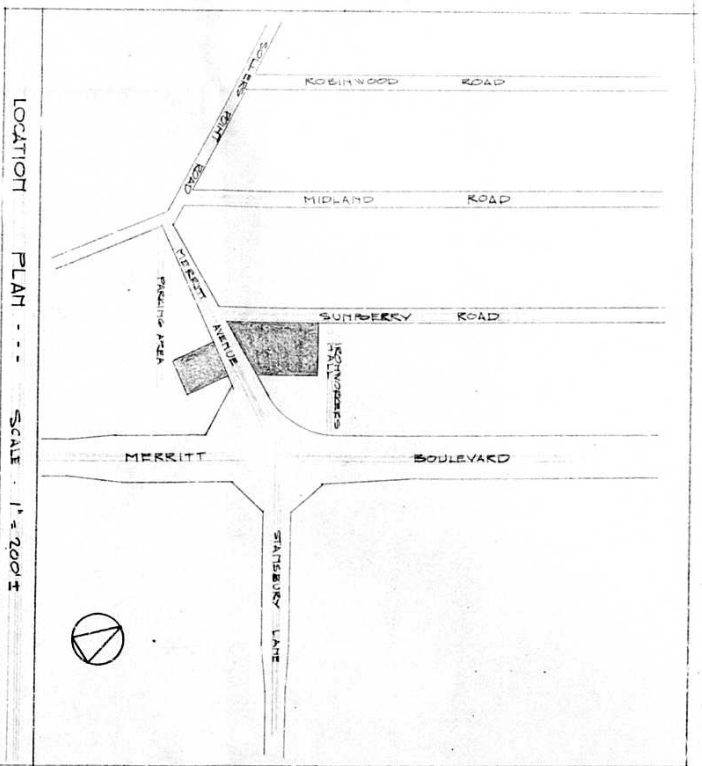


MERRITT BLVD.



**SITE PLAN** SCALE 1"=20'

1. ALL EXISTING DIMENSIONS FROM CORNER NW  
 2. AREA OF INTEREST AND SITE 75' x 150' x 150'  
 3. AREA OF INTEREST AND SITE 75' x 150' x 150'  
 4. SHEDD AREA 150' x 150' NEW AREA 75' x 150'



2-1-69  
 (1988)  
 (1988)

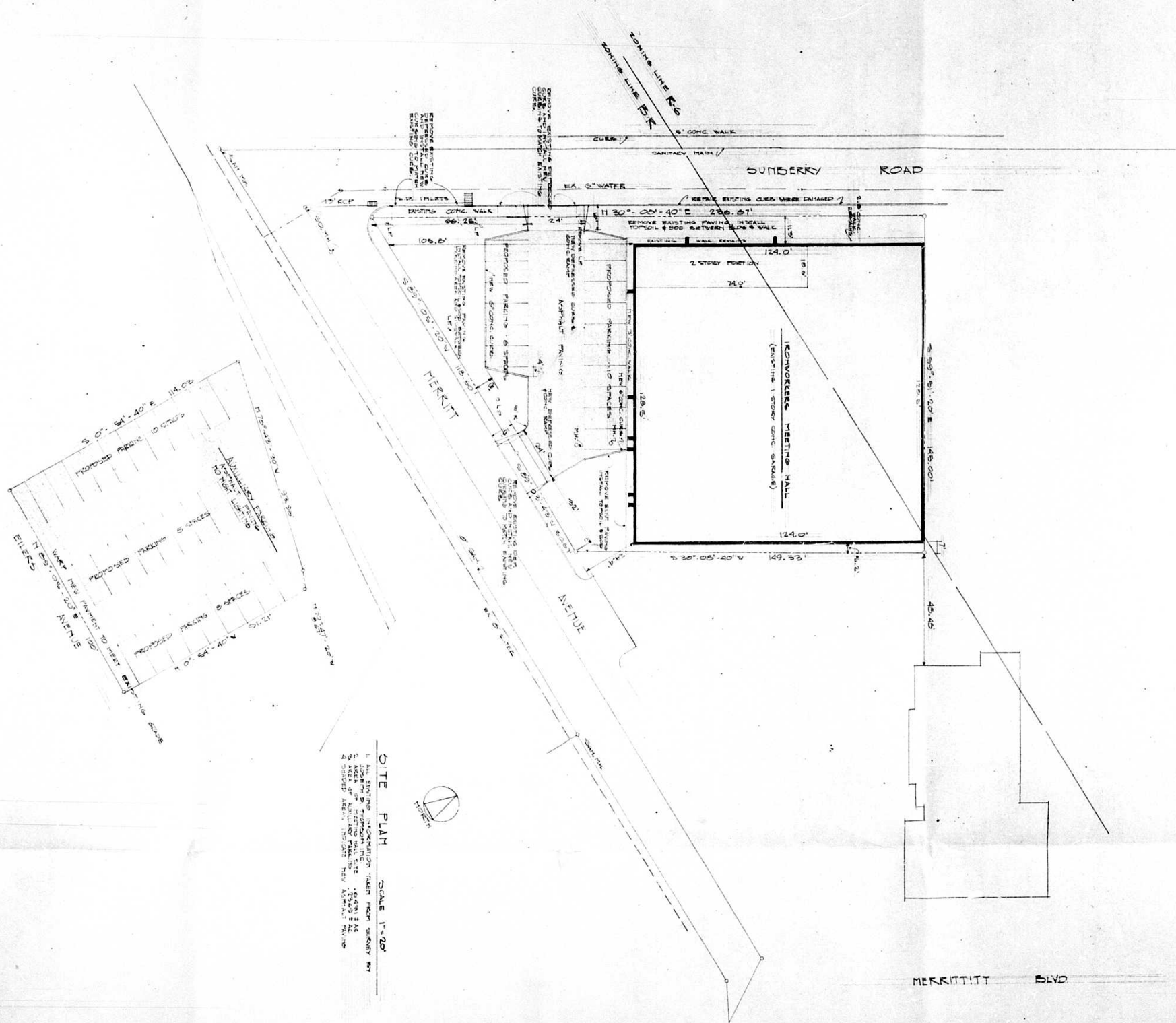
PLANS APPROVED  
 OFFICE PLANNING  
 BY *[Signature]*  
 DATE 11/1/68  
 Zoning File # 69-103

DATE	REVISIONS	BY	CL



HEADQUARTERS LOCAL 16  
 INTERNATIONAL ASSOCIATION  
 OF BRIDGE STRUCTURAL &  
 ORNAMENTAL IRONWORKERS  
 12th STREET DISTRICT  
 2006 MERRITT AVENUE  
 BALTIMORE COUNTY, MARYLAND  
 DONALD S. KATZLINE AIA  
 ARCHITECTS

SHEET PLAN		SHEET NO.	
DATE	ISSUED		
11/01/68	CHKD	A-100	
11/20/68			



DITE PLAN SCALE 1"=50'  
 1. ALL EXISTING INFORMATION TAKEN FROM COUNTY MAP  
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