

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
FRANCIS J. PIROG, ALLEGEDLY, PIROG
WALTER J. PIROG, & DAUGHTER, PIROG
1 or more persons, the 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 25-1 of the Zoning Regulations of Baltimore County to permit a front yard setback of 25 feet instead of the required 50 feet and section 25-1 (338.2) to permit a 0 foot setback on the S.W. 1/4 and 10 feet on the S.E. 1/4 instead of 30 feet and permit 30 feet between buildings instead of required 60 feet and section 25-1 (338.2) to permit a 0 foot setback for a rear yard instead of the required 30 feet.

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

Practical difficulty

See attached description

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

1. 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
Address
Petitioner's Attorney
Protestant's Attorney

Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of November, 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 27th day of December, 1968, at 1:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1968

Mr. Francis J. Pirog
3824 North Point Blvd.,
Baltimore, Maryland 21222

RE: Type of Hearings: Front and Rear Yard Variance
Location: N.E. 1/4 North Point Rd., 326' S/E of Rosebank Avenue
District: 15th
Petitioner: Francis J. Pirog, et al
Committee Meeting of Oct. 22, 1968
Item: 35

Dear Sirs:

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 a result of this review and inspection.

The subject property consists of 0.43 of an acre with 150 ft. of frontage on North Point Blvd., in a rectangular depth of 125 ft. It is improved with a small building formerly used as an office for a used car lot. The present use of this building consists of an insurance office, and a sales office for Franklin and Johnnie Bouts and Motorcycles. The petitioner also owns the surrounding property to the north and east. That portion of the property along the east side is improved with a garage type structure, which appears presently to house a church known as the Full Gospel Mission, and an auto paint shop on the west end of the building. The property to the rear or north is presently used as a trailer court.

Public Services: Water and sewer is available to the site.

Site Plan: The plan indicates an entrance with 30 ft.; however, the existing entrance width is 17 ft. less than the minimum 25 ft. that is required for a two-way commercial entrance. The State Roads Commission was informed by Mr. Pirog that the main entrance to the site is by way of the entrance to the adjacent site to the southeast, which is also owned by Mr. Pirog. Mr. Pirog also stated that he has no intention of widening the existing

Mr. Francis J. Pirog
3824 North Point Blvd.,
Baltimore, Maryland 21222
RE: Francis J. Pirog, et al

November 1, 1968

entrance. In this event, the entrance to the subject site must be either closed with concrete curb or be designated one-way. However, the State Roads Commission feels that the entrance should be widened to a minimum width of 25 ft. In any event, the existing entrance should be correctly indicated on the plan. There must be an 8 x 22' concrete curb constructed along the right-of-way line. The construction of the curb and any widening of the entrance must be done under permit from the State Roads Commission. The matter of access must be resolved in the plan revised prior to a hearing date being assigned.

On the date of inspection it was noted that a sign had been erected within the State Roads Commission right-of-way. This sign must be removed. The following items must also be revised and/or added to the site plan.

1. A complete parking breakdown indicating the exact uses and the floor area of the uses in the existing building on the southeast of the property, together with the number of parking spaces required for those uses. The number of employees to be utilized at the boat storage and warehouse building.
2. The parking spaces in the area of the warehouse must be revised to provide circulation between the spaces and the northern front of the building. If this area is to be fenced off as is indicated on the plan, these parking spaces will not function properly and cannot count towards the required number of spaces.
3. The plan should clearly indicate the ownership of the building to the northeast of the subject property labeled "Franklin and Johnnie Bouts - Motorcycles".
4. The ingress and egress or access road to the trailer park located in the rear of the subject tract should be indicated.

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.

Any further processing of this petition will be delayed until such time as the above comments have been complied with.

Very truly yours,

JAMES F. DYER, Chairman

JED:JD

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 it is hereby ordered that the same be

to permit a front yard of 25 feet instead of the required 50 feet; and to permit zero foot setback on the northwest side and 10 feet on the southeast side instead of the required 30 feet; and to permit 30 feet between buildings instead of the required 60 feet; and to permit zero foot setback for a rear yard instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10

day of December, 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 front yard of 25 feet instead of the required 50 feet; and to permit zero foot setback on the northwest side and 10 feet on the southeast side instead of the required 30 feet; and to permit 30 feet between buildings instead of the required 60 feet; and to permit zero foot setback for a rear yard instead of the required 30 feet, subject to approval of the site plan by the 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 1968, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

Beginning at a point on the Northeast side of the New North Point Road as laid out by the State Roads Commission 150 feet wide, said place of beginning being 326.72 feet southeasterly along the Northeast side of said road from the center line of Rosebank Avenue and running thence South 35 degrees 44'-27" West 125 feet to a point and thence South 55 degrees 44'-09" East for 150 feet to a point South 35 degrees 44'-27" West for 125 feet to a point thence South 52 degrees 44'-52" East for 150 feet to the place of beginning.

TELEPHONE 8-33000 EXT. 387

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

No. 56324
DATE Nov. 7, 1968

TO: Cash
Zoning Dept. of Balto. Co.

QUANTITY 01-622
RETURN THIS PORTION WITH YOUR PETITION
DETAILS ALONG WITH INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for Francis J. Pirog, et al

TOTAL AMOUNT \$25.00
COST 25.00

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

Mr. Francis J. Pirog
3824 North Point Blvd.,
Baltimore, Maryland 21222

Your Petition has been received and accepted for filing this 13th day of November, 1968.

John G. Kosi,
Zoning Commissioner

Petitioner: Francis J. Pirog, et al
Petitioner's Attorney: _____
Reviewed by: _____
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 27, 1968

FROM: George E. Gonnelli, Director of Planning

SUBJECT: Petition #69-124-A. Variance to permit a front yard of 25 feet instead of the required 50 feet; and to permit zero feet on the northwest side and 10 feet on the southeast side instead of the required 30 feet; and to permit 30 feet between buildings instead of the required 60 feet; and to permit zero feet for a rear yard instead of the required 30 feet. Northeast side of New North Point Road 326.75 feet southeast of Rosebank Avenue. Francis J. Pirog, Petitioner. 15th District

HEARING: Monday, December 9, 1968 (1:30 P.M.)

The staff of the Office of Planning and Zoning will offer no comment on the subject petition.

GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 21, 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 consecutive weeks before the day of December, 1968, the first publication appearing on the 21st day of November, 1968.

THE JEFFERSONIAN

Cost of Advertisement \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15
Date of Posting Nov. 22, 1968
Posted for Hearing Monday Dec. 9, 1968, 1:30 P.M.
Petitioner: Francis J. Pirog
Location of property N.E. 1/4 New North Point Road 326.75 S.E. of Rosebank Ave.
Location of Sign 1 Sign Posted 747-326.75 S.E. of Rosebank Ave. facing North Point Road
Remarks: _____
Posted by: David N. New
Date of return: Nov. 22, 1968

TELEPHONE 823-9000 EXT. 367		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 60727 DATE <u>Mar. 2, 1968</u>	
To: Franklin & Johnson, Inc. Emmits Ave. and Union Spring Rd. Baltimore, Md. 21222		PAID BY: Towing Dept. of Baltimore Co.			
PAYMENT TO ACCOUNT NO. <u>65-622</u>		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$66.50	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		CASH	
4 4 5 0 1 0		Advertising and posting of property for Franklin Pirog 45-154-A		\$66.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

ORIGINAL

PETITION FOR A VARIANCE
18th DISTRICT
ZONING: Petition for Variance
for Front, Side and Rear Yards.
LOCATION: Northeast side of
New North Point Road 326-72 feet
Southwest of Rosemont Avenue.
DATE & TIME: MONDAY,
DECEMBER 11, 1968 at 1:00 P.M.
PUBLIC HEARING: Room 108,
County Office Building, 131 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:

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a front yard of 25
feet instead of the required 50 feet;
and to permit Zero foot setback on
the north-south side of 10 feet on the
south-east side and to permit 30
foot between buildings including
remaining 50 feet and to permit Zero
foot setback for a rear yard instead
of the required 30 feet.

The Zoning Regulation to be
amended are as follows:
Section 239.1 (238.1)-Front
Yard - For Commercial buildings the
front building line shall be not
less than 50 feet from the front
property line or if on a dual highway,
not less than 25 feet from the front
property and not less than 50
feet from the center line of any
other street.

Section 239.1 (238.1) - Side and
Rear Yards - 30 feet.

All that parcel of land in the
Fifteenth District of Baltimore
County
Beginning at a point on the
Northeast side of the New North
Point Road as laid out by the State
Roads Commission 150 feet wide,
and place o beginning being 126.72
feet southeasterly along the
northeast side of said road from the
center line of Rosemont Avenue and
running thence South 38 degrees
44-27' west 125 feet to a point and
thence South 58 degrees 44-29"
East for 150 feet to a point thence
South 37 degrees 17' East 125 feet
to a point thence South 58 degrees
45-40' East for 50 feet to the
place of beginning.

Being the property of Francis J.
Pruce, et al as shown on plat plan
filed with the zoning Department
on filing date Monday, December
1, 1968 at 1:00 P.M.

JOHN J. STROMBERG, President
BALTIMORE COUNTY
NOV. 21, 1968

OFFICE OF

 **THE ESSEX TIMES**

ESSEX, MD. 21221 November 25, 1968

THIS IS TO CERTIFY, that the annexed advertisement of

John W. Rose, Zoning Commissioner
of Baltimore County

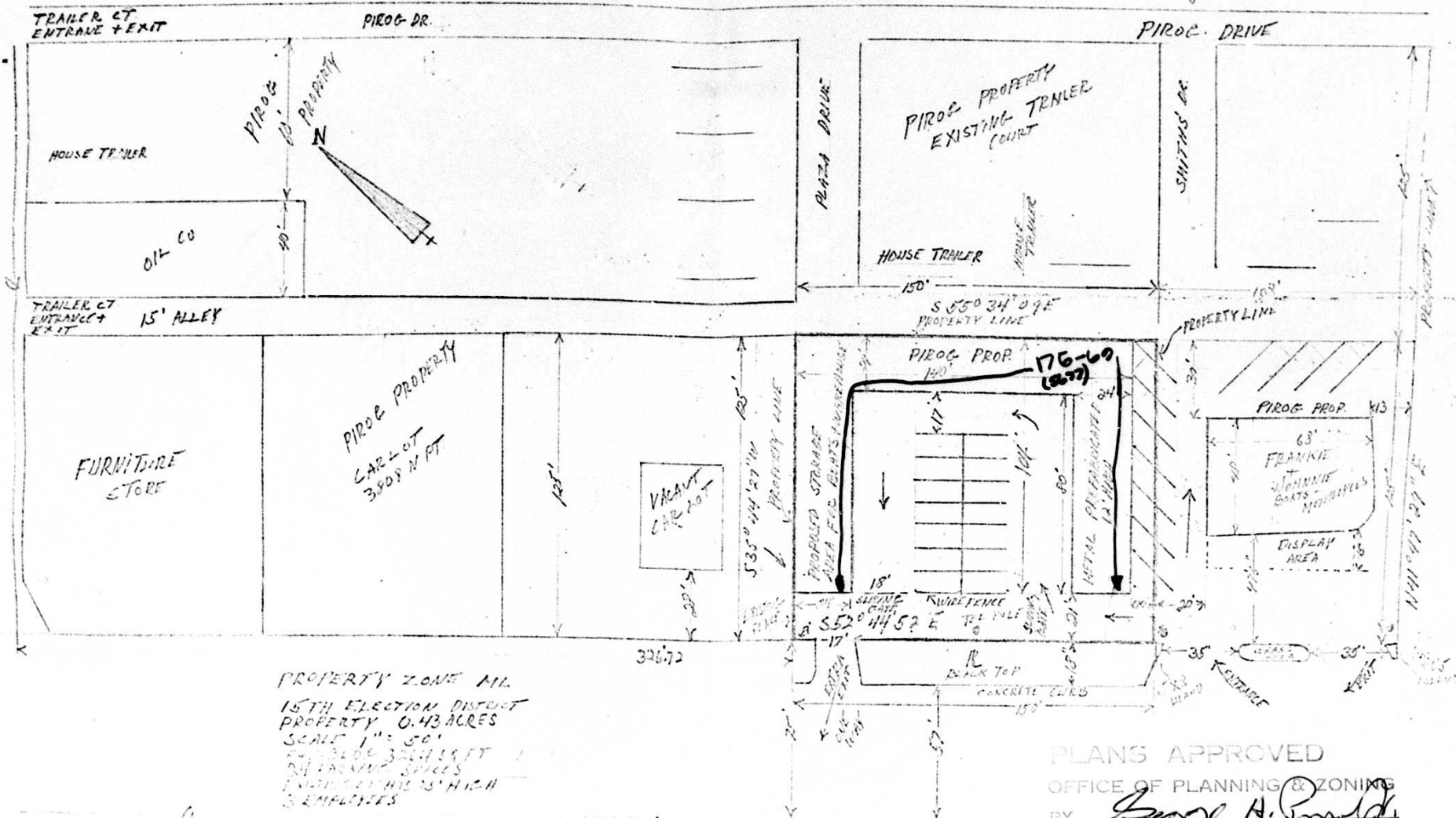
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~SIXTEEN~~
weeks before the 25th day of Nov., 19 68that is to say, the same
was inserted in the issues of November 21, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Hand-drawn site plan for a proposed development on North Point Blvd. The plan shows a large rectangular lot divided into several sections. The top section is labeled "PIROC. DR." and contains a "HOUSE TRAILER" and a "PIROC. PROPERTY EXISTING TRAILER COURT". The middle section is labeled "PIROC. DR." and contains a "HOUSE TRAILER" and a "PIROC. PROPERTY EXISTING TRAILER COURT". The bottom section is labeled "PIROC. DR." and contains a "HOUSE TRAILER" and a "PIROC. PROPERTY EXISTING TRAILER COURT". The plan also shows a "FURNITURE STORE", a "CAR LOT 3000 SQ. FT.", a "VACANT CAR LOT", and a "METAL SHEETING SHED". Dimensions and other details are provided throughout the plan.

PANTRY PVE
53' 40" W



PROPERTY ZONE M1
15TH ELECTION DISTRICT
PROPERTY 0.43 ACRES
SCALE 1" = 50'
FOR 30' 3" SETBACK
ON TRAILING SPACES
INDICATED IN THIS HIGH
3 BENEFITS

NORTH POINT PLVD.

File No 69-124