PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we. James C. Lindemen. legal owner of the property situate in Baltimore

hereby petition for a Variance from Section, 238.2 To permit a sideyard setback of

8.5 ft. instead of the required 30 ft. Section 408.CR (6) To permit

33 parking apages instead of the required Sl parking apages. Section

233.1 To permit a frontyard satback of 58,5 ft. (navent of that of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; tor the following reasons: (indicate hardship or practical difficulty)

required 50' . Section 238.2 to permit 49' hetween buildings instead of the

To utilize the property to its fullest extent, and to benefit from overall

development, these warfances will be necessary.

See attached description

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

Low we agree to pay expenses of above Variance accretising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Ballmore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchases Address 1506 E. Joppa Rel. TENTON MD 21209 Protestant's Attorney

1204W PENNOTHE ORDERED By The Zoning Commissioner of Baltimore County, this... . 1962 ... that the subject matter of this petition be advertised, as

of NASSES that he suggest matter or into periods of a developed in the periods of absence of the period of a developed in the period of the pe 16th day of December 196 8 at 11:00 o'clock

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 31, 1968

Mr. James C. Lindemon 1506 E. Joona Road Towson, Maryland 21204

RE: Type of Hearing: Side yard and Front yard Variances Location: W/S York Rd.,139' N. of Gerard Ave. District: 9th

Jistrict: 9th Petitioner: James C. Lindemon Committee Meeting of Oct. 22, 1968 Item 90

BUTEN OF ENGINEERS

TRANSCERSON STREET

PURE PRINCIPAL OF

The Zoning Advisory Committee his reviewed the plans submitted with the above referenced patition 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 one acre, more or less, end is presently improved with a commercial building which is utilized for three retail stores, with a total area of 9000 st, ft. The potitioner plans to further improve this property by constructing nonther commercial building which will be utilized as six commercial stores, with a total area of 7200 st, ft.

The property fronts York Road and is bounded on the north by comporcial zoning which is improved presently with a residential dualling. On the south by comportal zoning which is presently improved as a used car lot. On the west by Townstown Junior High School.

Road Access and Traffic Conditions: Since this polition is a request for an area variance in an existing BR zone the Consittee will not offer any coment with regard to traffic conditions.

Public Services: All utilities are available to the size. The doard of Education will offer no comment with regard to the Towsontown Junior High School property.

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

RE- PETITION FOR VARIANCES

JAMES C. LINDENON
W'S of York Rd. 139' N of

ORDER

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P

DATE

Mr. James C. Lindeman 1505 E. Joppa Road Towsen, Marylan 1204 RE: James C. Lindeman

Site Plant The location of the existing south entrance is incorrectly indicated on the plan. The entrance is approximately 25 fs. trither to the north, however, there is no objection to relocation of the entrance if the petitioner so desires. The construction of the proposed curbing and any relocation of entrances must be d. a under permit from the State Roads Commission.

The site plan sust be revised to indicate the following items prior to any further processing of subject petition:

The exact location of the existing and proposed entrances.
 A dimension indicating an 8 ft, setback between the street right-of-way line and poking ances 70 through 79.
 Interior parking from suggested that the petitioner's the redssignment of the first suggested that the petitioner's of the first suggested that ft. C. Richard Hoore, of the Eurasu of Traffic Engineering, prior to existing these changes.
 The plan must indicate the disposition of the existing retaining well, and hou the building will be affected by this retaining wall and existing grades.

If you have any questions concerning the above matter, please t hesitate to contact the writer. Sincerely yours,

JAMES E. DYER, Chairman

REFORE THE COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioner has withdrawn his Petition and it is, therefore ORDERED by the Deputy Zoning Commissioner of Baltimore County, this day of March, 1969, that the said Petition be and the same is

hereby DISMISSED without prejudice.

There D. Hardesty

October 31, 1968

Beginning for the same on the West side of York Road 139' Morth of Garard Avenue: also Beginning on the West side of York Road and bindin on the

West side of York Road South 240-55'-40" East 150 feet to a stake continuing and binding on the West side of York Road south 24° East 90 feet, thence leaving said road and running for a line of civision South 670-10' West 193.85 feet to a concrete monument, thence running for a line of division North 240-51' West 87 feet, thence running for a line of division South 670-10' West 6.26 feet, thence continuing line of division North 240-53'-40" West 150 feet to a stone and to the beginning of the last line, thence running with and binding on said last line North 65°-20' East 201.37 feet to the point of beginning.

Maltimore County, Maryland

EUGENE CLIFFOI Traffic Engineer

December 5, 1968

Mr. ohn G. Rose C. Richard Moore

Subject:

Revised comments Plan dated 11-27-68 Zoning Petition # 69-132

The petitioner is requesting a variance from 81 spaces to 73 spaces. However, it is noted that the area to the rear of the existing stores is presently being used for storage and does not appear to require one space for every 200 square feet.

Therefore, this office has no objection to this variance of only δ

C. Richard Moore

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date December 6, 1968 TO Mr. John G. Rose, Zoning Commissioner

FROM George E. Gavrelis, Director of Planning

SUBJECT Patition #69-132-A. Variance to permit a side yard of 8.5 feet instead of the required 30 feet; and to permit 73 parking spaces instead of the required 81 spaces; and to permit a front yard of 28.5 feet instead of the required 50 feet; and to permit 49 feet between buildings instead of the required 60 feet. We's side of York Road 139 feet north of Gerard Ave. James C. Lindemon, Petition

9th District

Monday, December 16, 1968 (11:00 A.M.) HEARING:

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances for side and front yards as well as the required number of parking spaces. It has the following advisory comments to make with respect to perfinent

- The subject petition represents an overuse of the property with respect to its ability to satisfactorily provide off street parking as shown on the petitioner's site plan. The modules for parking bays are less wide than those customity used e'ther for right angle or 45 angle parking. There appears to be insufficient width in the site to accomedate moneuvering into or out of the parking spaces. We do not believe that the plan as presently designed can produce the 73 off street parking spaces tobulated on the plan. For example, space 57 is virtually impossible to get into; leaving the space involves backing out onto York Road.
- We recommend against granting any portion of this petition pending the production of a site plan that really works.

GEG:bm

ZONING Petition for Vortage for Side, Frent Varida and Parling. LOCATION Wast dies of York Rosel 139 feet North of Gerard Avenue DATE & TIME: Menday, December 16, 1968 at 1130 A.M. Vidlic HEARING Rose 198, Coun-ty Office Building, 111 W. Chen-apeaks Avenue, Tuwen, Maryland CERTIFICATE OF PUBLICATION

> NOV 2 8 1958 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Mr. e in each day of _ December _____ 19 65 the feet publication appearing on the ... 28th day of ... November

> > THE JEFFERSONIAN,

CERTIFICATE OF POSTING IG DEPARTMENT OF BALTIMORE COUNTY

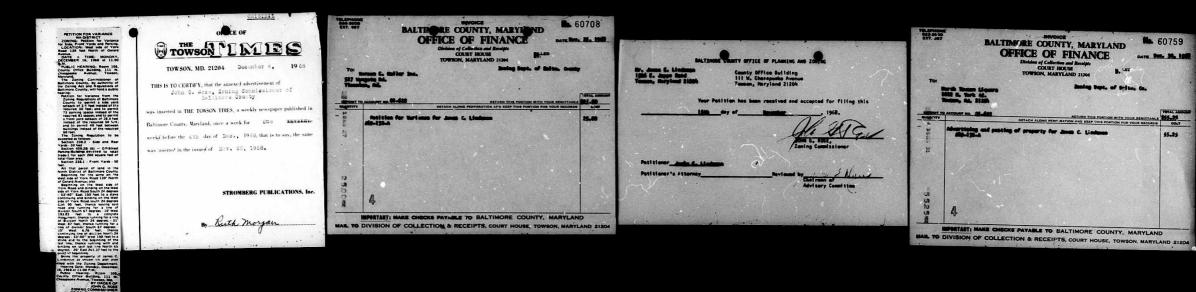
9th Date of Posting 11-30-68 District VALLENCE. Posted for

Petitioner J.C. Lindenson
Location of property W/s of Your Rd - 139 N Cf Gerard Hec Levelin of Signe 150 = 16 of Lorand Air on Wood for Red

Wellook.

Posted by

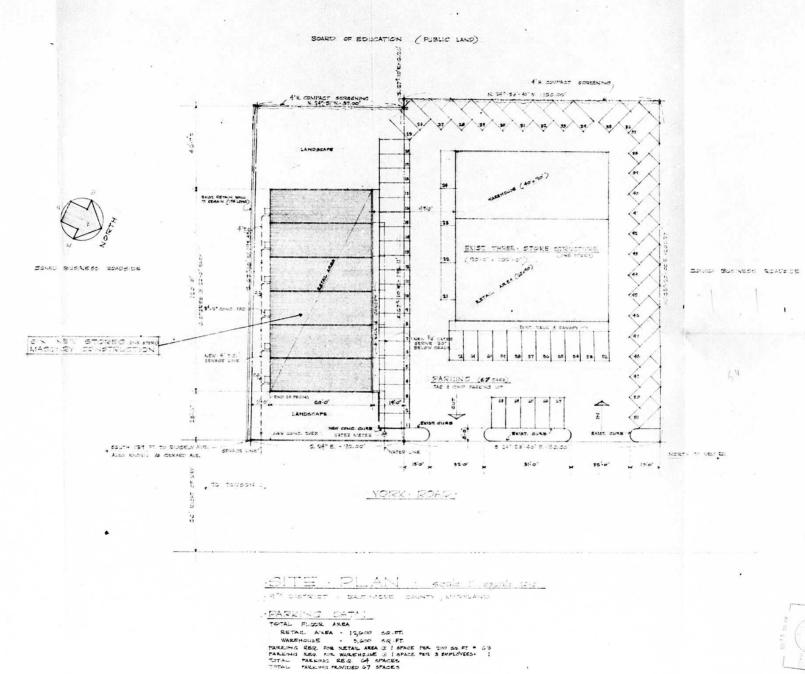
Date of return 12-6-68



60759

DATE DOG. 30, 1000

B. CEC



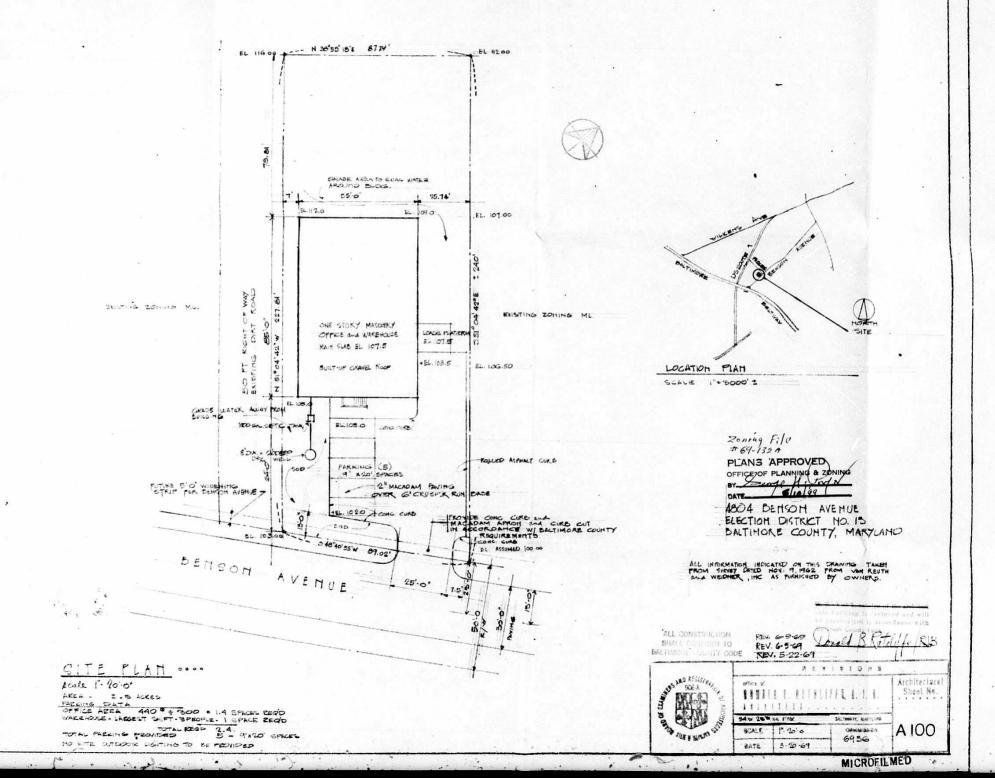
Mr. of Separate

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EXISTING ZONING ML --- N 36'55' 18'E 87.74" _ EL 42.00 GRADE AREA TO SUAL WATER AROUND BLOG. 55-0 25.74 5.112.0 .EL. 107.00 EXISTING ZONING ML. EXISTING ZONING ML ONE STORY MASONRY SITE OFFICE and WAREHOUSE LOAD'S PLATRON EL 01.5 MAIN SLAB EL. 107.5 +EL. 103.5 EL. 10G.50 . LOCATION PLAN BUILT-UP GRAVEL KOOP 1"+ 3000' ± CRADE WATER AWAY TON EL.105.0 cons aus Zoning File # 69-1324 PLANS APPROVED KOLLED ASPHALT CURE PARKING (5) OFFICE OF PLANNING & ZONING
BY SIGN OF FUTURE 5'0' WIDEHING 2" MACADAM PANING DVER G'CRUSHER RUN 4804 BENSOH AVEHUE FRO THE CONC CURD BUT CURD CUT MACADAM APPOIN SUM CURD CUT IN ACCORDANCE WY BALTIMORE COUNTY REQUIREMENTS ELECTION DISTRICT NO. 13 DALTIMORE COUNTY, MARYLAND BENSON ALL INFORMATION INDICATED ON THIS CRANING TAKET FROM SINEY DITED HOY. 9, MG2 FROM VAN REUTH ONA WEIDNER, INC. AS FURNISHED BY OWNERS. ALL CONSTRUCTION REV. 6-9-69 SHALL FOLLTONA TO BALTIMO OL ITY COD REV. 6-5-69 OUNTY CODE NEV. 5-22-69 A E Y | 0 | 0 H B 185 AND ALESSANIE Architectura! affire of Acade 1"- 20:00 Sheat No. 181111 1. 81781188 L. I. A. AREA I. B ACKES
PAPEING DATA
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WAREHOUSE LAKEST SHIFT BPEOPLE | SPACE RECD The same of the sa 111111111. 54 W 26 M NE I'M TALTHARE MASTLUIS A 100 TOTAL PARKING PROVIDED 5- 9'x20' SPICES BCALE 1- 10-0 Сенциянов 6936 HO SITE SUTDOOR LIGHTING TO BE PENIDED 3.20-69 MICROFILMED