

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Melvin J. Goetzinger, 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 409.2 b (6) to permit 0 parking spaces instead of the required 29 parking spaces.

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

I. A practical difficulty is evident in that there is no available space for parking on or within 50' of the building site.

See 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 Melvin J. Goetzinger Legal Owner
 Address 416 Eastern Blvd Baltimore, Md 21221
 Petitioner's Attorney Oliver L. Myers Protestor's Attorney
 Address 416 Eastern Blvd Baltimore, Md 21221

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of January, 1969, 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 108, County Office Building in Towson, Baltimore County, on the 13th day of February, 1969, at 10:00 o'clock P.M.



69-168-A
MELVIN J. GOETZINGER
N/S of Eastern Blvd. 353' E of Mace Ave.

ORDER RECEIVED FOR FILING
DATE 1/16/69
BY Oliver L. Myers

Re: Petition for Variance to Section 409.2 b (6) of Zoning Regulations - N/S Eastern Boulevard 353' E. Mace Ave., 15th District - Melvin J. Goetzinger, Petitioner

Before
 Zoning Commissioner
 of
 Baltimore County
 No. 69-168-A

The petitioner requested a variance to Section 409.2 b (6) of the Baltimore County Zoning Regulations to permit Zero parking spaces instead of the required 29 parking spaces on the north side of Eastern Boulevard 353 feet east of Mace Avenue, in the Fifteenth District of Baltimore County.

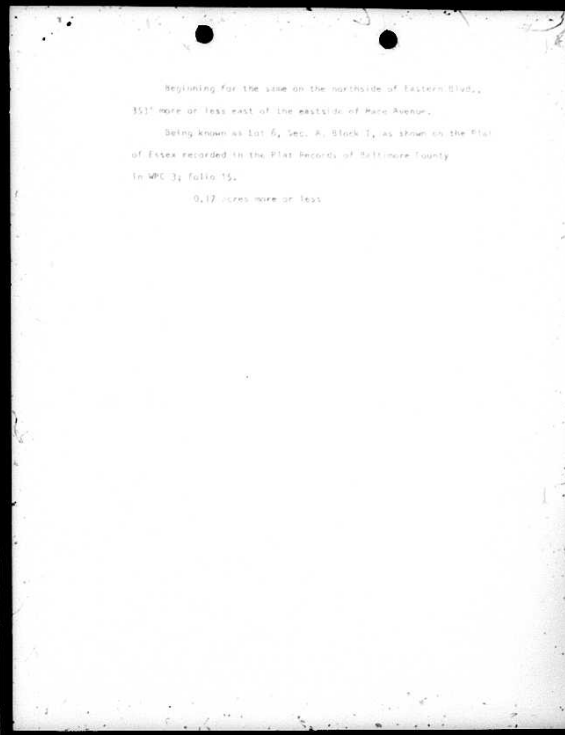
The petitioner's request is a very practical reason for granting the variance. The remains of the old Essex Theatre which burned down over a year ago have cluttered this property to the detriment of the Essex community.

It is impossible to build anything on this site in conformance with the current parking regulations as set forth in the Regulations.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested 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 15th day of February, 1969, by the Zoning Commissioner of Baltimore County ORDERED that the herein petition for a variance to permit Zero parking spaces instead of the required 29 parking spaces, should be and the same is granted, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Oliver L. Myers
 Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date January 30, 1969

FROM: George E. Gavelly, Director of Planning

SUBJECT: Petition #69-168-A, Variance to permit Zero Parking spaces instead of the required 29 spaces. North side of Eastern Boulevard 353 feet East of Mace Avenue. Melvin J. Goetzinger, Petitioner.

15th District

HEARING: Thursday, February 13, 1969 (1:00 P.M.)

The Planning staff does not have sufficient information to offer definitive comment on the variance petition.

CEG:mas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this 7th day of January, 1969.

John G. Rose
 Zoning Commissioner

Petitioner Melvin J. Goetzinger
 Petitioner's Attorney Oliver L. Myers Reviewed by Oliver L. Myers Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21284

INVOICE No. 60837 DATE 2/11/69

To: H & C Refrigeration Co. 588 Baltimore Ave. Baltimore, Md. 21221 Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

Advertising and posting of property for Melvin J. Goetzinger #69-168-A \$3.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 511 W. CHESAPEAKE AVE. TOWSON, MARYLAND 21284

FOR Oliver L. Myers

MEMBERS: BUREAU OF ENGINEERING, BUREAU OF TRAFFIC ENGINEERING, STATE ROADS COMMISSION, BUREAU OF FIRE PREVENTION, HEALTH DEPARTMENT, PLANNING DEPARTMENT, BOARD OF EDUCATION, ZONING ADMINISTRATION, INDUSTRIAL DEVELOPMENT

January 17, 1969

RE: Type of Hearing: Parking Variance
 Locations: N/S Eastern Blvd., 353' E. of Mace Avenue
 Districts: 15th
 Petitioner: Melvin J. Goetzinger
 Committee Meeting of January 7, 1969
 Item 157

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 property is presently improved by the burned out bulk of the old Essex Theatre. To the rear of the subject tract, to the northwest of the existing alley are apartments, the rest of the property is surrounded with dry goods stores. These existing stores have not provided any parking. Eastern Avenue is presently improved with curb and gutter with a median strip.

BUREAU OF ENGINEERING:
 Highways: Access to this site will be from Eastern Boulevard, which is a State Road. There are no County Roads involved.

Storm Drains: Storm water from this site shall be directed to a suitable outfall.

The Applicant must provide necessary facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

- Page 2 -

Mr. Melvin Goetzinger
 416 Eastern Blvd.,
 Baltimore, Maryland 21221
 RE: Item 157

January 17, 1969

BUREAU OF ENGINEERING (Continued)

SEWER: This site can be served from the existing sanitary sewer located within the bed of Eastern Boulevard.

WATER: Water is available to serve this site from the existing 6" supplementary water main in Eastern Boulevard.

BUREAU OF TRAFFIC ENGINEERING:
 The parking situation on Eastern Boulevard is critical. Any variance to parking in this area is extremely undesirable.

FIRE DEPARTMENT: Owner shall be required to meet a Fire Department regulation when construction plans are submitted for approval.

HEALTH DEPARTMENT:
 Public water and sewers are available to this site.

Air Pollution Comments: 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.

BOARD OF EDUCATION:
 No effect on student population.

STATE ROADS COMMISSION:
 This office has reviewed the subject plot plan and finds that no direct access is proposed to the State Highway, therefore, there will be no requirement from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:
 This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
 OLIVER L. MYERS, CHAIRMAN

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15th Date of Posting Jan. 24, 69

Posted for Melvin J. Goetzinger 111 W. Chesapeake Ave. Towson, Md.

Petitioner Melvin J. Goetzinger

Location of property 416 Eastern Blvd. 353' E. of Mace Ave.

Location of Signs On North & South Sides of Eastern Blvd. at the Corner of Eastern Blvd.

Remarks: None

Posted by Oliver L. Myers Signature Date of return Jan. 31, 69

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21284

INVOICE No. 60795 DATE Jan. 21, 1969

To: H & C Refrigeration Co. 588 Baltimore Ave. Baltimore, Md. 21221 Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

Posting for Variance for Melvin J. Goetzinger #69-168-A \$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 January 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. 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~~
week before the 27th day of Jan., 19 69 that is to say, the same
was inserted in the issued of January 23, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Morgan*

PETITION FOR VARIANCE

18th DISTRICT

ZONING: Petition for Variance

for Parking.

LOCATION: North side of

Eastern Boulevard 253 feet, more or

less East of Mary Avenue.

DATE & TIME: THURSDAY,

FEBRUARY 13, 1969 at 1:00 P.M.

PUBLIC HEARING: Room 108,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland.

The Zoning Commission 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 drive parking

spaces instead of the required 29

parking spaces.

The Zoning Regulation to be

varied is as follows:

Section 409.2 B (6) - Minimum

divided to retail trade - Off - Street

Parking - 1 for each 200 square feet

of total floor area.

All that parcel of land in the

18th DISTRICT of Baltimore

County

beginning for the same on the

northside of Eastern Blvd., 253'

more or less east of the midpoint of

Mary Avenue.

Being shown as Lot 4, Sec. A,

Block 1, as shown on the Plat of

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CERTIFICATE OF PUBLICATION

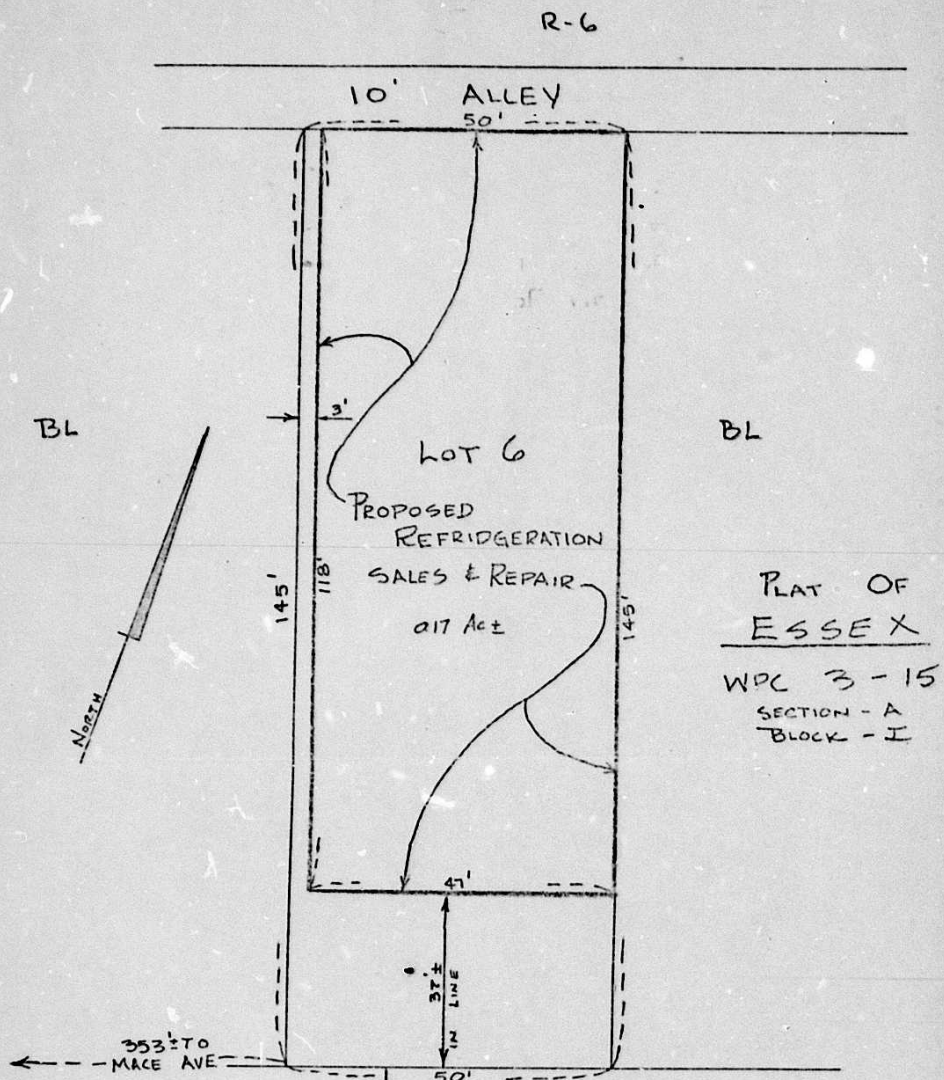
TOWSON, MD. JAN 23 1969 19

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 13th
day of February 19 69, the 8th publication
appearing on the 23rd day of January
19 69.

THE JEFFERSONIAN,

L. Frank Struthers
Manager.

Cost of Advertisement, \$

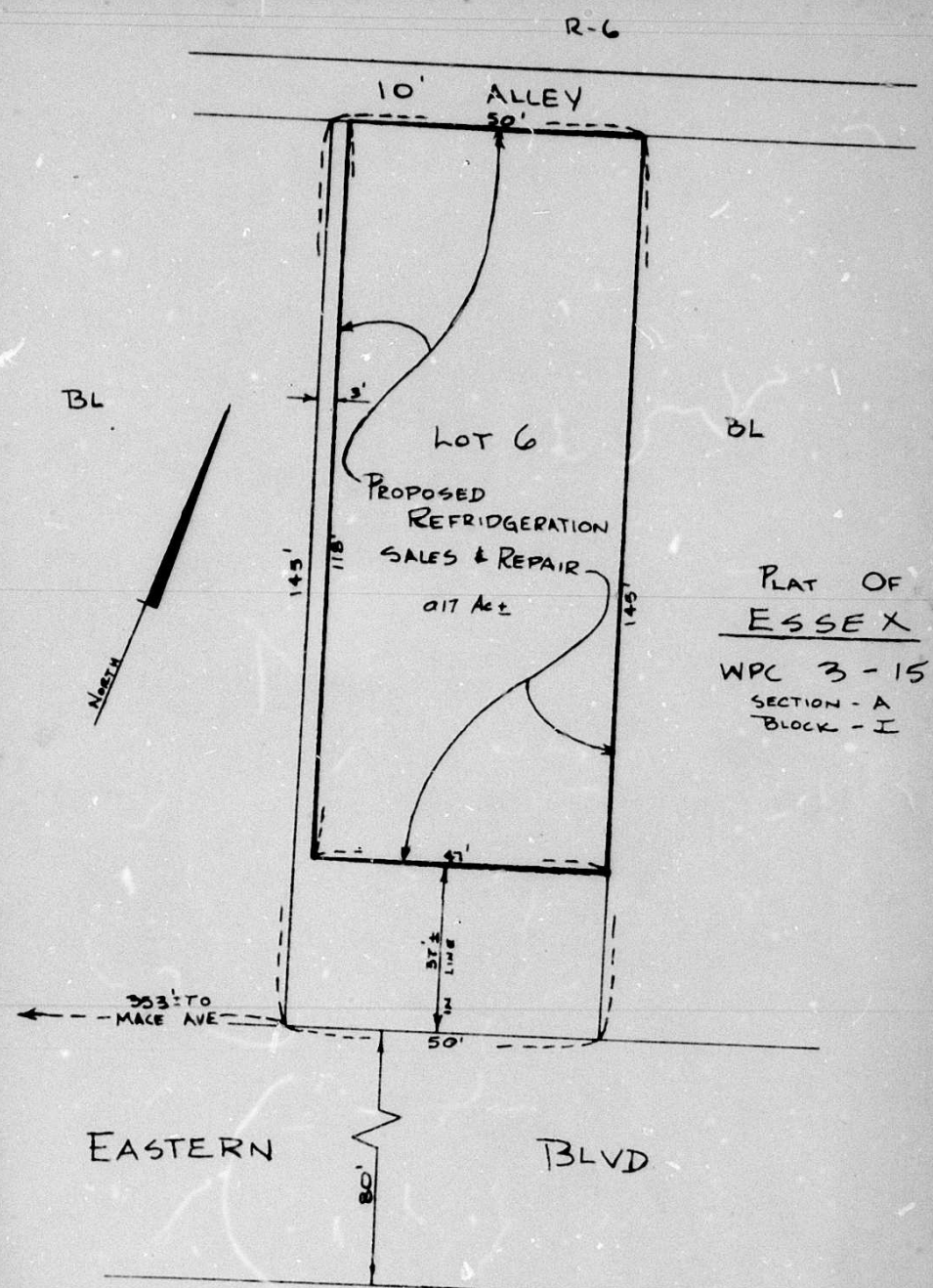


BLVD.
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *George H. Confield*
DATE: 3/31/69
File No 69-1681

PLAT TO ACCOMPANY
ZONING PETITION
DIST 15
SCALE 1" = 20'

PARKING DATA
USE: SALES & REPAIR
REQ. PARKING: 29
PROP. PARKING: 0
ZONING REQUEST: SECTION 409.26(6)
TO PERMIT 0 PARKING SPACES
INSTEAD OF REQUIRED 29

MICROFILMED



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USE: SALES & REPAIR
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PROP. PARKING: 0
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