instead of the require 173 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: dinducte haro-ship or practical difficulty) that us a practical matter at present 53 spaces more than adequately serve the parking needs of the retail store and warehouse. That although by the regulations 22 additional spaces are required for the adhouse. That although by the regulations 22 additional spaces are required for the ad-ditional office space, that becouse of automation and the use of computers, office personnel should not increase. That there are additional off street parking spaces available in close proximity to the store premises. That, of all retail establishments, furniture stores need a smaller parking ratio to retail selling space. That, although hopefully petitioner anticipates an increase in business, additional space for retail selling is relatively small and should not effect present parking conditions.

See attached description

Z 2

rty is to be posted and advertised as prescribed by Zoning Regulations. we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this nd further agree to and are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County. Frackin Bros. Furnit of Village, Inc. Contract purchaser Legal Owner Address 2500 Spanier But Seed Elgenese, M/ 20219 Edward S, Margolis Petitior of Antoney
100 St. Paul Street
Address Bullimare, Margdand, 21202
72-4834 Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this.....

Zoning Commissioner

17th

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Anril 1, 1970

Edward S. Margolis, Esq., 100 St. Paul Street Paltimore, Maryland 21202

RE: Type of Hearing: Parking Variance Location: S/S Sparrows Pt. Rd.bet. Snyder Ave. 6 S. Marine Ave. Letitionar: Fradkin Bros. Furniture Committee Meeting of March 17, 1970 15th District Item 192

MEALTH DEPAY

ZUNING ATRUM, (E)

DEVILORMAN

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 is presently improved with a fund ture store and warehouse, with the properties to the east store and warehouse, with the properties to the interest stores. The property is the north in improved with stores. The property is the interest in improved with deellings. The properties to the south are improved with mellings. Sparrous Foilt Mead in this location is improved as far as concrete cure and gutter are concerned, however, both harine Avenue is not.

BUREAU OF ENGINEERING:

Sparrows Point Road is a State road; therefore, all Improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Kann Avenue and North Marine Avenue are existing macdam roads union will be improved as 30-foot closed common form of replaced and south respectively. Implementation and South respectively to the second south respectively. The second south respectively will be improved as 30-foot closed roadows sections on \$00-foot trights-of-way and improvements will be required in connection with any subsequent grading or building permit applications.

367-6321

February 27, 1970.

SINCE

The !

125

CONSTRUCTION COMPANY, INC.

DESCRIPTION

BEGINING for the same at the corner formed by the intercection of North side of Sparrow? Point Road, 30' wide, and the Northwest side of Marine Avanue, 40' wide; said place of beginning being side of Marine Avanue, 40' wide; said place of beginning being side of Northwest side of side; said place of the side of the s

BEING lots # 310,311,312,313, 314, 315, 316, 317, 318, 319, 320, 321, 322 and# 323 on the Flat of Sparrows Point Manor above referred to and CONTAINING 43,913.3 SQUARE FEST of land, more or less.

4516 REISTERSTOWN ROAD, BALTIMORE, MD. 21215

Edward S. Margolis, Esq., 100 St. Paul Street Baitimore, Maryland 21202

April 1, 1970

Highways: (Continued)

It should be noted that Frackin brothers furniture Village is obligated to construct highway improvements for Snyder Annua and South Marine Annua under P.W.A. #15509, secured by Baltimere County in connection with Building Fermit Application #130-68. As of this date, this obligation has not been fulfilled.

- 2 -

Sparrows Point Road is a State road; therefore, drainage requirements os they affe t the road come under the jurisdiction of the Maryland State Roads Commission.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities will be required in connection with any subsequent grading or building permit applications.

The Applicant must provide necessary deliners facilities (temperary or permines) to prevent resting any nuisances or damper to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improve grading or improper installation of drainage facilities would be the full responsibility of the Applicant.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and nublic holdings. Countream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of too soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the Issuance of any grading or building permits.

Sanitary Sewer and Waters

Public samitar, sewerage and public water supply is available to serve these properties.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject plan does not conform to existing conditions in the field.

Perpendicular parking is snown where angle parking exists. Also parking is shown in existing loading area which makes those spaces useless for parking.

BALTIMORE COUNTY, MARYLAND

TO Mr. Edward D. Hardesty, Zoning Commissionefate April 10, 1970

SUBJECT: Petition ²70-200-A. East side of Monor Avenue 125 North of Sporrows Point Road. Petition for Variance to permit 33 parking spaces incleed of the required 173 spaces. Frackins Bros. Furniture Village - Petitioners

15th District

HEARING: Monday, April 20, 1970. (1:00 P.M.)

The Planning staff would question the wildom of providing such few parking spaces in relationship to the requirements of the zoning regulations. However, we can find no indication within the comments by other County opencies that the pellitioner has not provided sufficient parking to satisfy his actual business requirements. We therefore, offer no comment relative to this petition and its desirability.

BALTIMORE COUNTY, MARYLA' D No. 69361 OFFICE OF FINANCE FFICE UP PAINTED

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 2: 20-1

Zon Dept. of Dattier PETURN THIS PORTION WITH YO THE MENTER DETACH ALONG PERFORATION AND REEP THIS PORTION FOR YOUR MAND etition for Wariance for Freddin Bres. Paralture Willage, Inc. 25.00 IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120/

TELEPHONE 823-3000 EXT. 387 No. 69391 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE 4/20/70 Division of Collection and Receipts
CCURT HOUSE TOWSON, MARYLAND 21294 174.45° 70.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COL'NTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING	
ZONING DEPARTMENT OF BALTIMORE COUNTY	#20-260-1
Towner, Moryland	

s	
District 15 M	Date of Posting Paul 2 1970
Posted for Hearing Menday	Hour 20, 1976 a La G.M.
Petitioner Dranken Ben	Lumituse Villate
Location of property 6/5 Marie	· Na 12517/ 0 Starred (V. V.

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Location of	Signs U Tost	LE/s man	na 125 A	a. J. Hinson
Pour	Cord Sixem	mun as	£	
	,			
Remarks				

Posted by Mark W Secretary Date of return 92 2 1970.

Edward S. Margoli', Esq. 100 St. Paul Street Baltimore, Haryland 21202

- 3 -April 1, 1970

DEPARTMENT OF TRAFFIC ENGINEERING: (Continued)

The plan indicates 4 parking spaces instead of the existing 35 spaces which back into Marire Avenue. The existing spaces do not conform to County standards for parking.

Public water and sewers are available.

Air Pollution Comments: The hullding or bulldings on this site may be subject to registration and constience with the Maryland State Health Air Pollution Central Regulations. Additional information may be obtained from the Division of Air follution, Baltimore Journ Department of Health.

BOARD OF EDUCATION:

No bearing on student population,

FIRE DEFARTMENT:

Petitioner shall be equired to comply to all applicable requirements of the fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet requirements of Baltimore County Buildirg Code and Regulations of storage occupancies.

CONING ADMINISTRATION DIVISION:

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

11.11 -2.15.

DETVER L. MYERS, Chairman

11-9-70

Pursuant to the advernment, 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 requested variance would give relief without substantial injury to the public health, safety and general welfare of the locality involved, the shore digrisses absolut becked contait duction appearing that by response for an expensive action of the containing the containing of a Variance to permit 53 parking spaces instead of the required/ should be granted IT IS OPDERED by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order, to permit 53 parking spaces instead Yof the required 173 parking spaces. subject to approval of plot plan by Zoning Commissioner of Baltimore & inty Bureau of Public Services and the D'fice Planning and Zonin: Pursant to the advertisement, posting of property and public hearing on the above petition DASE the above Variance should NOT BE GRANTED.

FOR

ORDER RECEIVED

Zoning Commissioner of Baltimore County

20-2007

70-200A VILLAGE-US S. A. P. Sperroms

ORIGINAL

OFFICE OF

@essex[[]MES

ESSEX, MD. 21221 April 6 - 19

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty

Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in

as insected in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for one xxxxxxxxxxx week before the 6th day of April 19.70 that is to say, the same

was inserted in the issue of April 2, 1970.

STRO'IBERG PUBLICATIONS, Inc.

11, Buth Trongan

NAL

PETETION FOR A VARIANCE
IMA DISTRICT

ZONING PUBLISH TO VARIANCE
PETEND
COLOR 133 feet North of Sparre
Public Red
DATE & TIME: Mendey, April
170 at 1:00 F.M.
PUBLIC REARING, Room 164 Ce
Office Room 164 Ce
O

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Sections cover of and objects of the section of the

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2 1970

appearing on the 2nd day of April

THE JEFFERSONIAN.

Cost of Advertisement, 8

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