

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
c/o Estate of Ignatz Rickert
or Sophie Nordenholz Thau, Esq., legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

232.3 of the S.L. Zone (to reduce the rear yard set back from twenty (20) feet to ten (10) feet in connection with the improvements to the presently commercially zoned property known as 2700 Taylor Avenue, being located at the northeast corner of Old Harford Road and Taylor Avenue in the Ninth District of Baltimore County, Maryland.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty). The property involved is now commercially zoned (BL), and is situated at the intersection of Old Harford Road and Taylor Avenue; it is about to be improved by a modern drive-in convenience food store and the reduction (or variance) of the rear yard set back from 20 feet to 10 feet will provide better and more effective control of traffic and maneuverability of vehicles as well as of deliveries to the store, since 10 feet is ample and serves the same purpose as would the unnecessary full 20 feet set back (the 20 foot set back here arbitrarily and improperly deprives the owner of the fair use of said lot). This reduction will avoid such hardship and practical difficulty in the proper and more efficient planning and utilization of the lot without adverse effect or the adjoining property. Such variance in the width of the rear yard set back will do no substantial (if any, at all) injury to public health, safety and general welfare.

See attached description and plats.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, 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.

CLOVERLAND FARMS DAIRY, INC.
By: *[Signature]*
Address: 2200 N. Harford Street
Baltimore, Maryland 21217

ESTATE OF IGNATZ RICKERT
By: *[Signature]*
Address: 12501 New Drive
Annapolis, Maryland 21403

Nathan Patz, Esq.,
2110 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1970 day of April, 1970, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of May, 19620 at 11:00 o'clock.

Zoning Commissioner of Baltimore County.
(over)

Description for lot on the corner of Taylor Ave. and Old Harford Rd.
Beginning for the same at the corner formed by the intersection of the North side of Taylor Ave. and the East side of Old Harford Road, thence running along and binding on the East side of the Old Harford Rd. North 31 degrees 19 minutes East 30 ft. and North 19 degrees 49 minutes East 125 ft. Thence running on a line drawn parallel to and 150 ft. from the North side of Taylor Ave., measured at right angles thereto, South 56 degrees 46 minutes East 113.75 ft.; thence running on a line drawn perpendicular to Taylor Ave. South 33 degrees 14 minutes West 150 ft. to the North side of said avenue; thence running along the North side of Taylor Ave. North 56 degrees 46 minutes West 80.0 ft. to the point of beginning. Containing 0.32 of an acre more or less and being known as No. 2700 Taylor Avenue.

Robert C. Morris



Nathan Patz, Esq.,
2110 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Type of Hearings: Variance for Rear Yard Setback
Location: 2700 Taylor Ave., NE cor. Old Harford Road & Taylor Avenue
Petitioner: Sophie Nordenholz Thau
Committee Meeting of March 31, 1970
9th District
Item 197

Dear Sirs:

The following is addendum to our having Advisory Committee comments of April 6th, 1970 under the above referenced subject for the following members:

BOARD OF EDUCATION:

No hearing on student population.

PROJECT PLANNING DIVISION:

This office has reviewed the site plan and offers the following comments:

The parking and entrances must be revised as shown on the attached plan.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

OLM:J

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner
Richard S. Williams
FROM: Project Planning Division
SUBJECT: Com. Building Application #197

Date: April 6, 1970

March 30, 1970
Sophie Nordenholz Thau
2700 Taylor Avenue, N. E.
Cor. Old Harford Road & Taylor Avenue

This office has reviewed the site plan and offers the following comments:

The parking and entrances must be revised as shown on the attached plan.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. TOWSON AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Nathan Patz, Esq.,
2110 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Type of Hearings: Variance for Rear Yard Setback
Location: 2700 Taylor Ave., NE cor. Old Harford Road & Taylor Avenue
Petitioner: Sophie Nordenholz Thau
Committee Meeting of March 31, 1970
9th District
Item 197

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 is presently improved with a two story frame general store. The properties to the north and east are improved with dwellings. The property to the west and south are improved with two automotive service stations. Old Harford Road and Taylor Avenue in this location are improved partially with concrete curb and gutters.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the Baltimore County 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 all requirements of Baltimore County Building Code, Rules and Regulations when plans are submitted.

DEPARTMENT OF TRAFFIC ENGINEERING:

The 3 parking spaces adjacent to Old Harford Road are not satisfactory, since it does not allow for adequate turn around. The subject variance should have no effect on trip density.

BUREAU OF ENGINEERING

Outline Plat - Comments

April 6, 1970

197. Property Owner: Sophie Nordenholz Thau
Location: 2700 Taylor Ave., N/E cor. Old Harford Rd. (1969-1970)

District: 9th
Present Zoning: M
Proposed Zoning: Variance from Sec. 232.3 (rear yard setback)
No. Acres: 0.32 ±

Highways:

We are in accord with the proposed highway improvements indicated on the subject plan; however, the proposed entrances shall conform to Baltimore County Highway Standard Details for commercial entrances. Highway right-of-way and/or widening and improvements will be required in connection with any subsequent grading or building permit applications.

Storm Drains:

Storm drainage facilities will be required in connection with any subsequent grading or building permit applications. A 14-foot drainage and utility easement and a public storm drain will be required to extend through this property in a west to east direction at the rear of the existing store to receive offsite storm water flows. This factor will be determined by the proposed finished grading of the site.

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

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damage private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top 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 Water:

Public sanitary sewerage and public water supply are available to serve this property.

REMARKS:

See S.P. Key Sheet
29 N.E. 14 Position Sheet and N.E. 14-20 Scale To Go

Nathan Patz, Esq.,
2110 Maryland National Bank Building
Baltimore, Maryland 21202
Item 197

- 2 - April 6, 1970

HEALTH DEPARTMENT:

Revised plan must be submitted showing how property is to be served by water and sewers.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

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.

ZONING ADMINISTRATION DIVISION:

The following information must be shown on revised plans prior to the hearing.

- Means of supplying sewer and water to the subject property.
- The parking does not work. It is suggested that the petitioner contact Mr. Richard Williams of Project Planning, or Mr. C. Richard Moore of Department of Traffic Engineering in regard to revising the parking layout.

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,

[Signature]
OLIVER L. MYERS, Chairman

OLM:J
Enc.

TELEPHONE 823-3000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 69383 DATE April 14, 1970	
To: Nathan Patz, Esq. 2110 Maryland National Bank Building Baltimore, Md. 21202		BILLED BY: Zoning Dept. of Baltimore County		TOTAL AMOUNT \$25.00	
REPORT TO ACCOUNT NO. 04-422	QUANTITY 14	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE TICK FOR YOUR RECORDS		
Position for Variance For Estate of Ignatz Rickert 270-232-3		TOTAL AMOUNT \$25.00			
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204					

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 71212 DATE May 7, 1970	
To: Nathan Patz, Esq. 2110 Maryland National Bank Building Baltimore, Md. 21202		BILLED BY: Zoning Dept. of Baltimore County	
REPORT TO ACCOUNT NO. 04-422	QUANTITY 8	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE TICK FOR YOUR RECORDS
Advertising and posting of property for Estate of Ignatz Rickert 270-232-3		TOTAL AMOUNT \$45.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

11-9-70

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 Variance 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 further appearing that it should be granted.

a Variance to permit a rear yard setback of ten (10) feet instead of the required twenty (20) feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of May, 1967, 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 rear yard setback of ten (10) feet instead of the required twenty (20) feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County

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 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE IN DISTRICT

ZONING: Petition for Variance for

LOCATION: Northeast corner of Old

DATE & TIME: Thursday, May 7,

PUBLIC HEARING: Room 106, County

OFFICE BUILDING, 111 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 rear yard setback of ten (10) feet instead of the required 20 feet.

The Zoning Regulation to be excepted as follows:

Section 232.3 - Rear Yards - 20 feet.

All that parcel of land in the Ninth District of Baltimore County, being formed by the intersection of the North side of Taylor Ave. and the East side of Old Harford Road, thence running along and

on the East side of the Old Harford Rd. North 11 degrees 12 minutes East 30 ft. and North 19 degrees 49 minutes East 49 ft. Thence running on a line drawn parallel to and 150 ft. from the North side of Taylor Ave. measured at right angles thereto, South 33 degrees 14 minutes East 150 ft. to the North side of said avenue, Thence running along the North side of Taylor Ave. North 56 degrees 46 minutes West 80.0 ft. to the point of beginning.

Containing 0.32 of an acre more or less and being known as No. 2700 Taylor Avenue.

Being the property of Estate of Ignatz Rickert, Sophie Nordenshoth Thau, Executrix, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, May 7, 1970 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County

April 16, 1970

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 16, 1970

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 ~~two consecutive weeks~~ before the 7th day of May, 1970, the first publication appearing on the 16th day of April, 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE IN DISTRICT

ZONING: Petition for Variance for

LOCATION: Northeast corner of Old Harford Road and Taylor

DATE & TIME: THURSDAY, May 7, 1970 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 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 rear yard of 10 feet instead of the required 20 feet.

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BY ORDER OF EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County

April 16, 1970

ORIGINAL

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204 April 20 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

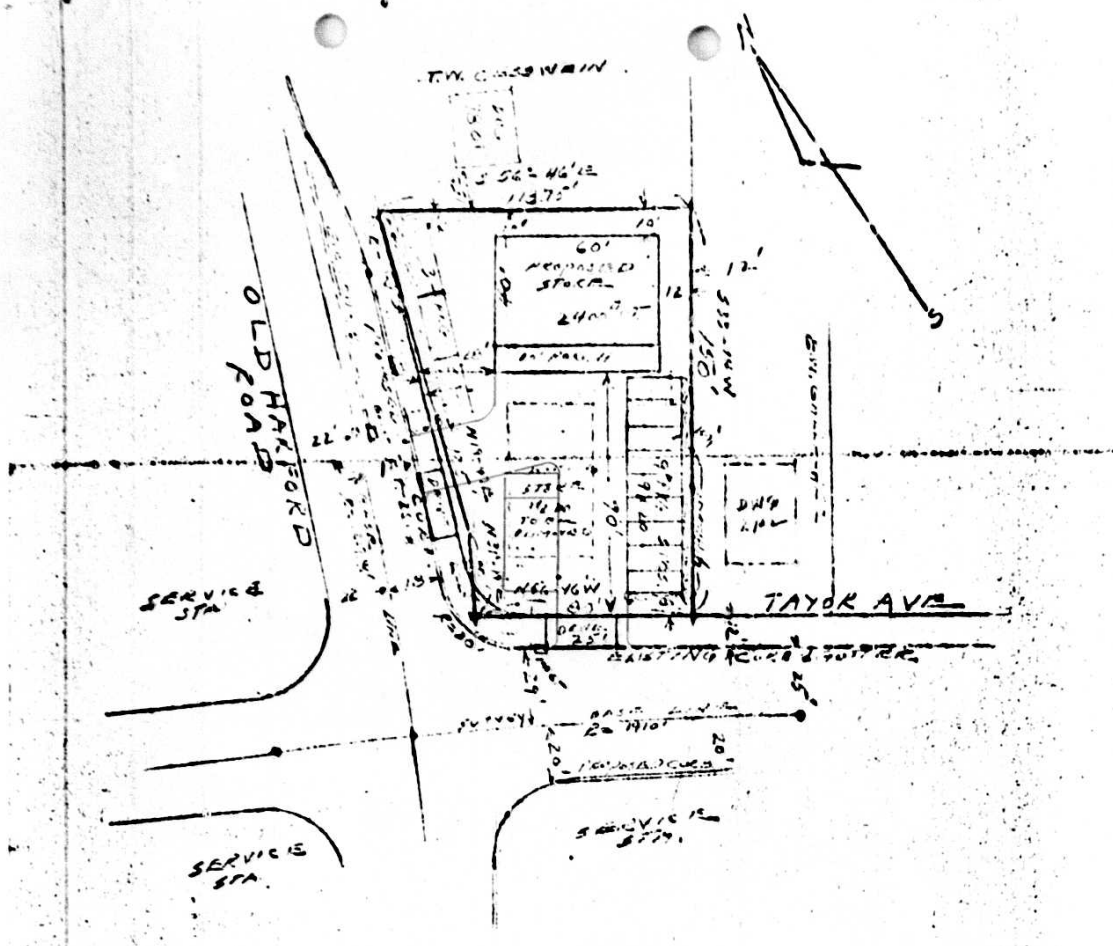
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 20th day of April 1970, that is to say, the same was inserted in the issues of April 16, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting April - 16th 1970
Posted for: Hearing Thursday May 7th 1970 at 11:00 A.M.
Petitioner: Estate of Ignatz Rickert
Location of property: N.E. corner of old Harford Rd. and Taylor Ave.
Location of Signs: 2. 1 Posted on Taylor 1 Posted on old Harford Rd.
Remarks:
Posted by: Mark H. Kees Signature Date of return: April 23rd 1970



Plat showing proposed "Farm Store",
Parkville, Ninth District, Balto. Co. Md.
AREA 0.321 ACRES

OFFICE COPY

Present zoning, B-L
Present use, retail store,
Proposed use, retail store

Proposed variance for rear yard of 10 ft.,
instead of 20 ft., as required.

Area of proposed store 2400 Sq. Ft.

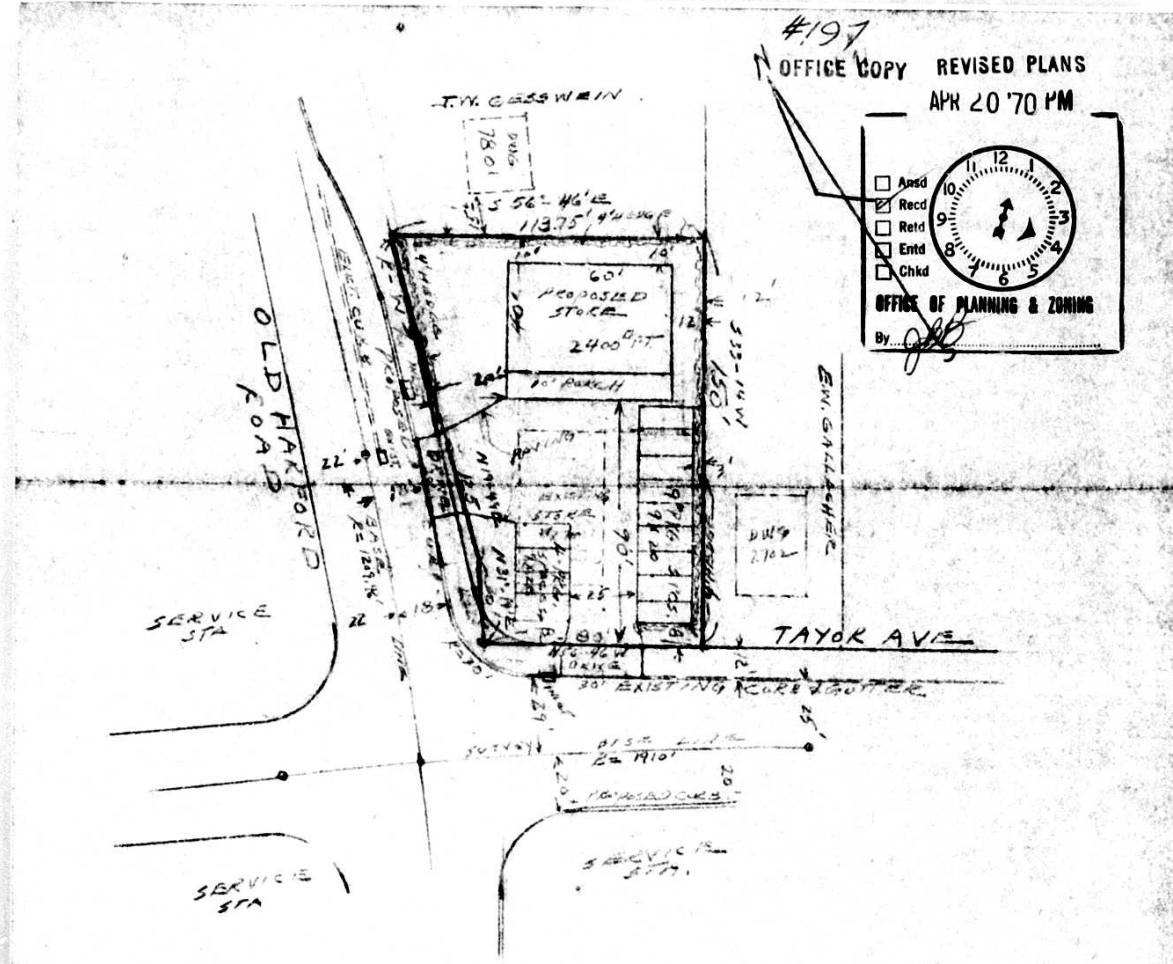
Parking spaces required 12, proposed 12.

Area of lot 0.32 of an acre.

Scale 1 in. to 50 ft. Nov. 19

Robert C. Norris, Reg. Surveyor
01st Court Road, Balto. 21207, Md.

All utilities are existing.



Plat showing proposed "Farm Store",
Parkville, Ninth District, Balto. Co. Md.
AREA 0.321 ACRES

Present zoning, B-L
Present use, retail store,
Proposed use, retail store

Proposed variance for rear yard of 10 ft.,
instead of 20 ft., as required.

Area of proposed store 2400 Sq. Ft.

Parking spaces required 12, proposed 12.

Area of lot 0.32 of an acre.

Scale 1 in. to 50 ft. Nov. 1969

Robert C. Norris, Reg. Surveyor
01st Court Road, Balto. 21207, Md.

All utilities are existing.

Existing Sewer connection and water service
water meter to be used for the proposed bldg.



#197
OFFICE COPY REVISED PLANS
APR 20 '70 PM

☐ Aspd
☒ Recd
☐ Retd
☐ Entd
☐ Chkd

OFFICE OF PLANNING & ZONING
By: *[Signature]*

