

PETITION FOR ZONING VARIANCE & SPECIAL HEARING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
L. Bateman

I, or we, the undersigned, 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 235.1 (235.1) to permit a frontyard setback of 0' instead of the required 15'

Special Hearing - Off-Street Parking in a residential zone,
Parcel C and A request for an exception under Section 409.5
to permit loading in a residential parking area
Off-Street parking in a residential zone,
Parcel B.

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., on 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

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 had before the Zoning Commission of Baltimore County in Room 106, County Office building in Towson, Baltimore County, on the 11th day of May 1970 at 10:15 o'clock.

By *Edward D. Hardisty*
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

February 26, 1970

Mr. Leo J. Bateman
120 Hillside Road
Baltimore, Maryland 21228

RE: Type of Hearing: Variance &
Special Hearing for front yard setback
Location: W/S Proposed Leslie Ave. at
W. of Cummings Avenue
Petitioner: Leo J. Bateman, et ux
Committee Meeting of Feb. 17, 1970
1st District
Item 160

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above mentioned 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 unimproved with the surrounding properties wooded and unimproved properties. Vola Avenue, Leslie Avenue and Cummings Avenue are paved streets and are not improved.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with Baltimore County Building Code, Rules and Regulations.

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, 1957 edition when construction plans are submitted for approval.

Mr. Leo J. Bateman
Item 160

- 2 - February 26, 1970

HEALTH DEPARTMENT:

Public water and sewers are proposed.

Since variance is for off-street parking no health hazards are anticipated.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner can provide evidence to this office that he has obtained the proper agreements to provide physical access to the site. It appears upon a field investigation that no suitable access to the site exists at the present time.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLK:JD
Enc.

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3008

RESIDENCE: 771-4884

January 28, 1970

PARCEL A
VARIANCE

BEGINNING for the same at a point on the west side of Proposed Leslie Avenue, as now widened, at a distance of 54°51'30"W 113.38' and S85°50'50"W 243.59' from the intersection formed by the west Right of Way line of Cummings Avenue, 30' wide, and the south side of Vola Avenue, 30' wide, running thence S85°50'50"W 320.29' and N4°09'10"W 102.00' to the south widening line of Vola Avenue (50' wide) running thence on said widening line N85°50'50"E 312.28', running thence S49°09'10"E 21.90' to the west widening line of Leslie Avenue, running thence on said widening line the two following courses and distances: 1) by a curve to the right with a radius of 500.00' for a distance of 78.98' (the chord of said arc being 50°22'20"W 78.79'); 2) S44°53'50"W 7.97' to the place of beginning.

CONTAINING 0.757 Acres of land more or less saving and excepting all that portion previously Zoned R-6.

BEING part of the property of Leo Bateman and wife.



E. F. Raphael
Eugene F. Raphael, 2246
Reg. Professional and Surveyor

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3008

RESIDENCE: 771-4884

January 28, 1970

PARCEL B
SPECIAL PERMIT FOR PARKING IN RESIDENTIAL ZONE

BEGINNING for the same at a point on the west side of Cummings Avenue, as now widened at a distance of 54°51'30"W 113.38' and S85°50'50"W 10.13' from the intersection formed by the west Right of Way line of Cummings Avenue, 30' wide, and the south side of Vola Avenue, 30' wide, running thence S85°50'50"W 183.46' to the west side of proposed Leslie Avenue, 50' wide, running thence on the west side of Leslie Avenue by a curve to the left with a radius of 550.00' for a distance of 86.87' (the chord of said arc being 80°2'20"E 86.78') running thence N40°50'50"E 22.74' to the widening line of Vola Avenue (50' wide), running thence on said widening line or Vola Avenue, N85°50'50"E 161.81', running thence S44°53'50"E 19.48' to the widening line of Cummings Avenue, running thence on said widening line 54°51'30"W 88.87' to the place of beginning.

CONTAINING 0.436 acres of land more or less.

BEING part of the land of Leo Bateman and wife.



E. F. Raphael
Eugene F. Raphael, 2246
Reg. Professional and Surveyor

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-3008

RESIDENCE: 771-4884

January 28, 1970

PARCEL C
EXCEPTION

BEGINNING for the same at a point on the west side of Proposed Leslie Avenue, as now widened, at a distance of 54°51'30"W 113.38' and S85°50'50"W 243.59' from the intersection formed by the west Right of Way line of Cummings Avenue, 30' wide, and the south side of Vola Avenue, 30' wide, running thence S85°50'50"W 320.29' and N4°09'10"W 102.00' to the south widening line of Vola Avenue (50' wide) running thence on said widening line N85°50'50"E 312.28', running thence S49°09'10"E 21.90' to the west widening line of Leslie Avenue, running thence on said widening line the two following courses and distances: 1) by a curve to the right with a radius of 500.00' for a distance of 78.98' (the chord of said arc being 50°22'20"W 78.79'); 2) S44°53'50"W 7.97' to the place of beginning.

CONTAINING 0.757 Acres of land more or less, saving and excepting all that portion previously Zoned R-6.

BEING part of the property of Leo Bateman and wife.



E. F. Raphael
Eugene F. Raphael, 2246
Reg. Professional and Surveyor

BUREAU OF ENGINEERING

Zoning Plat - Comments

February 20, 1970

160. Property Owner: Leo J. Bateman, et ux
(1969-1970) Location: W/S Proposed Leslie Avenue, E. of Cummings Avenue

District: 1st
Present Zoning: RM and R-6
Proposed Zoning: Variance to Sec. 235.1 (232.1),
Sec. 10. OFF-street parking
Ac. Acres: 0.757 AS I

General:

All public improvements required in connection with the development of this site have been consented upon in the past and are covered by Public Works Agreement #1907. Cummings Avenue is a residential street, for residential use only.

FWR:rw

H-MS Key Sheet
4 SW 26 Position Sheet
1 and 2 D Topo
94 Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardisty
TO: Zoning Commissioner Date: March 5, 1970

FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #160

February 17, 1970

Leo J. Bateman, et ux
W/S Proposed Leslie Avenue
W of Cummings Avenue

This plan has been reviewed and this office offers the following comments:

Screening for the Loading Area must be provided per Section 409 of the Baltimore County Zoning Regulations along Vola Avenue.

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 Petitioners, and the health, safety and general welfare of the community not being adversely affected a permit for off-street parking on Parcel "B", for loading in Parcel "C", and the above Variance should be granted and the same is hereby granted.

a Variance to permit a front yard setback of zero (0) feet instead of the required fifteen (15) feet is ORDERED by the Zoning Commissioner of Baltimore County this 28th day of May, 1970, that the herein Petition for a Variance should be and the same is granted.

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 Petitioners, and the health, safety and general welfare of the community not being adversely affected a permit for off-street parking on Parcel "B", for loading in Parcel "C", and the above Variance should be granted and the same is hereby granted.

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MICROFILMED

3 51625

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 155 Date of Posting: APRIL - 24-1970
Posted for: SEE OTHER SIDE
Petitioner: LEO J. BATEMAN
Location of property: SW COR. OF RUNNING & VOA AVE.
Location of Signs: SIGNS M.A.E. 3RD OF 15312 AVE. 15312 N. OF
SIGNING 65 AVE. SIGN M.A.E. 3RD OF 15312 AVE. 15312 N. OF
Remarks: VOA AVE. 15312 AVE. 15312 AVE. 15312 AVE.
Posted by: [Signature] Date of return: MAY 1, 1970
70-210-ASPH

PETITION FOR VARIANCE TO PERMIT A FRONT YARD SETBACK OF ZERO (0) FEET INSTEAD OF THE REQUIRED FIFTEEN (15) FEET FOR SPECIAL HEARING FOR OFF ST. PARKING IN A RESIDENTIAL ZONE

PETITION FOR VARIANCE AND SPECIAL HEARING
The Zoning Commission of Baltimore County, by resolution, do hereby order that the herein Petition for a Variance should be and the same is granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 23, 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 before the 11th day of May, 1970, the first publication appearing on the 23rd day of April, 1970.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCE AND SPECIAL HEARING
The Zoning Commission of Baltimore County, by resolution, do hereby order that the herein Petition for a Variance should be and the same is granted.

OFFICE OF THE
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 April 27, 1970
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Handsty, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27th day of April, 1970, that is to say, the same was inserted in issue of April 23, 1970.

STROMBERG PUBLICATIONS, Inc.

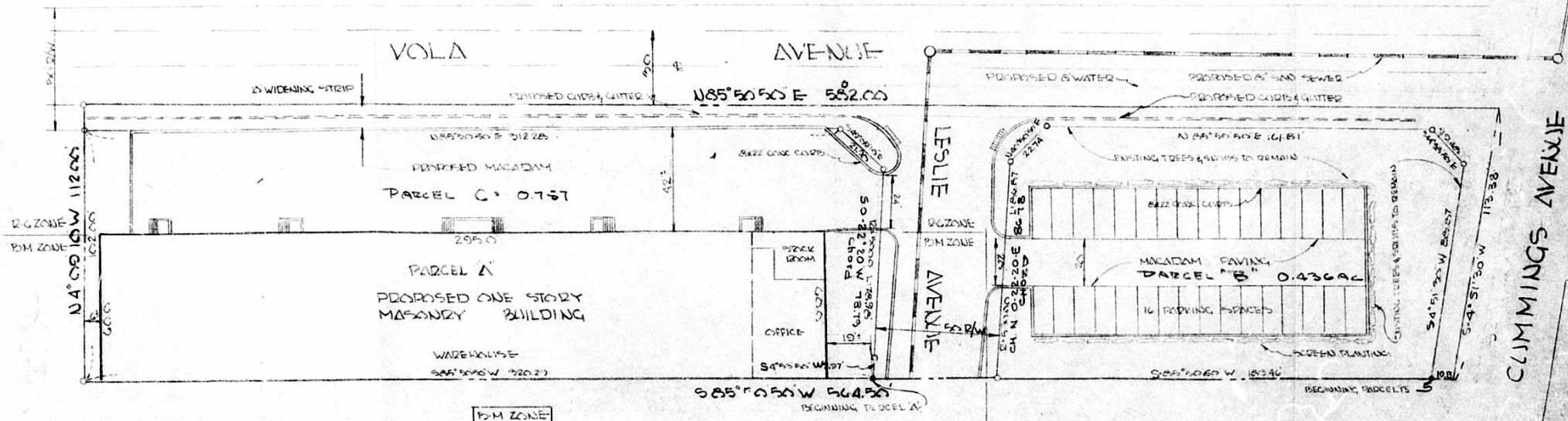
By: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
11 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 28th day of April, 1970
Edward D. Handsty, Zoning Commissioner
Petitioner: Leo J. Bateman
Petitioner's Attorney: [Signature]
Reviewed by: [Signature] Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARY AND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 69386
DATE: April 17, 1970
BILLED BY: [Signature]
Zoning Dept. of Baltimore County
TOTAL AMOUNT: \$25.00
REPORT TO ACCOUNT NO. 01-622
Petition for Variance and Special Hearing
70-210-ASPH
4

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71222
DATE: May 11, 1970
BILLED BY: [Signature]
Zoning Dept. of Baltimore County
TOTAL AMOUNT: \$91.50
REPORT TO ACCOUNT NO. 01-622
Advertising and posting of property
70-210-ASPH
4

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



PARKING NOTES - SECT 409.4 PARCEL B

- A. RESIDENTIAL ZONE ADJOINS BUSINESS PARK
- B. PARKING IS FOR PASSENGER VEHICLES ONLY
- C. AREA IS FOR CUSTOMER PARKING ONLY
- D. DAY LIGHTING DAYLIGHT USE ONLY
- E. SCREENING PROVIDED
- F. ALL INTERIOR LAYERS & SPACES TO BE DUSTLESS & DURABLE SURFACE
- G. PARKING PLAN AS SHOWN
- H. SELF-SERVICE PARKING DURING BUS BUSINESS HOURS
- I. CHAINED & LOCK AFTER HOURS

PARKING NOTES - PARCEL C

- A. LOADING & UNLOADING DURING DAYLIGHT HOURS ONLY
- B. 1X CUSTOMER OR 2 EMP. PARKING

GENERAL NOTES:

- AREA OF PROPERTY
- EXISTING USE
- PROPOSED USE
- EXISTING ZONE
- PROPOSED ZONE

1.474Ac
VACANT
WAREHOUSE & OFFICE
BM & R-G ZONES
BM & R-G ZONES

PARKING NOTES:

TOTAL FLOOR AREA (OFFICE & WAREHOUSE)
TOTAL WAREHOUSE

1,000⁺
15,000⁺

SPACES	REQ'D	PROVIDED
1. OFFICE & WAREHOUSE 1 PER 300 ⁺	6	
2. WAREHOUSE 1 PER 50 EMP	3	
3. TOTAL PARKING	9	32

REQUESTED VARIANCE & EXCEPTION NOTES:

1. REQUESTED PERMIT FOR OFF STREET PARKING IN R-G ZONE SECTION 409.4.
2. REQUESTED VARIANCE TO SECTION 235.1 PER 232.1 TO PERMIT A FRONT YARD SETBACK OF (0) INSTEAD OF REQUIRED 15'.
3. 409.5 EXCEPTION - WHERE THE REQUIREMENT FOR PARKING SPACE OR LOADING SPACE IS IN SEC. 409 WOULD CREATE AN EXCESSIVE BURDENSHIP THE ZONING COMMISSIONER MAY APPROVE A MODIFIED PLAN UPON PETITION & AFTER A PUBLIC HEARING.

PLAT TO ACCOMPANY ZONING PETITION APPLICATION THE LES. BATE-MAN PROPERTY

ELECTION DISTRICT NO. 1

SCALE: 1" = 30'

BALTIMORE CO., MARYLAND

JANUARY 29, 1973

E.F. RAPHAEL & ASSOCIATES
registered prof. land surveyor
201 COURTLAND AVENUE
BOWEN MARYLAND 21204

E.F. Raphael

OFFICE COPY

1032

