

71-19-4 #361 71-19-4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JAMES L. COFFMAN
1 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.

hereby petition for a Variance from Section 212.2.50. PERMIT A side yard of zero feet (0') instead of the required ten feet (10') from the property line, and Section 409.2. b (6) to permit nine (9) parking spaces instead of the required fifteen (15) parking spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (indicate hardship or practical difficulty)

Because of the size, shape and location of the subject property, it can not meet the required parking or set-back, as required under the zoning regulations.

See attached description

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

1 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
Address: 2101 Old Orens Road
Baltimore, Maryland 21220

Protestant's Attorney
Address: 2115 Old Orens Road
Baltimore, Maryland 21220

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of June, 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 through 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

on the 28th day of July, 1970, at 11:00 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE

OF

JAMES L. COFFMAN and
OPAL A. COFFMAN

Recorded among the Land Records of Baltimore County in

LIBER FOLIO

BEGINNING for the same at a point in center line of JOHNSON AVENUE (sometimes referred to as MIDDLE RIVER ROAD), thence running S 56° 27' W 328.74 feet along the Right-of-Way Line of OREMS ROAD, thence running No. 77° 01' E 287.64 feet along center line of OLD OREMS ROAD, thence running No. 03° 00' W 116.24 feet to place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, July 27, 1970

FROM: Mr. George E. Gorrall, Director of Planning

SUBJECT: Petition #71-19-A, Northwest corner of Middle River and Orens Roads
Petition for Variance to permit a side yard of Zero feet instead of the required 10 feet from the property line; and to permit nine parking spaces instead of the required 15 spaces.
James L. Coffman - Petitioner

15th District

HEARING: Tuesday July 28, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variance for a side yard setback in a B.L. zone and C.S.A. District and offers the following comments:

Although this request is not in conflict with the existing or proposed Master Plan, it appears that the site is being overdeveloped.

Orens Road is the connecting road between Martin Blvd. and the proposed Roseville Blvd. This office is in the process of reviewing the highway network in this area and results from this study could show the need for improvements to Orens Road.

GEG:mdh



INVOICE No. 71230

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COUNTY HOUSE
TOWSON, MARYLAND 21204

TO: Mr. Edward D. Hardesty, Zoning Commissioner	DATE: July 27, 1970
FROM: Mr. George E. Gorrall, Director of Planning	
SUBJECT: Petition #71-19-A, Northwest corner of Middle River and Orens Roads	
REMARKS: Petition for Variance to permit a side yard of Zero feet instead of the required 10 feet from the property line; and to permit nine parking spaces instead of the required 15 spaces.	
APPROVED: [Signature]	DATE: []

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this day of July, 1970.

Edward D. Hardesty
Zoning Commissioner

Petitioner: James L. Coffman and Opal A. Coffman
Petitioner's Attorney: William R. Sutton, Esquire
Reviewed by: [Signature]
Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 30, 1970

COAST GUARD BLDG
111 N. CHESAPEAKE AVE
TOWSON, MARYLAND 21204

OUTER L. MYERS
Zoning

MEMBERS

DEPT. OF ENGINEERING
DEPT. OF PUBLIC WORKS
STATE ROAD COMMISSION
BUREAU OF PUBLIC UTILITIES
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

William R. Sutton, Esquire
2115 Old Orens Road
Baltimore, Maryland 21220

Re: Type of hearing: Variance
Location: Int. W/O Old Orens Road and S/S side of Orens Road
Petitioners: James L. Coffman and Opal A. Coffman
Committee Meeting: June 9, 1970
15th District
Item 361

Dear Mr. Sutton:

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 proposed property is presently an unimproved piece of property, with the property to the northeast and south improved with shopping centers and some commercial stores. The property to the west is improved with the Red Shield Boys Club of Middle River. Orens Road, Middle River Road and Old Orens Road are not improved as far as concrete curb and gutter are concerned.

BUILDING DEPARTMENT OFFICE

The portions of Middle River Road, Orens Road and Old Orens Road adjacent to this property are State Roads; therefore, all improvements, intersections, and entrances on these roads will be subject to State Roads Commission requirements.

Storm Drainage

The portions of Middle River Road, Orens Road and Old Orens Road adjacent to this property are State Roads. Therefore, drainage improvements as they affect these roads come under the jurisdiction of the Maryland State Roads Commission.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent erosion, any damage or damage to adjacent

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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 petitioner.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging 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.

Water and Sanitary Sewers

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

BUILDINGS MINIMUMS

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

STATE ROADS COMMISSION

The minimum width for commercial entrances to State Roads is 25 feet. The subject site is State Roads Commission approval and permit.

FIRE DEPARTMENT

The owner shall be required to comply with all applicable requirements of the 1970 Life Safety Code, 1970 edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT

Air Pollution Comments: The building or buildings on this site may be subject to restrictions and conditions 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.

NOISE ABATEMENT

No hearing on student population.

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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,

CLYDE L. MYERS
Chairman

Enclosure

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 361 - ZAC - June 9, 1970
Property Owner: James L. & Opal A. Coffman
Old Orens Road & SE/S of Orens Road
Variance from 252.2 sideyard and 409.2 (b) 6 parking

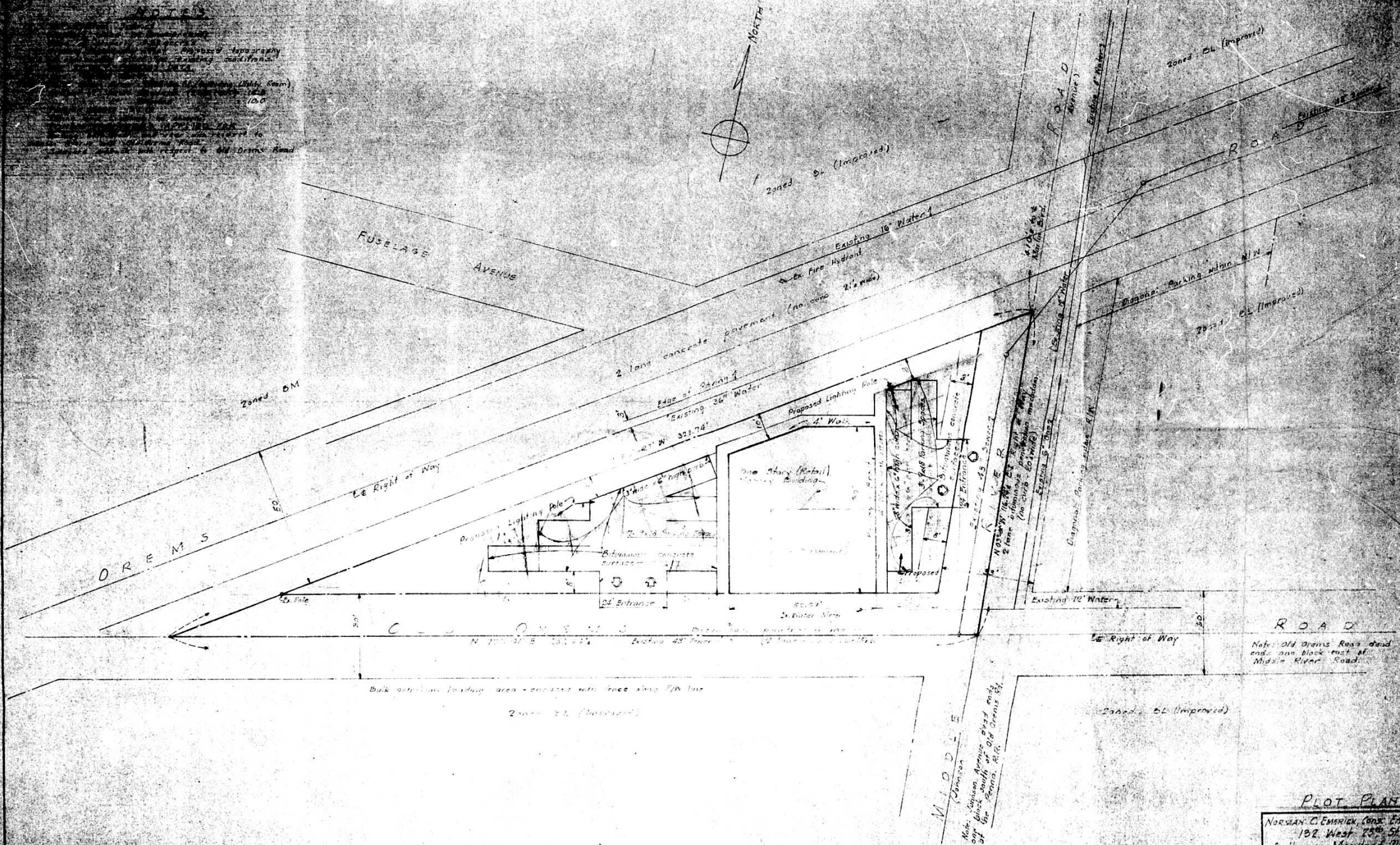
Date: July 9, 1970

The subject petition is requesting a variance to sideyard and to parking. The parking as shown is not satisfactory. And since no specific use is indicated for the building, a variance to parking is considered undesirable.

C. Richard Moore
Assistant Traffic Engineer

CRM:nr

11-16-70

[illegible]

PLOT PLAN

NORMAN C. EMERICK, Cons. Engr.
182 West 75th St.
Baltimore, Maryland 21214

PROPOSED RETAIL STORE FOR
JAMES L. COLEMAN
CRENS RD. BALTO, MD. 21215

No. 0700
SHEET 1 of 1
Scale: 1" = 15' April

Offstreet Parking Revised May 6, 1970

11-16-70