

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rosedale Loudmouth Club, Inc. 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 238.2 To permit a sidewalk setback of 5' in lieu of the required 30' and a rearward setback of 0' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Because of the B-R zoning and size of the property. A hardship and practical difficulty exists in attempting to utilize this property.

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.

DATE 11/19/70 BY ROSEDALE LOUDMOUTH CLUB INC.
Contract purchaser _____ Legal Owner _____
Address _____ Address 7938 Shirley Avenue #237
Petitioner's Attorney _____ Protester's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of July, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1970, at 10:00 o'clock

Edward D. Hardy
Zoning Commissioner of Baltimore County

(over)

FRANK S. LEE
1877 NEIGHBOR AVENUE
BALTIMORE, MARYLAND 21227

June 12, 1970

#7938 Shirley Avenue
North side of Shirley Avenue .39.17 feet west of Chesaco Avenue
15th District Baltimore County, Maryland

Beginning from the same on the north side of Shirley Avenue at the distance of .39.17 feet measured westerly along the north side of Shirley Avenue from the west side of Chesaco Avenue, and thence running and binding on the north side of Shirley Avenue South 60 degrees 06 minutes West 260 feet thence running for a line of division North 29 degrees 54 minutes East 95.08 feet to the south side of Pulaski Highway thence running and binding on the south side of Pulaski Highway North 65 degrees 21 minutes East 200.84 feet and thence running for a line of division South 29 degrees 54 minutes East 76.84 feet to the place of beginning.

Containing 0.38 acres of land more or less.



BALTIMORE COUNTY, MARYLAND

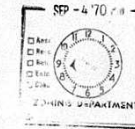
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardy, Zoning Commissioner, September 4, 1970
FROM: Mr. George E. Gavrells, Director of Planning
SUBJECT: Petition #71-B-A. North side of Shirley Avenue 399.17 feet west of Chesaco Avenue
Petition for Variance to permit side yard setback of 5 feet instead of the required 30 feet and to permit a rear yard at Zero feet instead of the required 30 feet.
Rosedale Loudmouth Club, Inc. - Petitioners
15th District
HEARING: Wednesday, September 9, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the setback requirements for a community hall to be built by Rosedale Loudmouth Club, Inc.

We express some curiosity as to the nature of the sponsoring organization. In any case, we voice no objection to the proposed variances noting that the unique dimensions and narrow depth of the site create conditions of practical difficulty which justify departures from the dimensional requirements of the Zoning Regulations. We wonder whether or not the petitioner has supplied sufficient off-street parking to accommodate patrons or users of the community hall.

GEG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 16, 1970

Rosedale Loudmouths, Inc.
7938 Shirley Avenue
Baltimore, Maryland 21237

RE: Type of Hearing: Side and Rear Yard Setback Variance
Location: N. Shirley Avenue
399' W. of Chesaco Avenue
Petitioners: Rosedale Loudmouths
Committee Meeting of July 7th, 1970
15th District
Item 1

Gentlemen:

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 located on the east side of Pulaski Highway. It is currently improved with a greenhouse and a 1 1/2 story frame dwelling. It is residential to the north and rear of the subject property. It is commercial to the south and west of the subject property. Curb and gutter are existing at this location. The petitioner's organization has placed a large sign that lies within the right-of-way of State Roads Commission.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Shirley Avenue, an existing County road, is proposed to be improved as a 30-foot closed section on a 40-foot right-of-way. Highway improvements and highway right-of-way widening will be required in connection with any subsequent grading or building permit application.

Rosedale Loudmouths, Inc.
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Item 1

July 16, 1970

Highways (Continued)

The entrance locations on Shirley Avenue are subject to approval by the Department of Traffic Engineering.

Pulaski Highway (U.S. 40) is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

Sediment Control:

Development of this property through striping, 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.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Pulaski Highway (U.S. 40) is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

It is noted that a utilities easement exists or is required for the existing storm drain through this property, and no structure is permitted to be constructed within such easement.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

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Item 1

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DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance to side and rear yards. The plan indicates 17 parking spaces which are 6 x 14. The plan must be revised to show minimum parking space size of 8 1/2 x 18.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BUILDING ENGINEER'S OFFICE:

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

FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The building or buildings of this site may be subject to registration and compliance with the Maryland State W with Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

STATE ROADS COMMISSION:

The west side of the westerly entrance from Pulaski Highway must be curbed with concrete. The curb must be in line with the existing roadside curb and must extend from the west property line to the proposed

Rosedale Loudmouths, Inc.
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July 17, 1970

STATE ROADS COMMISSION: (Continued)

curb near the Right of Way line that is indicated on the plan. The entrances must be paved with bituminous concrete from the curb line to the Right of Way line. The holes in the shoulder fronting the entrances must be patched with a suitable material.

The curbing and paving must be done under permit from the State Roads Commission.

The plan should be revised prior to a hearing date being assigned.

There is a sign within the State Roads Commission Right of Way that must be removed.

ZONING ADMINISTRATION DIVISION:

The sign that exists within the right-of-way must either be removed entirely or a permit applied for, and the sign placed in a proper location.

This office is withholding a hearing date until such time as revised plans are received, as per the foregoing comments stated in the foregoing.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

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 the same should be granted.

to permit a side yard setback of five (5) feet instead of a Variance the required thirty (30) feet, and to permit a rear yard setback of zero (0) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of November, 1970, 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 side yard setback of five (5) feet instead of the required thirty (30) feet and to permit a rear yard setback of zero (0) feet instead of the required thirty (30) feet, subject to the approval of the site plan by the

DEPUTY Zoning Commissioner of Baltimore County State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR A VARIANCE
THE DISTRICT
EDWARD D. HANDELY, Zoning Commissioner of Baltimore County
LOCATION: North side of Shirley Avenue, 100-110 feet West of Chesapeake Avenue
SECTION 11, TOWSON, MARYLAND
PUBLIC HEARING: 11/11/70
The Zoning Commission of Baltimore County, on this 11th day of November, 1970, held a public hearing on the above petition for a Variance from the Baltimore County Zoning Regulations. The Commission heard the testimony of the Petitioner, Edward D. Handely, and the testimony of the Zoning Commission. The Commission found that the granting of the Variance would be in the public interest and that the same should be granted.

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 August 24, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Handely, 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 24th day of August, 1970 that is to say, the same was inserted in the issue of August 20, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *Edward D. Handely*

MICROFILMED

PETITION FOR A VARIANCE
THE DISTRICT
EDWARD D. HANDELY, Zoning Commissioner of Baltimore County
LOCATION: North side of Shirley Avenue, 100-110 feet West of Chesapeake Avenue
SECTION 11, TOWSON, MARYLAND
PUBLIC HEARING: 11/11/70
The Zoning Commission of Baltimore County, on this 11th day of November, 1970, held a public hearing on the above petition for a Variance from the Baltimore County Zoning Regulations. The Commission heard the testimony of the Petitioner, Edward D. Handely, and the testimony of the Zoning Commission. The Commission found that the granting of the Variance would be in the public interest and that the same should be granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 20, 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 24th day of August, 1970, the first publication appearing on the 20th day of August, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#71-84-17

District: 15th
Date of Posting: Aug. 19, 1970
Posted for: Hearing Wed. Sept. 9, 1970, 8:00 A.M.
Petitioner: Rosalind Landmark Club, Inc.
Location of property: N. of Shirley Ave. 344-17' West of Chesapeake Ave.
Location of Sign: 1. Post on N. Shirley St. 1. Post on Shirley St.
Remarks: *Mrs. N. N. N.*
Posted by: *Mrs. N. N. N.* Date of return: Aug. 22, 1970

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Rosalind Landmark Club, Inc.
7700 Shirley Avenue
Baltimore, Maryland 21237
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 24th day of July, 1970
Edward D. Handely
Zoning Commissioner
Petitioner: Rosalind Landmark Club, Inc.
Petitioner's Attorney: *Mrs. N. N. N.*
Reviewed by: *Mrs. N. N. N.*
Chairman of the Advisory Committee

MICROFILMED

TELEPHONE 823-3000 EXT. 367
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 71288
DATE: June 19, 1970
To: Cash
Zoning Dept. of Baltimore County
SUBJECT TO ACCOUNT NO. 01-422
RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 1
TOTAL AMOUNT \$25.00
Position for Variance for Rosalind Landmark Club, Inc.
4
MICROFILMED

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

TELEPHONE 456-2415
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73848
DATE: September 9, 1970
To: Mr. Edward J. Schuman, President
Rosalind Landmark Club, Incorporated
7700 Shirley Avenue
Baltimore, Maryland 21237
SUBJECT TO ACCOUNT NO. 01-422
RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY 1
TOTAL AMOUNT \$52.75
Cost of advertising and posting of the property located at the N/S of Shirley Avenue, 344-17' W of Chesapeake Avenue, 15th District, No. 71-84-17
52.75
4
MICROFILMED

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

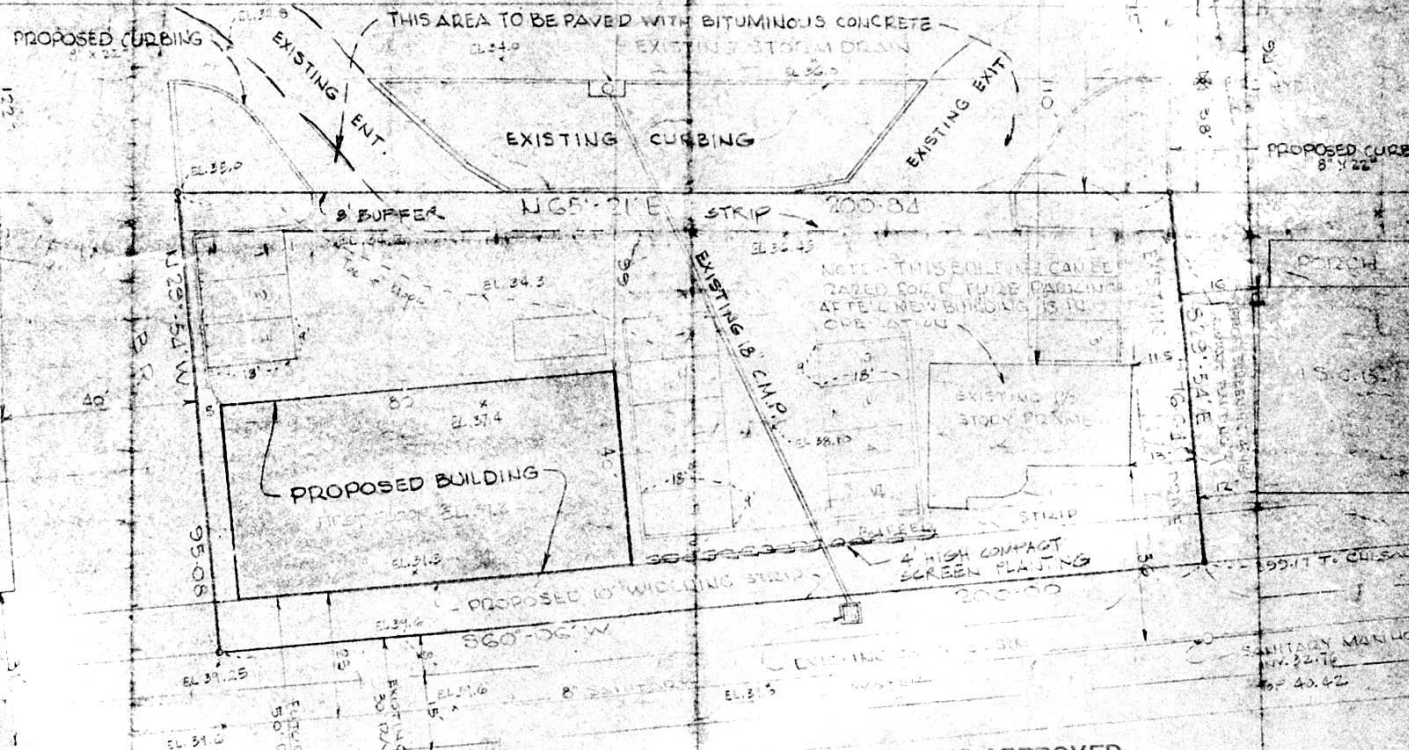
PULASKI

CORC DRIVE

(STATE RD.)

HWY.

LOCATION MAP
SCALE 1/4" = 100'



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Deane H. Engel
DATE 4/29/71
BY James B. Birmest
DATE 4/28/71

RECEIVED
DEPT. OF PUBLIC WORKS
OFFICE OF THE
MAYOR
APR 29 1971



FRANK S. LEE
272 N. EIGHTH ST.
BALTIMORE, MD.

PRESENT USE NONE
PROPOSED USE COMMUNITY HALL
PRESENT ZONING - B-1
PROPOSED ZONING - B-12 WITH SIDE & REAR YARD VARIANCE
AREA OF LOT - 6,324 SQ. FT.
AREA OF PROPOSED BUILDING - 3,200 SQ. FT.

PARKING DATA

NO. OF SPACES REQUIRED (1 PER 4 SEATS) (75 MEMBERS, 150 SEATS)
NO. OF SPACES SHOWN - 17

LOTS 135-136 PLANT ROSEHILL TERRACES
PLAT 15-15-37-16

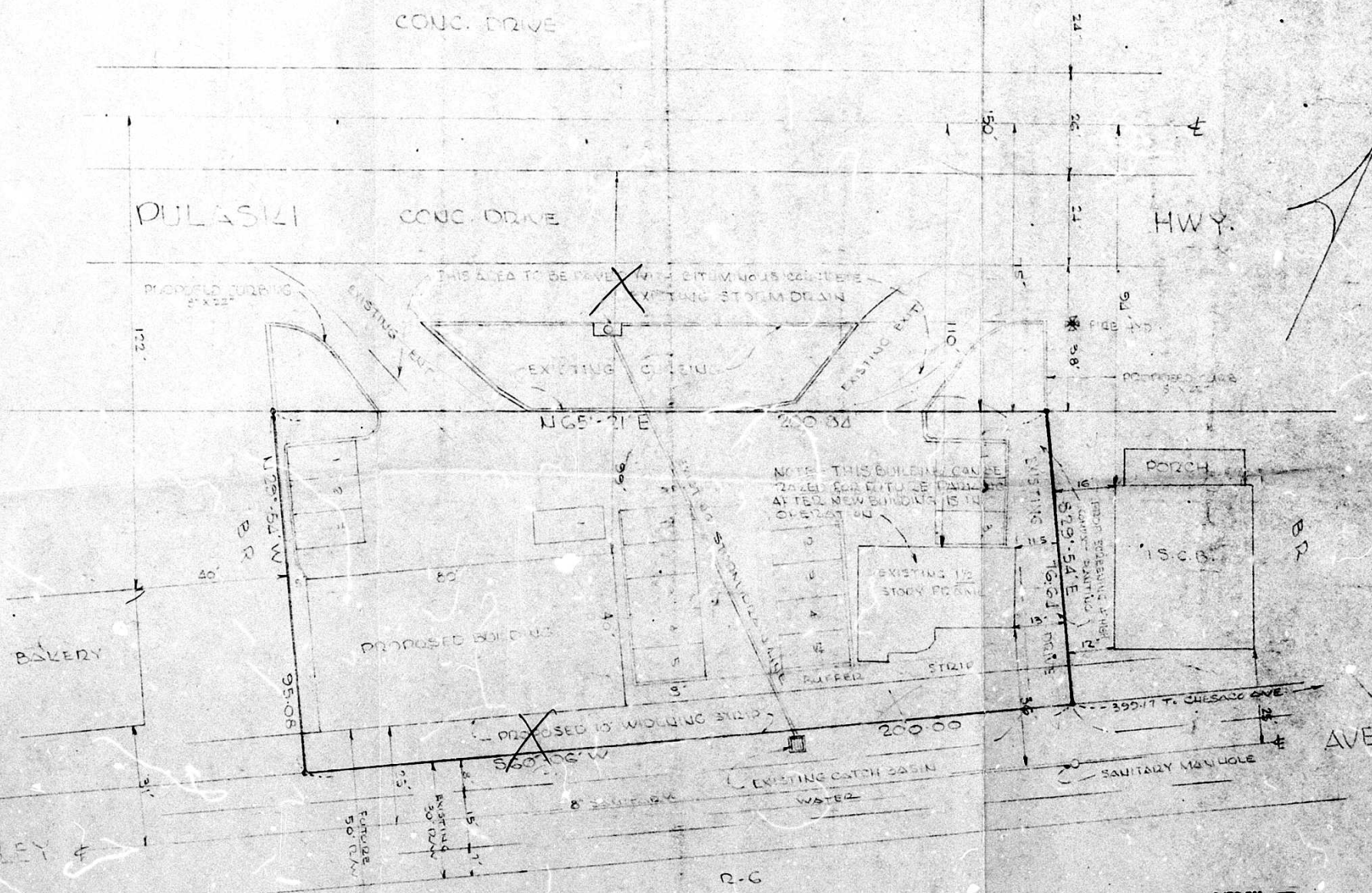
15th DISTRICT BALTIMORE COUNTY, MARYLAND
APR 29 1971

#71-84A

ROSEHILL LOUNGE CLUB INC.
CLUB HOUSE

PAGE 1 OF 1 SHEET 1



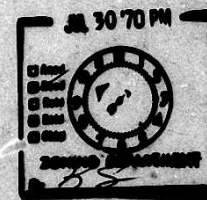


PRESENT USE: NONE
 PROPOSED USE: COMMUNITY HALL
 PRESENT ZONING: R-1
 PROPOSED ZONING: B-12 WITH 3' DE & 12' REAR YARD VARIANCE
 AREA OF LOT: 0.38 AC.
 AREA OF PROPOSED BUILDING: 3,200 SQ. FT.

PARKING DATA
 NO. OF SPACES REQUIRED (1 PER 6 SEATS) (75 MEMBERS EQUALS 12 SEATS)
 NO. OF SPACES SHOWN: 17

LOTS 195-196 PLAN "C" ROSEALE TERRACES
 PLOT 1806 3/4

15TH DISTRICT BALTIMORE COUNTY MARYLAND
 SCALE: 1" = 20'
 DATE: 6-12-70
 REVISED: 7-27-70



FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21237

71-84A
 MICROFILMED

REVISED PLANS