

71-155-ASPH PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 Executor of the Estate of Louis J. Glass, widower, and August A. Conomos
 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 238.2 to permit sideyard setbacks of
 (1.5') and (14') instead of the required (30') and (30') in a BR zone,
 as shown on Plat and description attached hereto; and special hearing
 for off-street parking in an R-6 zone for the area shown on such Plat and
 description; and for the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
 following reasons: (a) State hardship or practical difficulty.

The lot width being only 45.41 feet, it is impossible to utilize
 the lot for any of the commercial purposes set forth in Section 236 of
 said Zoning Regulations; and for the further reason that numerous
 commercial buildings in the general area do not comply with the sideyard
 area regulations; and for the further reason that utilization of the
 lot in any manner is precluded if the sideyard area regulations apply.

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 of Baltimore County.

BY: Robert S. Rody Executor for Louis J. Glass
August A. Conomos Legal Owner
Robert S. Rody Contract purchaser
August A. Conomos Address: 800 Huntman Road, Towson, Maryland 21204
E. Harrison Stone Petitioner's Attorney
Robert S. Rody Protestants' Attorney
 Address: 102 W. Pennsylvania Avenue, Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day

of November, 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-
 out 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 4th day of November, 1970, at 2:00 o'clock
P.M.

Edward D. Hardesty
 Zoning Commissioner of Baltimore County.



ZONING DESCRIPTION

1732 JOPPA ROAD

FOR VARIANCES IN A R-6 ZONE

BEGINNING for the same on the northernmost side of Joppa Road (70 feet
 wide) as shown on Baltimore County Drawing No. 66-085-9 at a point distant
 133 feet more or less measured in an westerly direction along the north-
 easternmost side of said Joppa Road from the center of Lackawanna Avenue
 (40 feet wide) said point of beginning being on the division line between
 Lots 16 and 15 as shown on the Plat of the Jacob M. Hollenporter Tract as
 filed among the Land Records of Baltimore County in Plat Book No. 14 folio 1,
 thence binding on the northernmost side of said Joppa Road by a line curving
 to the south with a radius of 1944.56 feet for a distance of 45.41 feet
 (the chord of said arc being north 69 degrees 33 minutes 28 seconds east
 45.41 feet) to the easternmost outline of said Lot 15 and said Plat, thence
 running on a part of said outline north 11 degrees 15 minutes 45 seconds
 west 111.70 feet to the division line between Lot 16 and Lot 15, thence
 being distant 14 feet measured at right angles in a northerly direction
 from the center line of Joppa Road as shown on said Plat, thence binding
 on said zoning division line south 69 degrees 06 minutes 15 seconds west
 48.20 feet to intersect said division line between Lot 16 and Lot 15 as shown
 on said Plat, thence a binding on said division line south 12 degrees 37
 minutes 45 seconds east 112.48 feet to the place of beginning.

CONTAINING 0.12 acres of land more or less.

BEING part of Lot 15 as shown on the Plat of the Jacob M. Hollenporter
 Tract as filed among the Land Records of Baltimore County in Plat Book
 No. 14 folio 1.

July 8, 1970



RE: PETITION FOR VARIANCE
 from Section 238.2 of the
 Baltimore County Zoning Regulations,
 and SPECIAL HEARING for Off-Street
 Parking in R-6 zone
 N/S of Joppa Road 133 feet East of
 Lackawanna Avenue
 9th District
 Estate of Louis J. Glass, et al, Petitioners
 Irvin C. Tillman, Contract Purchaser

BEFORE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 No. 71-155-ASPH

ORDER OF DISMISSAL

Petition of Estate of Louis J. Glass, et al (Irvin C. Tillman, Contract
 Purchaser) for Variance from Section 238.2 of the Baltimore County Zoning Regulations,
 and Special Hearing for off-street parking in an R-6 zone, on property located on the
 North Side of Joppa Road 133 feet East of Lackawanna Avenue, in the 9th District of
 Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Dismissal of Appeal
 filed February 9, 1971 (a copy of which is attached hereto and made a part hereof), from
 the attorney representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Protestants-Appellants requests
 that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of
 February 9, 1971.

IT IS HEREBY ORDERED, this 9th day of February, 1971, that said
 appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

John A. Slowik, Chairman

W. Giles Parker

Walter A. Keller, Jr.

HOME MUTUAL LIFE INSURANCE COMPANY
 Appellant
 -vs-
 ESTATE OF LOUIS J. GLASS, et al
 IRVIN C. TILLMAN, Contract
 Purchaser

APPEAL TO
 THE COUNTY
 BOARD OF APPEALS
 Case No. 71-155-ASPH

DISMISSAL OF APPEAL

TO THE MEMBERS OF THE COUNTY BOARD OF APPEALS:

Please dismiss the appeal of Home Mutual Life Insurance Company
 in the above entitled case.

Claude A. Hardesty
 Attorney for Home Mutual Life Insurance Co.
 First National Bank Building
 Towson, Maryland 21204
 872-1174

I HEREBY CERTIFY that on this 9th day of February, 1971, a copy
 of the foregoing Dismissal of Appeal was mailed to E. Harrison Stone,
 Attorney-at-Law, 102 West Pennsylvania Avenue, Towson, Maryland 21204.

Claude A. Hardesty
 Claude A. Hardesty

Order dismissing appeal to County Board of Appeals received
 on 9th day of February, 1971.

Ed D. Hardesty
 Ed D. Hardesty

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
 FROM: Mr. George E. Gavellty, Director of Planning
 SUBJECT: Petition 71-155-ASPH. North side of Joppa Road 133 feet east of Lackawanna Avenue
 Petition for variance to permit a side yard of 14 feet 5 inches and 14 feet instead of
 the required 30 feet.
 Estate of Louis J. Glass - Petitioners
 9th District

HEARING: Wednesday, November 4, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition
 for variance.

We agree that the narrow width of the property does create conditions of hardship
 or practical difficulty with the B.R. setback requirements. However, we are
 opposed to the 14 foot variance because it is too narrow to satisfactorily maintain
 two-way traffic into and out of the parking area. Unless some joint access plan
 can be worked out with the property immediately to the west, this side yard should
 be no less than 18 feet wide.

GEG:msh

July 8, 1970



ORDER FOR APPEAL

ZONING COMMISSIONER
 County Office Building
 Towson, Maryland 21204

Re: Petition for Variance and Special
 Hearing
 N/S of Joppa Road, 133' E of Lacka-
 wanna Avenue - 9th District
 Estate of Louis J. Glass - Petitioner
 No. 71-155-ASPH (Case No. 47)

Dear Sir:

Please enter an Appeal to the County Board of Appeals,
 from your Order in the above matter, dated December 1st,
 1970.

Claude A. Hardesty
 Claude A. Hardesty
 Attorney for Home Mutual
 Life Insurance Company

I HEREBY CERTIFY that on this 14th day of January, 1971, a
 copy of the foregoing Order for Appeal was mailed to E. Harrison
 Stone, Attorney for Irvin C. Tillman, Contract purchaser, 102 West
 Pennsylvania Avenue, Towson, Maryland 21204.

Claude A. Hardesty
 Claude A. Hardesty

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75378 DATE: <u>July 4, 1970</u>
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TO: <u>Reynolds, Rayburn, Mueller, Thomas & McLean</u> 102 W. Pennsylvania Ave. Towson, Md. 21204	Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. <u>01-422</u>	RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
Advertising and posting of property for Estate of Louis J. Glass 71-155-ASPH	99.50

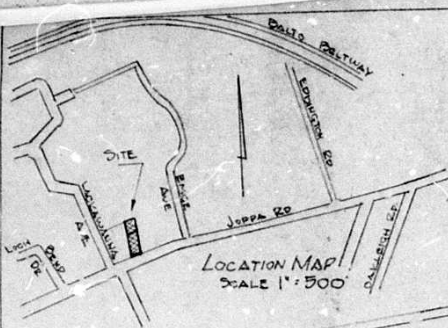
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
 COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75315 DATE: <u>Oct. 22, 1970</u>
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TO: <u>Reynolds</u> 102 W. Pennsylvania Ave. Towson, Md. 21204	Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. <u>01-422</u>	RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
Petition for Variance and Special Hearing for Estate of Louis J. Glass 71-155-ASPH	25.00

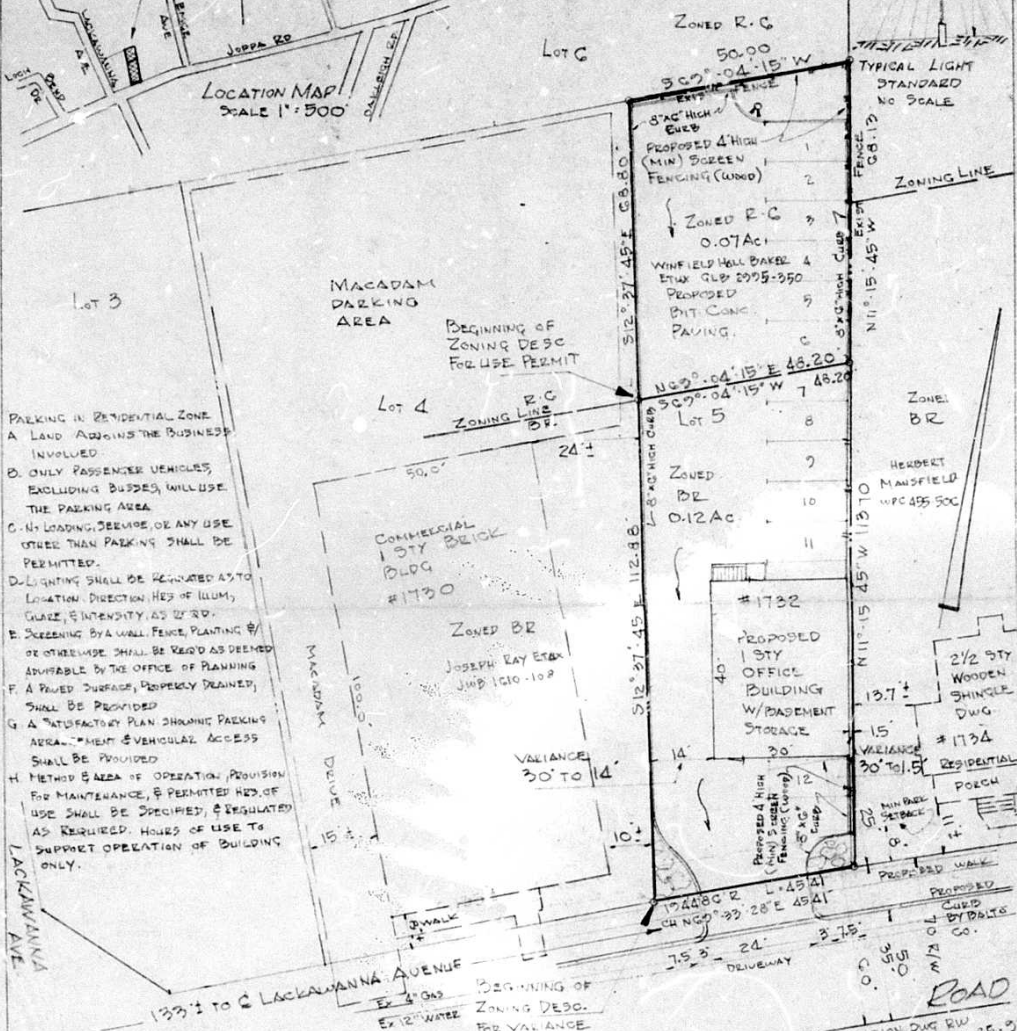
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
 COURTHOUSE, TOWSON, MARYLAND 21204

cc: E. Harrison Stone, Esq.
102 W. Pennsylvania Avenue
Towson, Md. 21204



LOT 5
PLAT OF
JACOB M. HOLLOPETER TRACT
PLAT BOOK 14-1

NOTE: DEFLECTORS
SHALL BE ADJUSTED
TO PERMIT LIGHT
TO RESIDENTIAL
AREAS



ZONING DATA

1. EXISTING ZONING BR & R-G
2. PROPOSED ZONING BR WITH VARIANCES AND R-G WITH USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE
3. AREA OF TRACT 0.15± Ac
BR PORTION 0.12 Ac
R-G PORTION 0.03 Ac
4. AREA OF PROPOSED BLDG 30'x40' 1200 SF
5. KERD PARKING 1200/300 = 4 SPACES
6. PARKING SHOWN 12 SPACES
7. ALL UTILITIES AVAILABLE.



David W. Dallas, Jr.
DAVID W. DALLAS, JR.
CIVIL ENGINEER
8719 OLD HARFORD RD., BALTO., MD.
MD 5-7422

JOPPA

BALTO CO. BUREAU OF LAND ACQUISITION, DUG RD.
IMPROVEMENTS UNDER
CONSTRUCTION
CG-1085-9

EX 3' DIAL

PROPOSED CURB

ZONING PLAT
FOR VARIANCES & SPECIAL HEARING
FOR OFF-STREET PARKING IN A
RESIDENTIAL ZONE

1732 JOPPA ROAD
3RD ELECTION DISTRICT BALTO CO., MD
JULY 3 1970
SCALE 1"=20'
REV JULY 2 1970



