# FROM AREA AND HEIGHT REGI LATIONS 71-155 ACRES 2001ING COMMISSIONERS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 description of the Soling Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (in M-state bardship or practical difficulty)

The lot width being only 45.41 feet, it is impossible to utilize The lot width being only 45.41 feet, it is impossible to willize the lot for any of the commercial purposes set fort, 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 praveribed by Zoning Regulations.

3. or we, we to pay expenses of above Variance advertising, posting, etc., upon filling of this person, and further agree to and are to be bound by the noting regulations and retrictions of bulgore County adopted pursuant to the Zoning Law For "altimore County.

n.C. Tillmed luce Contract purchaser 800 Huntsman Road Towson, Maryland 21204

Robert S. Rody, Executor for Louis J. W. Lee Thomas

d by the Zoning Law of Baltimore County, in two newspapers of general circulation through timore County, that property be posted, and that the public hearing be had before the Zonin, sisoner of Baltim ore County in Room 106, County Office Building in Towson, Paltimore County, on the 4th day of November

ZONING DESCRIPTION

173Z JOPPA ROAD

FOR VARIANCES IN A B-R ZONE

BEING part of Lot #5 as shown on the Plat of the Jacob M. Wellope Tract as filed among the Land Worords of Baltimore County in Plat No. 14 follo 1.

July 8, 1970

....e..M.

ozm

E. Harrison Stone Address 102 W. Pennsylvania Avenue Towson, Maryland 21204

Amostolol

, 1920 that the subject matter of this petition be adv

Thorn D. Hardes 4,

70

RE: PETITION FOR VARIANCE from Section 238.2 of the

Baltimore County Zoning Regulations, and SPECIAL HEARING for Off-Street Farking in R-6 zone
N/5 of Joppa Road 133 feet East of
Lackawanna Avenue

Estate of Louis J. Glass, et al, Petitioners Irvin C. Tillman, Contract Purchaser

COUNTY BOARD OF APPEALS BALTIMORE COUNTY

No. 71-155-ASPH

#### ORDER OF DISMISSAL

Petition of Estate of Louis J. Glass, et al (Irvin C. Tillman, Contra 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

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 Protestant-Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Protestant-Appellant requests that the appeal filed on behalf of said Protestant be dismissed and withdrawn as of

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

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

HOME MUTUAL LIFE INSURANCE COMPANY

APLEAL TO

Appellant

THE COUNTY BOARD OF APPEALS

ESTATE OF LOUIS J. GLASS, et al IRVIN C. TILLMAN, Contrast Purchaser

#### DISMISSAL OF APPEAL

TO THE MEMBERS OF THE COUNTY BOARD OF APPEA S:

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

Mutual Life Innu

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

Claude afforder

Order dismissing appeal to County Board of Appeals received trin Jay of February, 1971.

BAL'I TORE COUNTY, MARYL, D INTER-OFFICE CORRESPONDENCE

Petition f71-155-ASPH. North side of Joppa Road 133 feet east of Lackawanna Avenue
SURDECT. Petition for varience to permit a side yard of foot 5 inches and 14 feet imstead of
the required 30 feet.
Estate of Louis J. Glass - Petitioners

The Staff of the Office of Planning and Zoning has reveiwed the subject petition

We garee that the narrow width of the property does create conditions of hardship

we agice that the annow what is the property does clear because to instance or practical difficulty with the B.R. sathsk requirements. However, we are uposed to the 14 foot variance because it's too narrow to satisfactorily maintain was-way traffic into ania out of the parking rare. Unless some joint access plant on the worked out with the property immediately to the west, this side yord should

Mr. Edward D. Hardesty,

9th District

GFG-msh

be no less than 18 feet wide

Mr. George E. Gavrelis, Director of Planning

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

Date October 30, 1970

ORDER FOR APPEAL



County Office Building Towern, Mary-and 21204

Re: Petition for Variance and Special retition for returned and operation for the feating NS of lope Read, 185' E of Lackawana Avenue - 9'h District Estate of Louis - Petitioner 40, 71-185-ASPH - 2 (47)

Please enter an Appeal to the County Brand of Appeals, from your Order in the above matter, dated December 21st,

Laure (19/20 Ey

I HEREBY CEPTIFY that on this /4/ day of January, 1971, a copy of the aforegoing train for Appeal was mailed to E. Harrison Stone, Attorney for Irvin C. Fillman, Contract purchaser, 103 West Penneylvania Avenue, Toweon, Maryland 21204.

> Claude Thuter Claude A. Hanley

# BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

₩. 75378 DATE SEE 4, 1970

99.50

COURT HOUSE

| Torson, Nd. 21204         | IO, Inches & Action   |                  |              |           |
|---------------------------|-----------------------|------------------|--------------|-----------|
| BIT TO ACCOUNT NO. 01-622 |                       |                  |              |           |
| IITY                      | marks and as many and | RETURN THIS PORT | THE WITH YOU | R REMITTA |

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

BALTISORE COUNTY, MARY AND OFFICE OF FINANCE

No. 75315

\$25.00

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

ZONING DESCRIPTION

1732 JOPPA ROAD

USE PERMIT FOR PARKING IN A SESIDENTIAL ZONE

IN A DESCENTIAL DORE

IN A DESCENTIAL DORE

division line between Len's Ace 2 as shown on the Plat of the Jacob
M. Mellometer Tract as filed see the Mental of the Jacob
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BEING part of Let :5 as shown on the Plat of the Jacob M. Hollopeter Tract -s filed among the Land Records of Caltimore County in Plat Book No. 14 foilo 1.

July 8, 1970



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 surfeasonable hardship upon the Petitioner and the Yariances requested would scant relief without substantial injury to the public health, safety and general welfare of the locality involved, the Variances to permit side yard sethecas of one (17) foot, five (57) inches and fourteen (14) feet instead of the required (18) feet instead of the required (18) feet instead of the required (18) feet should be granted; and it forther appearing that by reason of the following finding of facts that the public health, safety and general welfare of the lo-cality involved not being adversely affected, the Special Hearing to permit off-street parking in a residential zone in accordance with the plat dated July 8. herotaga taranca shocks to shock and inforther opportunity of the state of NASAN CONNECTIONS 1970, revised July 9, 1970, and approved December 10, 1970, by George E. Gavrelis, Director of the Office of Francia, and Zonine for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is in-corporated by coference hereto as a gart of this Order, should be granted. December 10x 70 that the herein Petition for x Variancesshould be and the GRANTED, to permit side yard setbacks of one (1') foot, five (2') inches Technol for tween (1971 Interest of the required Unity/1997 News; and that appears in the special learning should be and the same is GLANTED, to period of street parking, a a re-DEDMIY zoning Commissioner of Baltimore County of the special soon, from and after the date of this Order, subject to the approval of the special soon, the special soon of the special special soon of the special soon of the special soon of the special soon of the special special soon of the special soon of the special soon of the special special soon of the special spec sement powing of property and public hearing on the above petition the above Variance should NOT BE CHANTER IT IS ORDERED to the Zoning Commissioner of staltimore County, this

196 that the above Variance be and the same is hereby DENIED

ESTATE OF LOUIS N/S of Joppa Rd. Lackawanna Ave. 5 J. GASS #71 1

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1970

COUNTY OFFICE PLIN

STATE BOADS CON BUREAU OF FIRE PRESINGS PROJECT PLANS FOARD OF EDUCATIO NDUSTRIAL DEVELOPMENT

W. Lee Thomas, Esq. 102 W. Pennsylvania Avenue Towson, Haryland 21204

RE: Type of Hearing: Variance for side yaru setback Location: N/S Jonpa Road, 133' E. of Lackavenna Ave. Petitioner: Robert S. Rody, Exec. for 9th District Item 47

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the procerty. The following comments are a result of this review and inspection.

The subject property is presently improved with a The subject property is presently improve with a dwelling, with the properties to the north improved with residential uses. The property to the east is presently the subject of a patition for an office building. The property to the south is improved with stores and used car lot. Joppa Road in this location is now being reconstructed and widened with concrete curb and gutter.

#### 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.

Joope Road, an existing County road, is presently being reconstructed as a 43-foot closed section on a 70-foot right-of-way under Job Order 5-77-2 as a Federal Aid Project (See Drawing #66-1001-5).

No further highway improvements are required along Joona Road at this time except for the construction of public sideway and the contraction of public sideway and the department of the contraction of the

W. Lee Thomas, Esq. Item 47 Page 2

October 13, 1970

require State Roads Commission approval. It is recommended that the developer contact the Chief of the Street, Road and Bridge Design Group of the Baltimore County Sureau of Engineering immediately as as to correlate the development of this site with the present highway construction contract.

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

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

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

The petitioner must provide necessary drainage facilities (temporary or parament) to prevent creating any nuisances or demects to adjacent properties, sepecially by the concentration of surface unters. Correction facilities are to be proper grading or improper facilities, would be the full responsibility of a netitionary.

#### Water and Sanitary Sewers

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

#### BUILDING ENGINEER'S OFFICE:

Petitioner to couply with all applicable requir ments of Baltimore County Building Code and regulations when plans are submitted. Also, see Section 604, Business Occupancies.

## PROJECT PLANNING DIVISION:

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

The width of the driveway between the proposed building and the west property line is insuffic tent and should be increased to a minimum width of 20 feet.

W. Loe Thomas, Esq., ... Item 47 Page 3

October 13, 1970

5 4

### PROJECT PLANNING DIVISION: (Continued).

2) The parking space in front should be eliminated.

#### DEPARTMENT OF TRAFFIC ENGINEERING:

The one parking space in front of the building is not satisfactory. The 14 foot drive is not sufficient for two-way movement.

## BOARD OF EDUCATION:

No bearing on student population.

## FIRE DEPARTMENT:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Gode, 1957 edition, and the Fire Prevention Gode when construction when are submitted for approval.

#### HEALTH DEPARTMENT:

Public water is available.

Public sewer must be extended to serve this property.

Air Pollution Comments: The building or oulidings on this site may be subject to registration and compliance with the Naryland State Health Air Pollution Control Pegulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Meaith.

#### ZONING ADMINISTRATION DIVISION:

This potition 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.

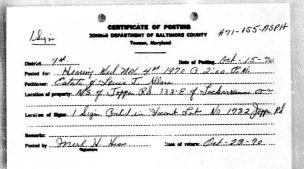
Very truly yours.

OLIVER L. HYERS, Chairman

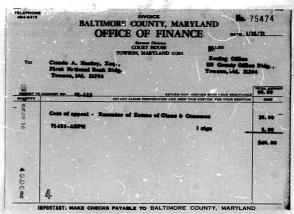
cct E. Herrison Stone, Esq. 102 W. Fennsylvania Avenue Towson, Md. 21204

officate of Postine No 71-155 ASPH Date of Posting . 32. 1971 94 Prettioner: Calate of News I. Glass.

Lection of property. Mr. of Steppes Rd. 133 E. of Sechanian on Location of Signs D. Sign. Destil in James Toront Heure Posted by mul It Mars Date of return for 28 1921



PALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Haryland 21204 Petitioner Robert S. Rody, Euc., for Petitioner's Attorney



MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

| PULLING FOR VARIANCE AND STACIAL SHARMS OF STACI            |
|---|
| DONING: Petition for Variance for<br>Side Yard.<br>Petition for Special Hearing for   |
| Core Control North side of Joppa<br>Road 133 feet, more or less, East   |
| DATE & TIME: Wednesday, November 4, 1970 at 2-00 P.M.<br>PUBLIC HEARING. R tom 104 County to Office Building. 111 W. Chees  |
| The Zoning Commissioner of Bil-<br>timore County, by authority of the<br>timore County, by authority of the   |
| mit in mercacy  In the contract of the contrac            |
|   |
| permit Off-Street Parking in a<br>Residential Zone.<br>The Zoring Regulation to be ex-<br>cepted as follows:  |
| Section 235.2—Side and Section 235 Feet. All that parcel of land in the North District of Baltimore County. PORE VARIANCES IN A P S ZONE  |
| Beginning for the same on the<br>northernmost side of Jopps Road<br>(70 feet wide) as shown on Balti-<br>more County Drawing RW 68-63-5   |
| at a point distant in easierly direc-<br>tion along the northeramost side of<br>said Jopps Road from the center<br>of Leckwanne Avenue (40 feet   |
| uide: said poet a beginning seria<br>on the division line between Lots<br>No. 4 and Nr. 5 as shown on the<br>Fist of the Jacob M. Hollopeter<br>Fist of the Jacob M. Hollopeter   |
| ords of Baltimore Count, in Fish<br>Book No. 14 follo 1, thence binding<br>on the northernmost side of said<br>loppa Road by a line curving to the  |
| south with a radius of 15-41 feet (the<br>for a distance of 5-41 feet (the<br>chord of said yet being north 63<br>degrees 33 minutes 15 seconds east  |
| second ordered regions in No. 12 for the Second Sec            |
| idvasion line between distant 120 Zoring sas, when their distant 120 feet measured at right augies in a northerly direction from the center was of Joseph should as shown on said   |
| Fig. thence bonding on said Zehong<br>division line south 52 Cagrees 64<br>minutes 13 seconds west 45.70 feet<br>to intersect said division line be-<br>to intersect said division line be-   |
| terem Left No. 5 and No. 3 as those on and Park Lebert 11. Suggest 21. Suggest            |
| or less.  Being part of Lot No. 3 as shown on the Fisi or the Jacob II. Holison the Tract as filed among the Land   |
| Recards of Baltimore County in Plat<br>Post No. 14 Julio 1.<br>USE PERMIT FOR PARKING<br>OF A RESIDENTIAL ZONE  |
| Beginning for the same at the point formed by the intersection of the quinter time between Lots No. 2 and No. 2 as shown on the Piat of and No. 2 as shown on the Piat of   |
| the Jecon M. Hard Records of riled among the Land Records of Baltimore County in Plat Book No. 14 John L. with the division line as the County and the Count            |
| point being distant the confing courses and distances from 5 mounts formed by the intersection of the center of Lackwania Avenue (4 the center of Lackwania Avenue (5 the center            |
| side of Jopea Road (10 feet wide<br>as shown on Haltimore County Draw<br>as shown on Haltimore County Draw<br>Log Rid 66-851-3 133 feet mean-re-<br>easterly along the northernmost side  |
| of said Joppa<br>degrees 27 minutes 15 seconds we<br>112-54 feet measured along the di-<br>sion line between said Lots No.<br>100 No. 100 March 200 No. 100 No. |
| thence hinding on a part of a<br>division line between said B.R. a<br>R.4. Zoning north 69 degrees<br>minutes 15 seconds east 4.20 to<br>minutes 15 seconds east 4.20 to  |
| of said Let No. 3 and the outling of said Plat, thence binding on a ortiline north 11 degrees 15 mins ortiline north 12 seconds west 68.13 feet to  |
| division line between on said I and No. 6 as shown on said thence binding on said division south 65 degrees 64 minutes 15 one feet to the division west 50.00 feet to the division.   |
| line between Lots No. 1 and thence binding on a part of thence binding on a part of division line south 12 degrees division line south 12 and minutes 65 seconds cast 12.50 minutes of beginning.   |
| minutes 55 seconds east 0.1.3 to the place of begin-ind. Containing 0.17 acres of land or less. Being part of Let No. 5 as at other part of the Jacob E. Beerge of Baltimore County in Book No. 14 folial. Being the property of East Louis 2. Glass, Beerg of East Louis 2. Glass, Beerg of East County of Cate at Cate a            |
| Records of Baltimore County in<br>Book No. 14 folin 1.<br>Being the property of Eats<br>(Class Robert S. Redy,  |
| milities overh. 11 decl211 met 1s. declared in her hervers and verh. Declared in hervers and verh. Declared in hervers and verh. Declared in hervers and declared in the second of the s            |
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# CERTIFICATE OF PUBLICATION

J. Fronk Manage

Cost of Advertisement, \$.....

PETITION FOR VARIANCE AND SPECIAL EXCEPTION

AND SPEX ALL EXCEPTION
9th Dt. "RICT
ZONING Position for Variance for
Side Yard. Position for Special
Hearing for Off-Street Parking in a
Residential Zono.

Road 133 feet, more or less, East or Lackswamma Avenue DATE & TIME. WEDNESDAY NOVEMBER 4, 1970 at 200 P.M. FURJIC HEARING Room 108 County Office Beilding, 111 W Chesapeake Avenue. Towson Maryiron

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public housing.

Petition for Variance from the Zoning Regulations of Baltimore

of I foot 5 inches and 14 feet instead of the required 20 feet.

Prition for Special Hearing to permit Off-Street Parking in a Russidential Zone.

The Zoning Regulation to be excepted as follows: Section 236.2 - Side and Rear Varia. 30 Feet.

113.70 first for the division line between B.S. and 8.6 Zening as between B.S. and 8.6 Zening as between B.S. and 8.6 Zening as membered at right angles in memberly direction from the centilise of Jopps Rend as shown on as Plat, thence believed or said Zening and the contract of the co

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seconds used 40.30 feet to interest. The eastername outline of each Lot 50 and the outline of each Plat themes binding on and outline north the outline of the plat themes outline outline outline the second outline outline

BEING part of Lot 85 x a shown on the Plat of the Jacob M. Mollopet trees as filed among the Lan accords of Bultimore County in Place No. 14 folio 1. Being the property of L-tate onto J. Glass, Robert S. Noc.

with the Zoning Department.

Hearing Date: Wedneeday
Nevember 4, 1970 at 200 P.M.
Public Hearing: Room 108, County
Office Residence 111 W. Chemponic

EDWARD D. HARDEST'S ZOT'NG COMMISSIONER OF BALTIMORE COUNT



724 YORK ROAD 82 TOWSC N, MD 21204

October 19, 1970

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

TOWSON was inserted in THE CONSTRUCT. TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for One

XXXXXX week before the 19 day of Oct., 19 70 that is to say.

the same was inserted in the issue of Ootober 15, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

