

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Teresa Zammio, 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, 5409.2 b (6) Zero hereby petition for a Variance from Section 509.2 a to allow for off street parking instead of the required 14 parking spaces as required with new addition of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty. The present zoning is B-1 and there are no off street parking facilities. Owner wants building permit for excavating under porch for freezer space for retail store.

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.

Contract purchaser Teresa Zammio Legal Owner
Address 3312 Gough Street
Baltimore County, Maryland
Petitioner's Attorney John J. Brennan, Esq. Protestant's Attorney
Address Loyola Federal Bldg.
Towson, Md. 21204

ORDERED: By The Zoning Commissioner of Baltimore County, this 19th 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 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 16th day of December, 1970, at 1:30 o'clock.

(over)

BEGINNING for the same on the northwest side of Gough Street as laid out 60' wide as the distance of 15' measured southwesterly along the northwest side of Gough Street from the southwest side of 52nd Street, as laid out 60' wide, and running thence and binding on the northwest side of Gough Street south 65° 30 minutes west 15.60' to a point in line with the center line of a partition wall there erected, thence to and through the center of said partition wall north 34° 30 minutes west 102.50' to the southeast side of a 15' alley there laid out, and thence binding on the southeast side of said 15' alley, with the use thereof in common north 65° 30 minutes east 37.60' to the southwest side of 52nd Street thence binding on the southeast side of 52nd Street south 34° 25 minutes east 87.60' and thence southerly by a curve to the right with a radius of 15', the distance of 23.60' to the place of beginning. The improvements thereon being known as 8170 Gough Street, being known as lot #55, as shown on the plat of Defense Heights, recorded in the Land Records of Baltimore County, in Liber C.W.B. Jr. #12, folio 117.

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75442 DATE Nov. 17, 1970
TO: Zammio's Grocery Store 7770 Gough Street Baltimore, Md. 21224		Zoning Dept. of Baltimore County
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE
Advertising and posting of property #71-187-A		TOTAL AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75414 DATE Nov. 23, 1970
TO: John J. Brennan, Esq. Loyola Federal Building Towson, Md. 21204		Zoning Dept. of Baltimore County
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE
Petition for Variance for Teresa Zammio #71-187-A		TOTAL AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 5, 1971

John J. Brennan, Esq.
Loyola Federal Bldg.,
Towson, Maryland 21204

RE: Type of Hearings Variance for off street parking
Location: N.E. Cor. Int. of 52nd & Gough Sts.
Petitioner: Teresa Zammio
Committee Meeting of December 8, 1970
15th District
Item B1

Dear Sirs:

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 subject property is presently improved with an existing group home residence with a store in the basement of the dwelling. Gough Street and 52nd Street are improved insofar as concrete curb and gutter are concerned. Surrounding properties are improved with group homes.

BUREAU OF ENGINEERING:

No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject item.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance to Baltimore County's parking requirements. This is considered undesirable, since the Baltimore County parking requirements are considered to be a minimum.

BUILDINGS ENGINEER'S OFFICE:

No comment from the Buildings Engineer's Office at this time.

John J. Brennan, Esq.
Item B1
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January 5, 1971

BOARD OF EDUCATION:

No hearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Since this petition is for a variance for parking spaces, no health hazard are anticipated.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting Nov. 28, 1970
Posted for Planning Dept. Rec. No. 1970-2-130-T.A.
Petitioner: Teresa Zammio
Location of property N.E. Cor. of 52nd St. & Gough St.
Location of Sign 15th District Sign on Corner West Side
Remarks As shown on plan
Posted by Oliver L. Myers Date of return Dec. 3, 1970

John J. Brennan, Esq.
Loyola Federal Bldg.,
Towson, Maryland 21204

Item B1

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

8th day of December, 1970

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

Petitioner Teresa Zammio

Petitioner's Attorney John J. Brennan, Esq. Reviewed by Oliver L. Myers
Chairman of the Advisory Committee

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 by reason of:

a Variance to permit zero off-street parking spaces instead of the required 1 1/2 spaces

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of January, 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 zero off-street parking spaces instead of the required 1 1/2 spaces, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

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

Zoning Commissioner of Baltimore County

THE DUNDALK EAGLE 18 NORTH DUNDALK AVENUE DUNDALK, MD. 21222

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County, setting forth the date of a hearing in the matter of the petition of TERESA ZAMBITO for VARIANCE FOR PARKING at the Northwest Side of Gough Street and 52nd Street, setting date, time and place of said hearing was published in this newspaper, THE DUNDALK EAGLE, in the issue of Thursday, November 26, 1970, on page 14.

Kimbel E. Oelke
Kimbel E. Oelke
Publisher

KIMBEL PUBLICATION, INC.
Publishers
Kimbel E. Oelke
Publisher-Editor
Edward J. Walsh
General Manager
Edward J. Potoczki
Advertising Manager
Josephine Wilkerson
Office Manager

PETITION FOR VARIANCE 18th DISTRICT

ZONING: Petition for Variance for Parking.

LOCATION: Northwest side of Gough Street and 52nd Street.

DATE & TIME: WEDNESDAY, DECEMBER 16, 1970 at 1:30 PM.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for Variance from the Zoning Regulations of Baltimore County (permit zero off-street parking instead of the required 1 1/2 spaces).

The Zoning Regulation to be cited as follows:

Section 109.2 (a) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

Section 109.2 (b) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

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AT 8:0000

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Section 109.2 (w) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

Section 109.2 (x) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

Section 109.2 (y) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

Section 109.2 (z) - Parking. There shall be provided at least one space or accessible and available off-street parking space for each dwelling unit.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 26, 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 800 circulation successive weeks before the 16th day of December, 1970, the first publication appearing on the 26th day of November, 1970.

THE JEFFERSONIAN
L. Leland Smith
Manager

Cost of Advertisement, \$

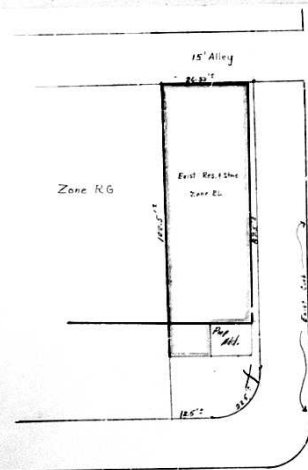
ORIGINAL FILED FOR FILING

DATE 1/24/70 BY *John A. Kelly*

TERESA ZAMBITO
NW 1/4 of Gough St. and 52nd St.
15th

71-187-48
#81

MICROFILMED



Gough St. (50'W)

Scale 1"=20'

Notes

Exist. Zone BL (15-81-47)

Exist. Use Grocery Store & Residence

Elect. Dist 15TH

Parking Data - No on-street parking available

Spurs req. 1 sp/200 sq. ft. for 2000 sq. ft. lot = 10 spurs

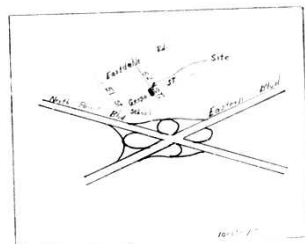
250' x 100' lot = 2 spurs

1 sp. for residential use = 1 sp. req.

Total spurs req. = 14 spurs

All utilities existing

Variance: See 407.2(b)(6) to permit 0 parking spaces instead of the required 14 spaces.



Scale 1"=20'

