

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, Walter A. Graffius, 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 502.2(c), to permit 0 parking spaces instead of the required 12

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Also special hearing for offstreet parking in a residential zone
The addition is needed to provide a fireproof area for kilns. Existing lot is not large enough to provide the additional parking required. For this and other reasons to be explained at the hearing this request is being made.

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.

Walter A. Graffius
Contract purchaser
Address: 728 Essex Ave
City: Essex State: MD
Petitioner's Attorney
Address: _____
City: _____ State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of December, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of January, 1971, at 10:00 A.M.
Edward W. Hardisty
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 25, 1970

Mr. Walter A. Graffius
728 Essex Avenue
Baltimore, Maryland 21221
RE: Type of Hearing: Parking Variance
Location: NE/S Woodland Ave., Int. with Wise Avenue
Petitioner: Walter A. & Helen K. Graffius
Committee Meeting of November 3, 1970
12th District
Item 57

Dear Sir:
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 a one story frame ceramic shop and storage area, with the property to the north improved with residential dwellings. The property to the east is improved with several commercial uses. The property to the west is improved with a residence. However, this residence is zoned Business Local. The property to the south is partially commercial and partially residential. Wise Avenue is improved as a concrete curb and gutter are concerned, however, Woodland Drive is not.

The following comments are furnished in record to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.
Wise Avenue, fronting this property, is an existing improved road on a variable width right-of-way exceeding 50 feet (Grading C-924, 50-2005, File 5). No further highway improvements are required for Wise Avenue.
Woodland Drive, an existing road, is proposed to be improved in the future as a 30-foot closed roadway section

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within a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible lane easements will be required in connection with any subsequent grading or building permit application. At such time, the petitioner is advised to contact the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering for horizontal and vertical alignment and design requirements for the highway improvements.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

The alleyway adjacent to the site is for residential use only. Therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

Sediment Controls
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.

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 facilitation of drainage facilities, would be the full responsibility of the petitioner.

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

DEPARTMENT OF TRAFFIC ENGINEERING
The subject petition is requesting a variance from 12 spaces to 6 spaces. This is considered undesirable. In addition, the 6 spaces shown are not satisfactory, since they require backing into a public street from commercial property. This maneuver is considered unsafe.

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

BUILDINGS ENGINEER'S OFFICE
Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

BOARD OF EDUCATION
No bearing on student population.

ZONING ADMINISTRATION DIVISION
This office is withholding a hearing date until such time as the petitioner submits revised plans in accordance with the following:

1. The proposed widening for Woodland Drive.
2. Adequate parking area maneuverable in its entirety on site in accordance with the Traffic Engineering Comments above.
3. The plan does not reflect, which actually exists in the field, several porches and extensions exist on the ceramic shop which will prevent the parking as proposed.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers
FROM: Jan J. Forester
SUBJECT: Item 57 - Zoning Advisory Committee Meeting, November 3, 1970
57. Property Owner: Walter A. & Helen K. Graffius
Location: NE/S Woodland Ave. Int. w. Wise Ave.
Present Zoning: B1 & B6
Proposed Zoning: Offstreet parking in a residential zone and parking variance
District: 12
No. Acres: .1664

Public water and sewers are available.

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

Jan J. Forester
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward D. Hardisty
FROM: C. Richard Moore
SUBJECT: Item 57 - ZAC - November 3, 1970
Property Owner: Walter A. & Helen K. Graffius
Woodland Avenue Int. with Wise Avenue
Off street parking in a residential zone and parking variance

The subject petition is requesting a variance from 12 spaces to 6 spaces. This is considered undesirable. In addition, the 6 spaces shown are not satisfactory, since they require backing into a public street from commercial property. This maneuver is considered unsafe.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12
Date of Posting: Nov. 21 - 1970
Posted for: Heig. Var. Jan. 1971
Petitioner: Walter A. Graffius
Location of property: NE/S Woodland Ave. Int. w. Wise Ave.
Location of Sign: NE/S Woodland Ave. Int. w. Wise Ave.
Remarks: _____
Posted by: Paul W. Moore
Date of return: Jan. 21 - 1971

