PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS & SPECIAL HEARING

1/191-1

TO THE ZONEYS COMMISSIONER OF BALTIMORE COUNTY:

BLUTTER A. GRAPPIUS

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County and which is described in the description and plat attached where on dimade a part hereof, hereby petition for a Variance from Section \$03.25(6) to peruit 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 kilms. 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

to diversion as the same previous of the

Property is to be posted and advertised as prescribed by Zoning Regulations.

L or he, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this etilion, and turber agree to and are to be bound by the zoning regulations and restrictions of allimore Quanty adopted pursuant to the Zoning Law For Ballimore Court. Walter a Suffin Helen K Straffe Legal Owner Address 728 Essex ore Erset 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 11th

20th day of January 197 0 at 10:00 clock ounty on the

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 25, 1970

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERS

STATE ROADS COMMUNICATION

SUNEAU OF FIGE PREVENTION

MEALTH DEPARTMENT

DOMED OF STRUCKTION

ZONING ADMINISTRATIO

PROJECT PLANNING

1-194 12th

Mr. Walter A. Graffius 728 Essex Avenue Baltimore, Maryland 21221

RE: Type of Hearing: Parking Variance Location: NE/S Woodland Ave., Int. with Wise Avanue Petitioner: Walter A. & Notes A. Graffius Committee Meeting of November 3, 1970 12th District Irem 57

Dear Sir

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

One story frame ceremic shop and storage area, with the propurity is the north improved with a storage area, with the propurity is the north improved with residential dwellings. The property to the east is improved with several comparcial uses. The property to the west is improved with several comparcial uses, the residence is zoned dusiness local. The property to the west is improved with a residence south is partially comparcial and puritally residential. Wise Avenue is improved insofar as concrete curb and gutter are concerned, however, Woodland Erlus is not.

JUREAU 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.

Wise Avenue, fronting this property, is an existing improved road on a variable width right-of-way exceeding 50 feet (Drawing C-924, 59-200), File 5). No further highway improvements are required for Mise Avenue.

Woodland Drive, an existing road, is proposed to be improved in the future as a 30-foot closed roadway section

Hr. Walter A. Graffius Item 57

Favember 25, 1970

within a 40-feet right-of-sery. Highway (myrosenests, including highway right-of-sery videning and any mecistery resurrible alone assertate util be required in connection with any subsquent greding or building moral application, at such time, the patitioner is advised to contact the Street, Road and Bridge Dasign Group of the Builford Courty 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 vahicular traffic.

Sediment Control:

Oevelopment of this property through stripping, grading and stabilization could result in a sediment poliution problem, damaging private and public holdings downstream of the property. A grading parall is, therefore, necessary for all grading, including the stripping of too soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building

Storm Drains:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to provent creating any nulsances or damages to adjacent properties, especially by the concentration of surface valers. Correction of any provision which way result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the patitioner.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available to serve

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance from 12 spaces to 6 spaces. This is considered undestrable. 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.

. Walter A. Grafflus

lovember 25, 1970

FIRE DEPARTMENT

Own'r shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Cude, 1967 edition, when construction p. ns are submitted for upgroval.

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 AUMINISTRATION 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.

Adequate parking area maneuverable in its entirety or 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.

Merc & Theyer

OLIVER . HYERS, Chairman

OLK: JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers Date November 13, 1970 FROM Isn J. Forrest SUBJECT Item 57 - Zoning Advisory Committee Meeting, November 3, 1970

57. Property Owner: Walter A. 6 Helen K. Craffius
Location: NE/s Woodland Avc. int w. Wise Avc.
Present Zoning: 8L & 86
Proposed Zoning: Offstreet parking in a
residential: zone und parking

variance District: 12 No. Acres: .1664

Public water and sewers are available.

aite may he 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.

Chief Water and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty Attn: Oliver L. Hyers C. Richard Moore

Date October 28, 1970

FROM:

Item 57 - ZAC - November 3, 1970 Property Owner: Walter A. & Helen K. Graffius Woodland Avenue int. with Wisa Avenue Offstreet parking in a residential zone and parking variance

The subject petition is requesting a variance from 12 spaces to 6 spaces. This is concidered 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.

CERTIFICATE OF POSTULE H71-194-ASPH PARTMENT OF BALTIMORS COUNTY 2 Signo Date of Positing - Pac - 31 - 1970 Posted for He way Wed Jan 20 1971 @ Wine P.M. Potitioner: Walter to Loffin Location of property: N. W. Cak & Miss one + Monthand Sim Location of Store 3 / Palet fring this I Real Steering Woodland Chair Posted by State U. Lieuwa Date of return Jan. 7. 1921

IJF/ca

DESCRIPTION

Of Area Zoned B-L and Area Zoned R-6 To Accompany Petition for Zoning Variance From Area and Height Regulations

AREA ZONED B-L

ORDER F

DATE

A.M.

Beginning at a point formed by the intersection of the north side of Wise Avenue and the west side of Woodland Drive, thence northerly along the west side of Woodland Drive 100 feet more or less, thence leaving the west side of Woodland Drive and running westerly 51 feet more or less, thence southerly 100 feet more or less to the north side of Mise Avenue, bence running easterly along the north side of Mise Avenue 36.20 feet to the place of the Segiming.

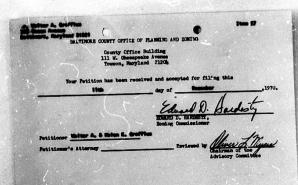
AREA ZONED R-6

The description below describes that portion of the property med R-6 where the owner wishes to be granted permission to employ off-

Beginning at a point on the west side of Woodland Drive, 100 feet more or less north of the intersection formed by the north side of Miss Avenue and the west side of Moodland Drive, thence along the west side of Woodland Drive and running westerly 54.50 feet more or less, thence leaving the west side of Moodland Drive and running westerly 54.50 feet more or less, thence southerly 35 feet more or less to the place of beginning.

ent, pusting of property, and public hearing on the above petitio the health safety and general welfare of the locality involved not being detrimentally a variance to permit zero parking spaces instead of the required 12 spaces, same is granted, from nod after the date of this order to permit zero parking of 12 required space, subject to approval of the State Roads from Bureau of Public Services and the Office of Planning & Zoning, It is further the property of the State Roads from RDERED that the request for special the state of the State Roads are as a few property dispulsace without projudice, area is hereby dispulsace without projudice. IT IS ORDERED by the Zoning Commissioner of Baltimere County, this ..., 197 ... that the above Variance be and the same is hereby DENIED.

MICROFILMED



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THE DUNDALK EAGLE 38 NORTH DUNDALK AVENUE DUNDALK, MD. 21222

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CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement of COMARD D. MARDESTY, Zoning Counsissioner of Editions County, in the matter of a PETTION FOR VARIANCE AND SPECIAL HEARTHS, 12th District, of and by MALTER A. GRAFFUNG, particularly was inserted in this publication, The Dundalk Engle, in the lease of "becamber 1, 1970.

Timbel & Calke
Kimbel E. Ochke
Publisher

TELEPHONE BALT MORE COUNTY, MAR AND OFFICE OF FINANCE No. 75451 Receive Division COURT HOUSE TOWSON, MARYI AND Spelling to Coronico Baltimero, No. 21222 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

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MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
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