PETITION FOR ZONING VAR.A.CE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Albert Weitzman 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 a side yard of 10 feet instead of the required 30 feet, and a variance to Section 238, 1 to permit.

nstead of the required 30 feet, and a variance to Section 230, 1 to perh

a front yard of 40 feet instead of the required 50 feet from the front

property line, Section 238.2 to permit a reer yard of 10 feet instead of the sequired 30 feet.

of the Zoning Regulation of Baltimore County, to the Zoning Law of Baltimore County; for the following resons: indicate handship or practical difficulty)

because of practical difficulty and unreasonable hardship

See attached description

Property is to 'e posted and advertised as prescribed by Zuning Regulations.

I, of e., agree to pay expenses of above Variance advertising, posting, etc., upon filing of this yellion, and further agree to and are to be bound by the noting regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Address: 3343 Washington Boulevard.

Address: 3343 Washington Boulevard.

Baltimore, Maryland 21227

Address: 3344 Washington Boulevard.

Baltimore, Maryland 21227

Address: Townon, Maryland 21204

Townon, Maryland 21204

Online Townon, Baltimore County in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County, in Room 106, County Office Building in Townon, Baltimore County in Room 106, County Office Building in Townon, Baltimore County in

SAN & MOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
4100 LISROOK AVENUE, DALVIMORE, MO. 23214

JUNESTUMS ARIU CIVIL ENGINEERS 4100 LLBROD AVENUE / BALTHURGE, MD. 21214 (101) 426-2144 939 POPLAN STREET / CAMBRIDGE, MD. 21613 (301) 228-3350 115 E. MAIN STREET / WISHINSTER, MD. 2157 (201) 186-71 13 S. WASHINGTON STREET / EASTON, MD. 21601 (301) 822-5433

July 9 1970.

Descriptio. of Displaycraft, Inc. Property Situate Between
Washington Boulevard and Old Washington Road, for Zoning
Variance to B.S. Zone

BUILDING for the same at a point in the center of Cld Mashington Road, said point being situate 10394.5 feet measured northeasterly along said center of Cld Mashington Road from its intersection with the southeast side of Mashington Roadward, there levering said place of beginning and said center of said road and running North 48 degrees C6 minutes West 348.57 feet to the southeast side of Mashington Roadward, 150 feet white, thence running and binding thereon the 3 following courses and distances, viz: Northeasterly ye a curve to the right with a radius of 5544,58 feet for a distance of 201.07 feet, (2) thence still continuing on said curve with a radius of 5544,58 feet for a distance of 144.68 feet to the end of said curve and (3) North 31 degrees 19 minutes 50 seconds Eart 44.51 feet, thence leaving Washington Bouleward and running South 48 degrees C6 minutes East 377.76 feet to the center of the aforementioned Old Mashington Road, those running and binding in the center thereoff the 2 following courses and distances, vis: (1) South 32 degrees 13 minutes Nost 59.56 feet and (2) South 60 degrees 58 minutes 57 seconds West 221.70 feet to the place of beninning.

Containing 4.45 acros of land, more or less.

Note: This description has been prepared for coming purposes only



J. Caroll Fr

L. ALAN EVANS, P.E., L.S. J. CARROLL HAGAN, L.S.

19

CAMBRIDGE WESTN

A

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 18, 1971

63

James D. Holan, Esq., Nolan, Plumhoff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204

> RE: Type of Hearing: Front and side yard Variance Location M/S Old Washington Rd., 1039* E. of Washington Blvd, Patitions: Albert Meitzman Committee Meeting of January 5, 1971 13th District

.... ...

Peer Sfr:
The Zoning Advisory Committee has reviewed
the plans submitted with the above referenced polition
a. I has made an on site field inspection of the property.
The following corrects are a result of this review and
impaction.
The subject property is presently a unimproved.

The subject property is presently an unimproved tract of land, with the property to the nortnesst and southest femored with warehouse type operations. The property to the south and southeast are residential homes, lot to 30 years of age, in good repair. The property to the northwest is improved with several residential properties, however, the properties are zoned commercial. Washington Blvd, in this location is not improved insofar as concrete curb and gutter are concerned. Old Washington Road is a very narrow macadem road with no curb and gutter existing at this time.

BUREAU OF ENGINEERING:

The comments supplied in conjunction with Item 20 (1970-1971), copy attached, remain valid and applicable to this petition, Item 65 (1970-1971).

In addition, any private on site means of sewage disposal, if provided, must be in accordance with the regulations and resurrements of the Department of Health, and must be considered temporary only.

PROJECT PLANNING DIVISION:

This plan has been reviewed and this office suggests

James D. Nolan, Esq. Item 85 Page 2

January 18, 1971

(3)

BOARD OF EDUCATION:

No affect on studest population

DEPT. OF TRAFFIC ENTINEERING:

This petition was originally reviewed as Item 20. July 28, 1970.

The subject variance should have no major affect on traffic.

STATE ROADS COMMISSION:

The subject plan indicates proposed curbing along Washington Blvd, with many openings 15 ft, apart for drainage. This is not in accordance with State Roads Commission standards and will not be permitted. The curb must be continuous with a standard injet to carry storm water from the high-say.

The nine must be revised print to a hearing date being assigned

The entrance will be subject to State Roads Commission approval and rmit.

HEALTH DEPARTMENT:

This office will not approve a building application at this site until such time that public sewer is extended to serve this property.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office in accordance with State Nord: Commission comments above prior to the hearing. The petitioner should rice note as to the Meelth Department comments pertaining to any subsupport but liding permiss for this site.

This metition is accepted for filing on the date of the enclosed filing cercificate. 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,

OLL of Meson

Jı.

CLM:J

BALTY ORF COUNTY, MARY (ND OFFICE OF FINANCE DATE AND \$ \$971 COUNTY ABOUT ABOU

W. Paraylysia Ave.,		
BALTIMORE COU	NTY OFFICE OF PLANNING AND ZONING	
11	ounty Office Building 1 W. Chesapeake Avenue owson, Maryland 2120L	
Your Petition h	es been received and accepted for filing t	nde .
	day of	, 1970
	Ebbard S. Hardes fr Zoning Countssioner	Hardety
Petitioner Albert Wefte		1 low
Petitioner's Attorney		an of the

\supset		E OF FINA Revenue Division COURT HOUSE PSON, MARYLAND 212	Mire	DATE Fals. 1s. 1971 .
3343 W	r Craft Mfg. Co., Inr. shington Blvd. we, Md. 21227	Samla	g Sept. of Salt	lare County
DEPOSIT TO	ассыят но. 01-622	RETURN	N THIS PORTICN WITH Y	OUR REMITTIACE 367.00
O STA	Advertising and posting of p	ACCUSED BY HOUSE IN		67.00 _
67,00m	4			

BALTIMORE COUNTY, MARYLAND

MAIL TO COUNTY MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLO OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COUNTY MARYLAND 21204

2 SIGNS 71-197-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 13.TH	Date of Posting . UAN 16-1971
Posted for HAR IAUCE Petitioner ALBERT WELL	W4.0
11/6 011 1/1	HINETON VA 1839 FT. HIN R.F. Or
Location of property: N/D CHO NEW	Bud Sust Acres From Bandy All Rd Sust Acres From Ball All
Remarks: Olooks M. Ma	Date of return: \(\(\lambda \tau \) 22-1971
Posted by Signature	action and a supplied to the supplied of the s

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 Petitione, and the Yariances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. the above Varianco should be had; and it further appearing that by reason of..... to permit a side yard of ten (10') feet instead of the required thirty (301) feet; to permit a front yard of forty (40') feet instead of the required fifty (50') feet from the front property line; and to permit a *Variance, rear yard of ten (10') feet instead of the required should be granted thirty (30") feet IT IS ORDFRED by the Zoning Commissioner of 'altimore County this day of February 198 71, that the herein Petition for a Variancesshould be and the same is Granted, from and after the date of this Order, to permit a side yard of ten (101) feet instead of the required thirty (30') feet; to permit a front yard of forty (40') feet instead of the required fifty (501)
feet from the front property line; and
Zoning Commissioner of Baltimore County to permit a rear yard of ten (101) fact Anstead of the required thirty (30') feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planner and Zoning. incolumn in the same of executed execut * be-dimensistration of vide high CEC CEC CECTANTIES CONCOURS CONC

ORO! P.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Jan. 28, 1971
THIS IS TO CERTIFY. That the annexed a retriement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of One successive weeks before the 188

day of Pebruary, . 1971 the first pub"cation appearing on the 14th day of January, 1971

THE TIMES,

Cost of Advertisement. \$ 30.00 PO H 6536 Req. No. A 4745 Felicia Gialdinio Roma in ConConsequent Accessor. Treats
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Consequent
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CERTIFICATE OF PUBLICATION

TOWSON, MD. January 14 1971

I Fre JEFFERSONIAN,

Cost of Advertisement, \$____

MICRUFILMED

Zoning Commissioner of Baltimore . ounty

