

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James E. Blankenship and
County and which is described in the description and plat attached hereto and made a part hereof,
herby petition (1) that the zoning status of the herein described property be re-classified, or made
to the Zoning Law of Baltimore County, from an _____ note to an _____
_____ case, for the following reasons:

Variance to Section 409.2 b(6) to permit (O) parking spaces
instead of the required 31 spaces.

HARDSHIP AND PRACTICAL DIFFICULTY

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for _____ Living Quarters in a Commercial
Building.

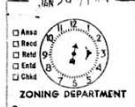
Property is to be posted and advertised as prescribed by Zoning Regulations
I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising,
posting, etc., upon filing of this petition, and further agree to be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

County _____
Address _____
Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day
of _____, 1971, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 _____ day of March, 1971, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.
(over)

REVISED PLANS



RICHARD J. CARROLL
Consulting Engineer
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21204
783-5155



ZONING DEPARTMENT
By _____
January 27, 1971

ZONING DESCRIPTION

All that piece or parcel of land situate, lying and
being in the Twelfth Election District of Baltimore County,
State of Maryland and described as follows to wit:

Begin at the Southwest corner of Fifth Avenue and
Crafter Avenue and proceed South 4 degrees, 55 minutes, 35
seconds East along Crafter Avenue (25.00 feet West of the
centerline of Crafter Avenue) for 125.00 feet, then turn on
degrees Westward in line with the South boundary of the 10
foot alley between Holabird Avenue and Fifth Avenue and pro-
ceed South 85 degrees, 4 minutes, 25 seconds West for 25.00
feet. This point constitutes the Northeast corner of the
property and serves as the point of origin for this zoning
description.

Proceeding from the above established Northeast property
corner, the Northern property line runs 50.00 feet parallel
with and 5 feet from the centerline of the afore-referenced
10 foot alley South 85 degrees, 4 minutes, 25 seconds West to
the Northwest property corner. The Western property line pro-
ceeds South 4 degrees, 55 minutes, 35 seconds East for 172.39
feet to the Southwest property corner. The Eastern property
line proceeds from the Northwest property corner South 4 degrees
55 minutes, 35 seconds East for 123.88 feet to the Southeast
property corner. The Southern property line is on a curve par-
allel with and 25.00 feet (radially dimensioned) outside of the
curve of Holabird Avenue. The Southern property line therefore
curves into the property slightly and is slightly longer than
50.00 feet. The curve data for Holabird Avenue is as follows:

P.C. 108-07.09 Delta 4° 55' 35" 00"
S 9,064.31, W 25,781.09 Degree 3 04' 30" 00"
P.T. 188-68.03 Radius 1,637.14'
S 9,067.74, W 25,695.09 Tangent 86.88'
P.T. 188-56.85 Curve L 173.81'
S 9,069.35, W 25,699.03 E 2.30'

The above described property contains approximately .14
acres.

Being the land of the petitioners herein as shown on a
plat filed in the office of the Zoning Commissioner.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 sheet date by
Descriptions checked and outline plotted on map		4/1/71 A/K	4/1/71 A/K	4/4/71 A/K	
Petition number added to outline		4/1/71 A/K	4/1/71 A/K		
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>07/07</u>	Revised Plans: Change in outline or description _____ Yes _____ No				
Previous case: _____	Map # <u>12-AH</u> <u>SE-3-E</u>				

Mr. James E. Blankenship
6914 Holabird Avenue
Baltimore, Md. 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

_____ day of _____, 1971.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner James E. Blankenship, et al

Petitioner's Attorney _____

Reviewed by Charles J. Myers
Advisory Committee

INVOICE
BAL MORE COUNTY, MAP LAND
OFFICE OF FINANCE
REVENUE DIVISION
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: 3/2/71
No. 76333

TO: Edith Parsons Co.
6914 Holabird Ave.
Baltimore, Md. 21222
Being Rep. of Baltimore County

QUANTITY _____ TOTAL AMOUNT _____

Position for Special Exception and Variance for James Blankenship
#71-222-BA 50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
REVENUE DIVISION
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: 3/1/71
No. 76372

TO: James E. Blankenship,
6914 Holabird Avenue
Baltimore, Md. 21222

Zoning Office
119 County Office Bldg.
Towson, Md. 21204

QUANTITY _____ TOTAL AMOUNT _____

Cost of advertising and posting property N/E Holabird Ave.
W. Crafter Ave.
No. 71-222 74.35

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

MEMORANDUM FOR THE ZONING ADVISORY COMMITTEE

November 30, 1970

Mr. James E. Blankenship
6914 Holabird Avenue
Baltimore, Maryland 21222

RE: Type of Hearing: Parking, Variance
Location: N/E Holabird Avenue,
Int. Crafter Avenue
Petitioner: James E. Blankenship, et
Committee Meeting of November 10, 1970
12th District
Item 53

Dear Sirs:

The Zoning Advisory Committee has reviewed the
plans submitted with the above referenced petition and
has held 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 furniture store in the basement of a residence.
The property to the east is improved with a commercial store.
The property to the west is improved with a residence, as well
as the properties to the north and to the south. Holabird
Avenue and Crafter Avenue to this location are partially
improved 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.

Highways:

Holabird Avenue has been improved in recent years
as a half-cut closed roadway section with bituminous
concrete paving within the existing 50-foot right-of-way.
No further highway improvements are required. It is
time to repair or reconstruction of public sidewalks
where destroyed, damaged or missing.

Mr. James E. Blankenship
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November 30, 1970

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.

Storm Drains:

No provisions for accommodating storm water or drainage have been
indicated on the subject plans; however, 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 installation of drainage
facilities, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage is available to serve
this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The existing 10 foot alley is not adequate for commercial traffic,
and if to be used, must be widened. The Baltimore County Zoning Regulations
as pertaining to parking are considered minimum and any variance to these
requirements are considered undesirable.

HEALTH DEPARTMENT:

Public water and sewers are available.

Air Pollution Comments: The buildings 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.

BOARD OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore
County Building Code and regulations when plans are submitted. Also, see
Section 405 and 501.34.

Mr. James E. Blankenship
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Baltimore, Maryland 21222

November 30, 1970

LINE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the
petitioner revises his site plan in accordance with the Bureau of Engineering
in the foregoing. Specifically the sections which prohibits any vehicular
access for a commercial use to the 10 ft. alley to the rear of the proposed
store. The petitioner will be required to seek for a zone parking space
variance or provide ingress and egress from Holabird Avenue. The site
plan as submitted by the petitioner is not drawn to scale and misrepresents
the overall development of the property by doing this.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 2-11-71
Posted for: James Blankenship
Petitioner: James Blankenship
Location of property: N/E of Holabird Ave. 1351 N. of Crafter Ave.
Location of Signs: On Holabird Ave. 1351 N. of Crafter Ave.
Remarks: _____
Posted by: Marie H. Hise Date of return: 2-18-71

