

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward E. Stafford and
J. W. Dorethy, Jr., legal owners 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 233.2 to permit a side yard of 10'.

Instead of the required 30' and to permit 12 ft. for side yard for Latha Shed instead of the required 30 feet; and to permit 12 foot for side yard for Parcel C instead of the required 30 feet; and to permit 12 foot rear yard and 20 foot for side yard for Parcel B instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Properties were bought in separate parcels
2. Present buildings were constructed with proper permits ten years ago.
3. We are now selling 1/2 acres and new owner will apply for permit for large new store building. There will be 42' between buildings. New owner cannot afford to build a smaller store.

See attached description

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

Services and SOVA Davis
Contract purchaser
Address: 6801 Madison Circle
Pikesville, Maryland 21208
Legal Owner
Address: 6801 Madison Circle
Pikesville, Maryland 21208

Petitioner's Attorney
Address: 6801 Madison Circle
Pikesville, Maryland 21208
Protestant's Attn. by

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day

of February 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 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 27th day of March, 1971, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.
(over)

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Highways

Falls Road is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Sorrento Avenue is proposed to be improved as a 30-foot minimum closed roadway section within a 50-foot minimum right-of-way. Highway right-of-way and improvements will be required in connection with the development of this property.

Storm Drains

Falls Road is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drainage facilities and easements will be required in connection with the development of this property.

The petitioners 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 petitioners.

Sediment Control

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.

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this property and extension of the existing utilities will be required to serve the individual lots of the proposed development.

Edward E. Stafford
6801 Madison Circle
Pikesville, Maryland 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21206

Your Petition has been received and accepted for filing this

15th day of February, 1971

Petitioner: Edward E. Stafford

Petitioner's Attorney

Reviewed by

Chairman of the Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 9th

Date of Posting: March 15, 1971

Posted for: VARIANCE

Petitioner: EDWARD E. STAFFORD

Location of property: E/S OF FALLS ROAD, 193 FT. 8 IN. N. OF SORRENTO AVE.

Location of Sign: E/S OF FALLS ROAD, 220 FT. N. OF SORRENTO AVE.

Remarks:

Posted by: Charles H. Miller

Date of return: March 26, 1971

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204
DATE: March 6, 1971

TO: Mr. Edward E. Stafford
6801 Madison Circle
Pikesville, Md.

Position for Variance for Edward E. Stafford
871-211-A

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COUNTY HOUSE
TOWSON, MARYLAND 21204
DATE: Mar. 29, 1971

TO: Cash

Advertising and posting of property for Edward E. Stafford
871-211-A

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 27, 1971

Mr. Edward E. Stafford
6801 Pines Road
Baltimore, Maryland 21208

Re: Typo of Hearings Side Yard Variance
Location: E/S Falls Road opposite
Clarkview Road
Petitioners: Edward E. Stafford and
J. W. Dorethy, Jr.
Committee Meeting of January, 12, 1971
3rd District
Item 96

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 located on the east side of Falls Road and is currently improved with a retail sales building known as the Valley Mart. There is curbing along Falls Road at this location. The property to the south of the subject property is vacant and is used for additional parking. This area is also a subject of this petition in that there are proposed buildings to be located on the subject site. The property to the north is undeveloped woodland and to the west is a small industrial park.

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.

General:

Based on the subject plat, the overall tract of land owned by the petitioners is being proposed for subdivision. Any subdivision of this property will require a plat to be recorded in accordance with the subdivision regulations and must be reviewed by the Joint Subdivision Planning Committee. The following comments are based on the premise that the petitioners will pursue the normal subdivision procedure.

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PROJECT PLANNING DIVISION

This plan has been reviewed by the Project Planning Office and offers the following comments:

As was noted by this office on November 20, 1970, prior to any building permits being issued or subdivision taking place, this property must be reviewed by the Joint Subdivision Planning Committee. We request that this plan be held until this review is made.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject variance should have no major effect on trip density.

This office does recommend, however, that the two entrances in the center of the property be combined to one. Also, the location of the loading docks will require backing onto or from Sorrento Avenue, which will not be permitted, should this be a public street.

BOARD OF EDUCATION

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE

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

FIRE DEPARTMENT

This office has no comment on the proposed site.

HEALTH DEPARTMENT

Public water and sewer is available to this site.

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.

STATE ROADS COMMISSION

The subject property is presently being served by four entrances. We can see no need for an additional entrance. If desirable, one or more

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existing entrances can be relocated to better serve the property.

The plan must indicate width of existing and proposed entrances.

The entire frontage of the site must be curbed with concrete. A concrete curb must also be constructed at a point between the right of way line and the parking lot.

The matter of the entrances must be resolved and the plan revised accordingly prior to a hearing date being assigned.

The entrances will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION

The petitioner is requesting a side yard variance on the side of existing Valley Mart building. It appears the subject property is being subdivided, and on the parcel being subdivided he is locating a large building with three individual units. If the building is to be designed as shown, we suggest that additional variances be requested both for a rear yard setback from the loading dock to the rear property line, and on the north side of the property; from the loading dock to the proposed property line and along the frontage of the building, to the center line of Sorrento Avenue. For these and the comments of the State Roads Commission, Bureau of Engineering and Traffic Engineering we are withholding the subject petition.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JO
Enc.

05-14-71

CONTAINING 6,963 acres of land and water.

BELT-G parts of these tracts of land which, by deed dated August 2, 1955 and recorded among the Land Records of Baltimore County in Liber 2750 folios 236 etc.; dated November 1, 1955 and recorded in Liber 2812 folios 385 and 387 etc.; and dated February 27, 1941 Liber 1157 folios 382 etc. were conveyed to Edward K. Stafford and wife.

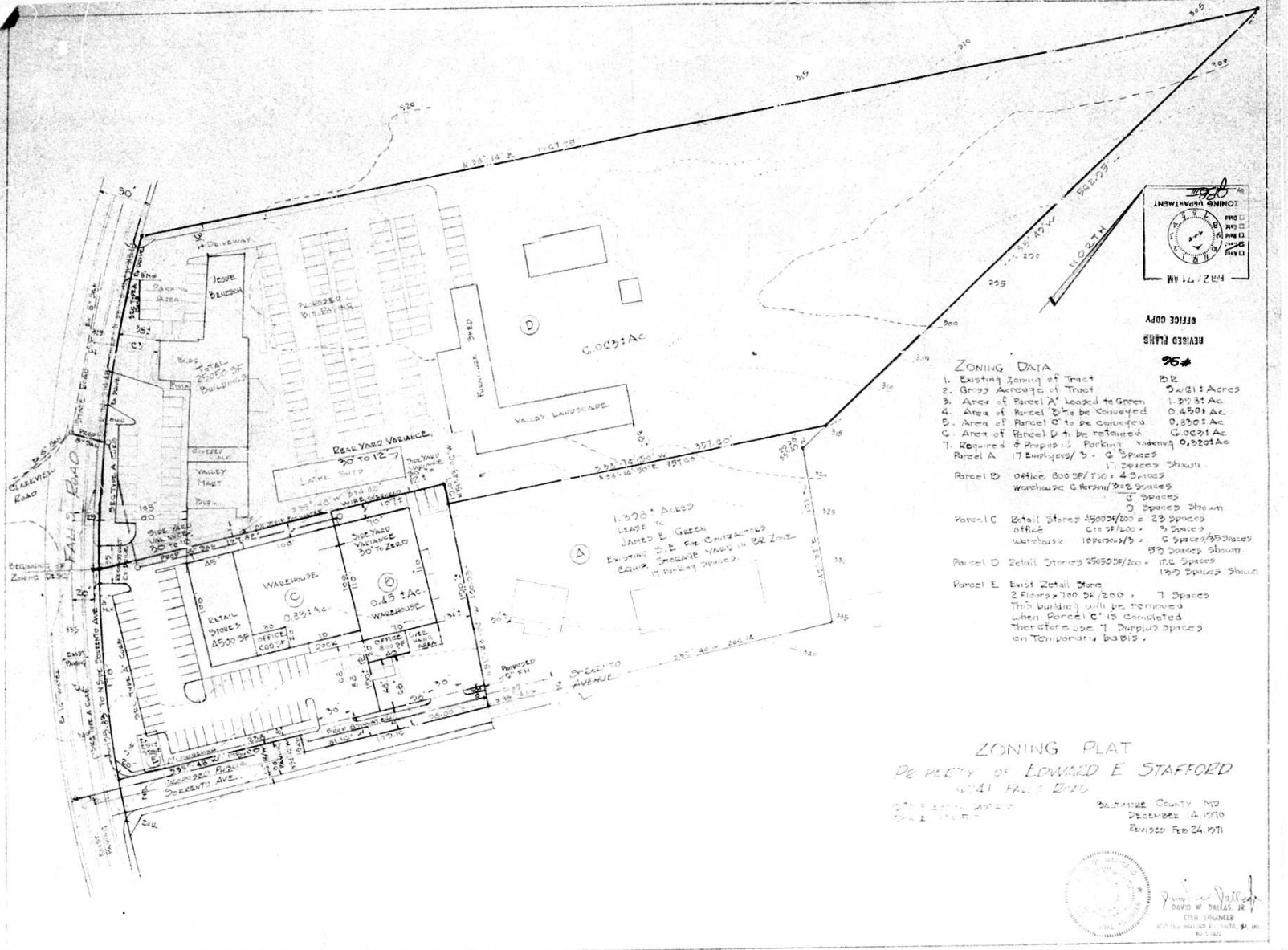
Being the property of Edward K. Stafford and Dorothy C. Stafford, as shown on plat plan filed with the zoning Department.

Expiring Date: Monday, March 28, 1971 at 10:00 A.M.

Public Hearing: Room 106, Planning Office, Building 11 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARGREY
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 11, 1971



OFFICE COPY
REVISED PLANS

26#

ZONING DATA

- Existing Zoning of Tract
 - Grass Across of Tract
 - Area of Parcel A' Leased to Green
 - Area of Parcel B' to be converted
 - Area of Parcel C' to be converted
 - Area of Parcel D' to be retained
 - Required # Spaces: Parking, Loading, etc.
- Parcel A 17 Employees / 3 - 6 Spaces
Parcel B Office 800 SF / 100 - 4 Spaces
Warehouse 800 SF / 100 - 4 Spaces
Parcel C Retail Store 4500 SF / 200 - 23 Spaces
Office 100 SF / 200 - 3 Spaces
Warehouse 100 SF / 200 - 3 Spaces
Parcel D Retail Store 2500 SF / 200 - 10 Spaces
Parcel E Exist Retail Store 2 Floors x 700 SF / 200 - 7 Spaces
This building will be removed when Parcel C' is completed. Therefore use 7 Surplus Spaces on Temporary basis.

ZONING PLAT PROPERTY OF EDWARD E STAFFORD 6041 FALL BLVD

City of Dallas, Texas
Dallas County, Tex
December 14, 1970
Revised Feb 24, 1971



David W. Dallas
DAVID W. DALLAS JR.
CIVIL ENGINEER
607 N. GILBERT ST. - DALLAS, TEX. 75202
No. 57422

