PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

FILING

RECEIVED FOR

ORDER !

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

AUTO-HARINE ELECTRIC

I, or ve. AND PARTS, JNC. 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 409.2b(6) - to permit eleven (11) parking spaces instead of the required seventeen (17) parking spaces.

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

Because of the size, shape and location of the subject property,

it can not meet the required parking, as required under the Zoning See attached description 2/9/7/ Theory 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 tige, and further agree to and are to be bound by the noting regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County. AUTO-MARINE ELECTRIC & PARTS, INC. 5 ALVIN C. ATKINSON, Legal Owner Presidentol A Old Orems Road Baltimore, Maryland 21220 Threein Pouttr

Address 2115 Old Orems Road Baltimore, Maryland 21220 16/2200/2201 ORDERED By The Zoning Cor of Nerch 197 1, that the subject matter of this position be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that pro circly be posted, and that the public hearing be had before the Zoning (Amilipschier and Baltimore County in Room 166, County Office Building in Towson, Baltimore 3rd day of hay 197 1 at 2:00 o'cleck

Against Commissioner of Baltimore Count

BEGINNING for the same at a point 309 feet, plus or minus, from the intersection of OREMS ROAD and FUSELAGE AVENUE to an iron pipe planted on the Northwest side of OREMS ROAD at the beginning of a parcel of land conveyed by the Glenn L. Martin Co. to the Aero Theatre and Shopping Center, Inc., by deed dated October 21, 1948 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1707, folio 203; and running thence binding on the first, second and third and part of the fourth lines of said conveyance and on the Northwest side of OREMS ROAD the four following courses and distances North 54 degrees 44 minutes East 31.02 feet to an iron pipe: North 44 degrees 90 Finutes East 42.04 feet to an iron pipe: North 74 degrees 09 minutes East 23.59 feet; and North 54 degrees 44 minutes East 16 Seet; thence for line of division three courses and distance: North 35 degrees 16 minutes West 45.00 feet; North 20 degrees 03 minutes West 45.56 feet and North 0 degrees 10 minutes 30 seconds West 45.00 feet to intersect the sixth line of the aforementioned conveyance or the South side of FUSELAGE AVENUE; thence binding thereon Westerly by a curve to the right with a radius of 6241.58 feet for a distance of 48.43 feet; and thence binding on the last line of said conveyance South 0 degrees 02 minutes West 188.90 feet to the place of beginning. Containing 0.246 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND Nº 81/210 OFFICE OF FINANCE COURT HOUSE ARE CHECKS PAYABLE TO BELTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTI ORE COUNTY, MARY! IND OFFICE OF FINANCE TANTI MAKE CHECKS PAYABLE TO DALTIMORE COUNTY, MARYLANE MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONTHO

County Office Building 111 W. Chesapeake Avenue Touson, Maryland 21204

945

Petitioner Auto-Merine Ports, Inc.

's Attorney William R. Sutt

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

1 Sign

#71-259-A

Date of Posting 4-15-71 Possed for Heaving Monday May 34 1971 & 2'al B.M.
Prillioner auto Marine Char & Parte

Location of property: M/5 of Oreme Rd 390 from fuelage or

Location of Stene / Signe Gental N/s & Diano Rd good 340 from Dusalage one

Mul H Hes Date of return: 4- 22-21

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1971

William R. Sutton, Esc., 2115 Old Brems Road Ballimore, Maryland 21220

PE: Type of Hearing: Veriance for Perking Location: H/S Orome Road, 390' E. of Int. W/Fuselage Ave. Petitioner: Auto-Marine Perts, Inc. Commistee Meeting of March 9, 1971 15th District Item 135

The Jenine Advisory Committee has reviewed the plant submitte with the showe referenced petition and has made by on size field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vacent trect of land, with the property to the west proposed to be improved with the PRYS Club of Americe, Red Shield Bays Club. The property to the mast is a vacent tract of land, with the property to the north Increased with a mail shopping center. The promoty to the small shopping center. The promoty to the south is improved with small cormercial uses, recycling from a fuel oil company to saveral small stores and efficial. Gress Base and Furning Auenia in this location are not improved insofar as concert cuth and guiter are concerned.

BUREAU OF ENGINEERING:

The following coments are furnished in regard to the plat submitted to this affice for review by the Zoning Advisory Committee in connection with the subject item.

Hichways:

Orems Road, in the vicinity of this property, is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission

Fuselees Avenue, an existing County street, is proposed to be improved in the future as a Munifort closed section on including any necessar, event this stope deserment, will be reculred in commencion with any subsequent grading or building permit applications.

William R. Sutton, Esq., Item 135 Page 2 April 2, 1971

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

Sediment Control:

Davelepment of this presenty through stripping, grading and stabilization could result in a sediment polution problem, demanding private and public holdings downstream of the property. A grading permit is, therefore necessary for all grading of top soil.

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

Provisions for accommodating storm water or drainage have of been indicated on the submitted plan.

Orems Road, in the vicinity of this property, is a State road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

The politioner must provide necessary drainage facilities (temporary or permanent) to privent creating any nuisaness or changes to adjacent or any order or consistent or changes to correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the politioner.

Water:

Public water supply is available to serve this property.

Sanftary Sever:

Public sanitary soverage can be nede available to serve this property by construction of a public sanitary sever, annovientely 75 feet in langth, from the existing Bi-fire to enterpy sever in Fuschage Avenue, an alternative is to construct a public sanitary some extension, accordinately 3th feet in Intelligent extension, along the north side of Oreno Bood. This would require off site rights of the Develop Advist) and Montage and State State Parking Advist) and Montage.

William R. Sutton, Esq., Icem 135 Page 3 April 2, 1971

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following

The plan should be revised to show

1) the limits of pavement, 2) screening along the West property line, and 3) loading areas.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject parking variance is requesting a variance to 11 spaces instead of the required 17. This variance is considered underfable afnec the use is not shown on the plan and also it appears that in eleven foot drive along the next side of the building will be used for londing and unlocaling. This mnexime could crease proble 5 for the developer.

MEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pullation Commons: The building or buildings on this site may be subject to confident on the complete or the building of the Buildings on this Masth Air Pollution Control Regulations. Additional fadoration may be obtained from the Livision of Air Pollution, Beltimore County Desertment of Hailth.

BOARD OF EDUCATION:

No bearing on student nogulation.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Muliffine Code and requiretions, when plans are submitted. Also, see Parking Lots, Section 409,10%.

FIRE PREVENTION:

This office has no comment on the proposed site.

STATE ROADS COMMISSIONS

The subject plan indicates entrance charmolization that would be acceptable to the State Roads Commission. The entrance will be subject to the Commission's approval and permit.

William R. Sutton, Esc. Page 4 April 2, 1971

ZONING ADMINISTRATION DIVISION:

but loing will not work. In order to utilize this previous encourty an entropy means to utilize this previous encourty an entropy means to constructed from function disease, the to the canon be provided; interfere, the patitions of the required to review the plant of the property of the property of the property. This review No. 10, feeling the essternost boundary of the property. This review plan must be submitted into to the heart of the property.

This polition is accepted for filling on the este of the enclosed filling certificate. Natice of the capting which and the which will be held not less than 10, nor more thin 90 days after the date on the filling certificate, will be forwarded to you in the near future.

Pary truly yours, Much & Mises

Enc.

IN 14 1971

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 complicace with the Baltimore County Zoning Regulations would result in practice! difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the p blic health, safety and general welfare of the locality involved, the above Variance should be had; madeitedurther appearing that have mount of some executive executive above Variance should be had; a Variance to permit eleven (11) parking spaces instead of the re- should be granted. quired seventeen (17) parking spaces IT IS ORDERED by the Zoning Commissioner of Balt'more County this same a Granted, from and after the date of this Order, to permit eleven (11) parking spaces instead of the required seventeen (17) pariting spaces, subject to the approv-Edward D Street al of the site plan by the State Roads ----Zoning Commissioner of Bartimore County Commission, the Bureau of Public Services and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of. the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Ballmore County, this ______day of ______ 197 __, that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

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OFFICE OF

@ESSEX TIMES

FSSEX. MD. 21221

19 - 1971 April

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for one week before the 19th day of April 1971 that is to say, the same was inserted in the issues of April 15, 1971.

By Ruth morgan

STROMBERG PUBLICATIONS, Inc.

said conveyance Soil 1, Section 32 minutes West 15th 7 feet to the same seed of the said o

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 15 19.71

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xnexxinx out day of ... May..... ..., 19.71., the first publication appearing on the __15th ____day of __april _____

Cost of Advertisement, \$.....

19.71

MICROFILMED

