PETIT, ON FOR ZONING VALIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Frederick H. Klaunborg and
kow we, Mac L. Klaunborg, his winds 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. 255.2 (243.2) to permit a rear yard setback of 10' instead of the required 50'

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

- 1. To correct the existing non-conforming setback.
- This is the only logical place to expand without interfering with the already existing parking area.

See attached description

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

Lor we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tilina, and further agree to and are to be beaund by the zoning regulations and restrictions of immore County adopted pursuant to the Zoning Law Foy Baltimore County.

Just Juge

of March

19871 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Roors 108, County Office Building in Towson, Taltimore

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REALTH DECAM

PROJECT PLANS

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DEVELOPMENT

STATE BOXES

19871 at 10: 30 o'clock Edward D. Hardes to

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FREMERICK H. I E/S Clarkview Falls Rd.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1971

John W. Pfeifer, Esq., 200 Equitable Building Baltimora, Faryland 21202

Type of Hearings Variance for rear yard setback
Lecation: E/S Clarkview Rd., 224,5' S.
of Falls Rd.
Petitioner: Frederick H. Klaunburg, et al. X.
Committee Meeting of March 23, 1971 3rd District Item 142

Dear Sire

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

The subject property is presently improved with an existing one-story concrete block whrehous and office building, with it, properties to the south north and west improved with Light house to property to the eart fills indicated in the south north and the story of the large Hills indicated in the south of the south of the south indicated in the south of the south indicated in the south i

BUREAU GF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zening Advisory Committee in connection with the subject item.

Clarkview Read, an existing County read, is improved in the vicinity of this property as a 36-foot closed highway section on a 50-foot rejector on a 36-foot closed to be a 36-foot closed triplet only. It is proposed to be a 36-foot closed triplet only. It is proposed to be a 36-foot rejector on a 50-foot rejector to be a 36-foot rejector on a 50-foot rejector on the section of t

PROPERTY DESCRIPTION OF LAND OWNED BY PREDERICK H. KLAUENBERG AND WIFE

BEGINNING for the same at a point on the east property line of Clarkview Road, 234.5 feet south of Falls Road and running thence 351.43 feet on a bearing, south 1 degree, 40 minutes, 54 seconds east, and thence running in an easterly direction 130.89 feet on a bearing north 82 degrees, 29 minutes, 51 seconds east, thence running in a northerly direction 350 feet on a bearing, north 4 degrees, 49 min tes, 52 seconds west, thence running in a westerly direction 111.56 feet on a bearing, south 82 degrees, 29 minutes, 51 seconds west, to the place of beginning. Containing approximately .98 acres more or less.

John W. Pfeifer, Esq. Item 142 Page 2

. 0

April 23, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering.

The entrances shall be constructed in accordance with Baltimore County Standards.

Storm Drains:

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

The fetitioner must provide necessary distinge facilities (temporary or parameta) is present creating only midstances or desenge to edigent properties, especially by the monetation of surface waters. Correction of any problem which way result, due to improper grading or improper installation of drainage facilities, would be the full reaponability of the Petitioner.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available to serve this property. $% \label{eq:controller}$

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

4' high compact screen planting must be shown along the East eroperty line adjacent to the parking area.

BUILDINGS ENGINEER'S OFFICE:

Patitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

DEPARTMENT OF TRAFFIC ENGINEERING:

Subject variance should have no effect on traffic.

HEALTH DEPARTMENT:

Since public water and sewers are available to the site, no health hazards are anticipated.

BALT MORE COUNTY, MAR LAND Nº 81207 OFFICE OF FINANCE DATE May 3, 1571 COURT HOUSE ECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 10 feet instead of the



THIS IS TO CERTIFY, that the annexed advertise Edward D. Hardesty Zoning Commissioner of Baltimore County COMMUNITY erted in THE TOWNON TIMES, a weekly newspi

e County, Maryland, once a week for ONE 2000 weeks/hefore the 10 day of HAY 1977-that is to say, the same was inserted in the assuratof May 6, 1971.

STROMBERG PUBLICATIONS, Inc

Rute Morga

John W. Pfeifer, Esq. Item 142 Page 3

April 23, 1971

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT

The owner shall be required to comply with all applicable requirements of the Ol Life Safety Code, 1967 edition, and the Fire Prevention. Code when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less then 30, nor more than 90 days after the sole on the filing catificate, will be forwarded to you in the near future.

Very truly yours, Oliver & Myses OLIVER L. MYERS, Chairman

DLM: JD



0 CERTIFICATE OF PUBLICATION

1 AIS IS TO CERTIFY, that the annexed advertisement was unblished in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., once in county, 19. 71, the fixt publication appearing on the 6th day of Boy 19 71

I Leach Streeter

3

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

	
District. 3. Rd.	Date of Posting 1977
Posted for: VANIANCE	
Petitioner FREDERICK H. A.	LAUNBERG.
Location of property: F/S e/F 8/3	40KVEN BL 2845 S.CT FALLS BA
Location of Signa: 5/5.0.F. C/	estitual soofin - wor Lals Ru
Remarks:	
0,22	50 miles 14004 1974

3

BALTIMORF COUNTY, MARYLAND OFFICE OF FINANCE

Nº 81224

DATE Noy 21, 1971

Polit & Clarityigu Medis Daltiasra, Md. 21209			
er 10	ACCOUNT NO. 01-612	RETURN THIS PORTION WITH YOUR MEMITTANCE	TOT
TY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOU'S RECORDS	11535
	Advertising and posts	g of property for Frederick II. Klossbarg	*

QUANT IMPORTANT: MAKE CHICKS PAYABLE TO BALTIMORE COUNTY, MI.PYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

Jane 16, 1	TOI TOP BOGOS
SEE SHALL	to be late
And below	P INCHISE THE

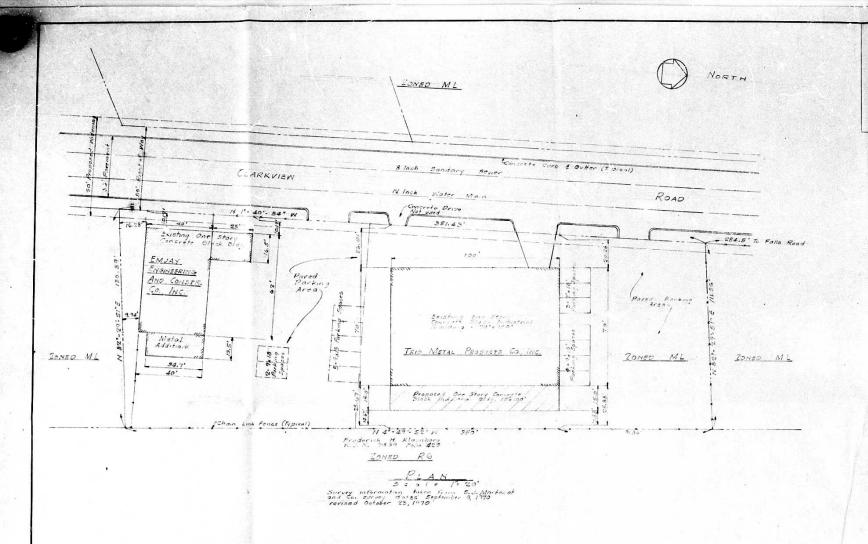
BALTINGRE COUNTY OFFICE OF PLANNING AND ZONING unty Office Building

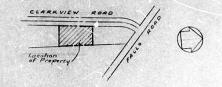
Frederick II. Elemberg, et eu

E/S Clarkview Road 284.5' S of Falls Rd. 3rd

#142

Zoning Commissioner of Baltimore County





MAP 3C NW 8-C 7/9/71

LOCATION PLAN

Red Election Original Property 2 Ones Million Research Area of Property 2 Ones Mill (Impressed)
Area of Property 0.13 Acres Approx.

OFF STREET PARKINS CATA

Use Industrial
Total Number of Strains Cata

Total Number of Strains Cata

Total Number of Strains Cata

Total Strains Cata

Total Strains Cata

Use Office Total Strains

Total Strains Cata

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PLOT PLAN

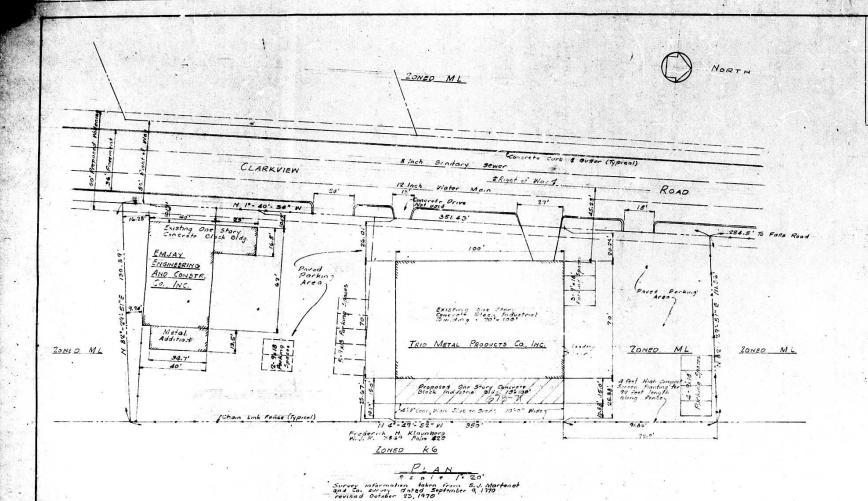
NORMAN C. EMERICE, CONS. SHAR.

132 WEST 25 TT 57.

BALTIMORE, MARYLAND 2/218

PROPOSSY ADDITION FOR TRIO METAL PRODUCTS CO. NC. FALLS & CLARKVIEW ROADS BALTIMORS COUNTY, MARYLAND NO. 7622

SHEET 13#1 Scale: As Shown Det 15, 1870



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Location of Property

LOCATION PLAN

Respection District

Property Zonet ML (Improved)

Area of Property O.18 Acres Approxi

Area of Property O.18 Acres Approxi

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District Indistrict

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Enjoy English

Total Numbol of Solie

Tro Metals 1243 5 Jesues

Enjoy English

Total Floor Area (Office anhy)

Tro Metals 900 Solie

Enjoy English

Total Numbol of Solie

Total Rokking Solies

Total Rokking Solies

Enjoy English

Total Parking Solies

Tro Metals

Enjoy English

Total Parking Solies

Tro Metals

Total Parking Solies

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Total Parking Solies

Tro Metals



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY
DATE 222 15

PLOT PLAN

NORMAN C. EMERICK, CONS. EMERICA

132 WEST 75 TO SET

DALTIMORE MARYLAMP WELL

PROPOSED APOPTION TRIO METAL PRACYLES CO. HIS

FILLS & CLARRINGEN ROADS

DOLLMARS COUNTY, MARYLAMP

NO. 9624

5 SHEET (20 2

Scale) AS HOME