

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 and a variance to Sec. 255.2 (243.2) would give relief without substantial injury to the public health, safety or general welfare, a variance to permit a rear yard of 10' instead of the required 50', the Variance should be GRANTED.

~~The above Variance should be denied and it further appearing that by reason of~~

~~a Variance should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26 day of May 1971, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a rear yard setback of 10' instead of the required 50', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Healy
Zoning Commissioner of Baltimore County

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 Baltimore County, this _____ day of _____ 196____ that the above Variance be and the same is hereby DENIED.

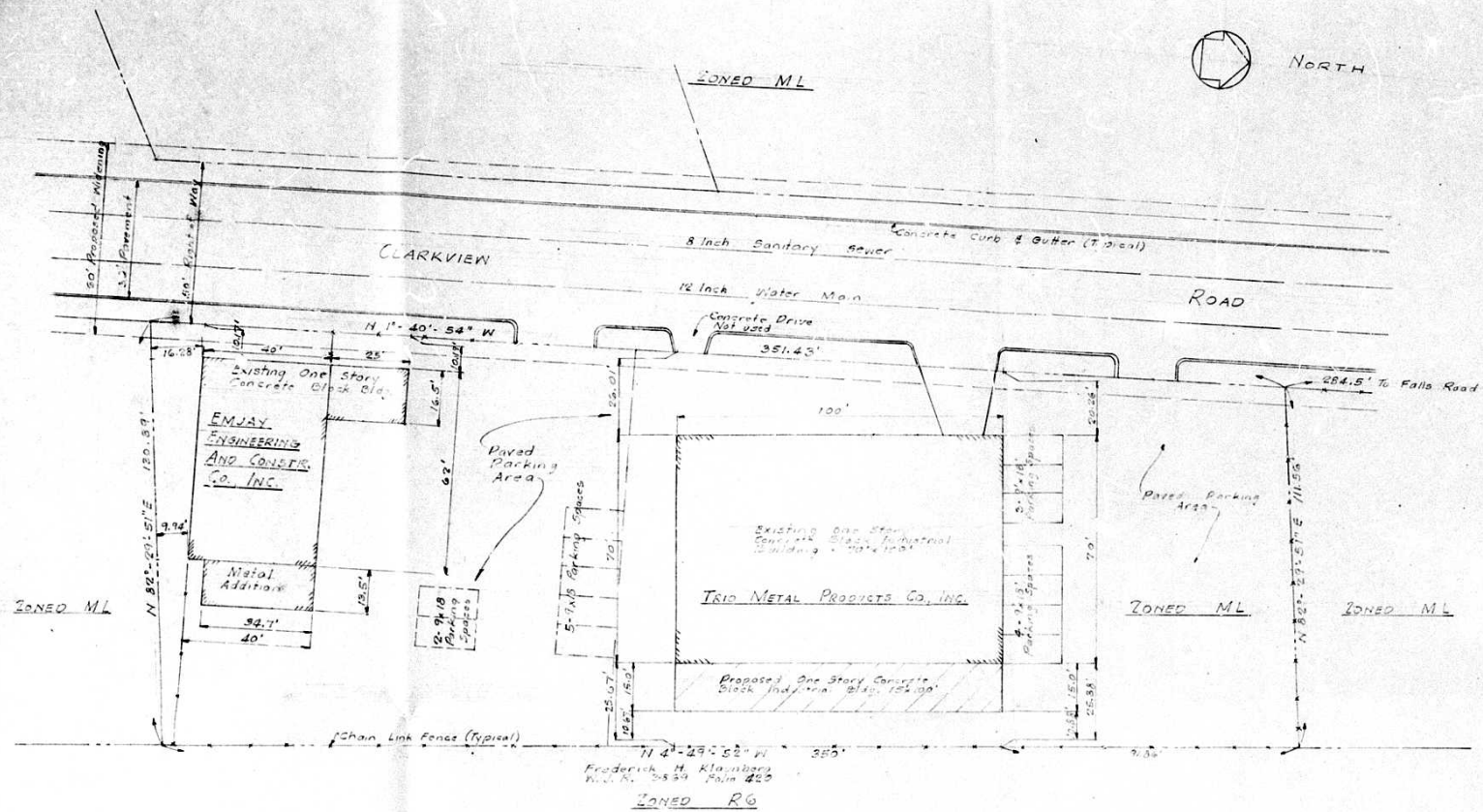
Zoning Commissioner of Baltimore County

71-271-A-1

FREDERICK N. KLAMBERG
671-271-A
E/S Clearview Road 20th, 51 S of
Falls Rd.
3rd

71-271-A
#142

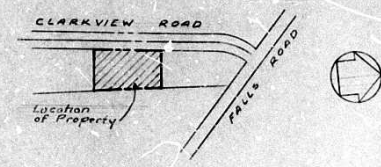
MICROFILMED



ZONED ML

ZONED ML

NORTH



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

LOCATION PLAN
Scale: 1" = 200'

NOTES

and Election District
Property Zoned ML (Improved)
Area of Property 0.18 Acres Approx.

OFF STREET PARKING DATA

Use - Industrial
Total Number of Employees (One Shift)
Trio Metals 12
Emjay Engr. 3
Total 15

Total Number of Spaces Required
Trio Metals 12 x 1.4 = 17 Spaces
Emjay Engr. 3 x 1.4 = 4 Spaces
Total 21 Spaces

Use - Offices
Total Floor Area (Office only)
Trio Metals 900 Sq Ft
Emjay Engr. 1800 Sq Ft
Total 2700 Sq Ft

Total Number of Spaces Required
Trio Metals 900 ÷ 300 = 3 Spaces
Emjay Engr. 1800 ÷ 300 = 6 Spaces
Total 9 Spaces

Total Parking Spaces Required
Trio Metals 17 + 3 = 20 Spaces
Emjay Engr. 4 + 6 = 10 Spaces
Total 30 Spaces

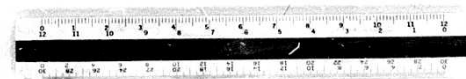
Total Parking Spaces Provided
Trio Metals 7 Spaces
Emjay Engr. 7 Spaces
Total 14 Spaces

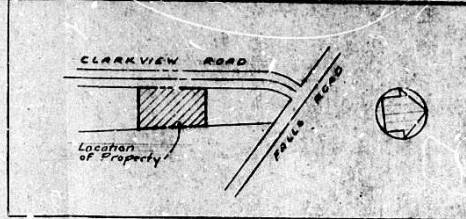
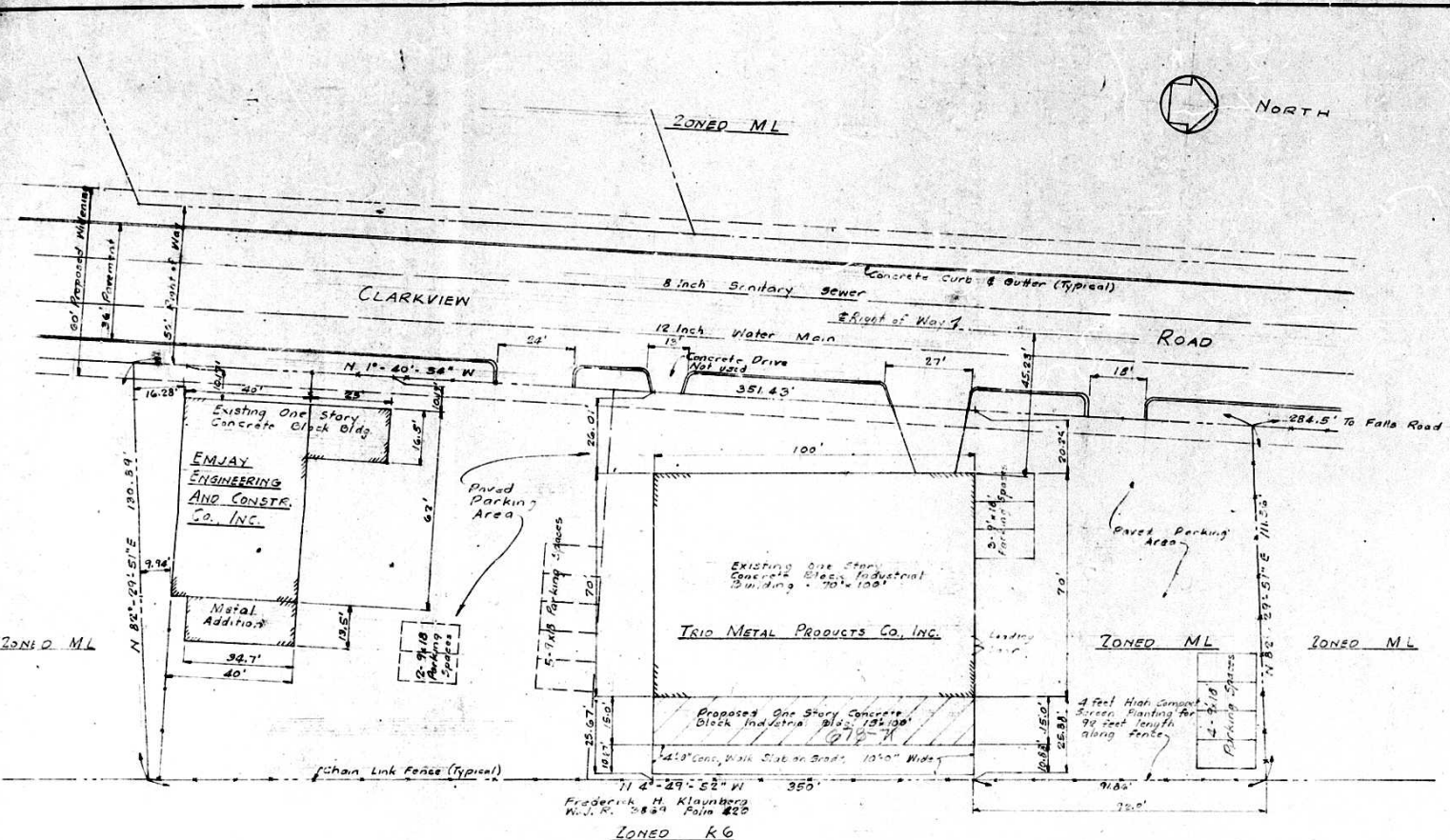
Paving as shown
No lighting required

ZONING VARIANCE APPLIED FOR
Rear Yard Setback for Trio Metal Products Co., Inc.
Request is made for a Rear Yard Setback of 10.07 Ft.
instead of the required 50 Ft. (See Section 255.4)

P.L.A.N.
Scale: 1" = 20'
Survey information taken from S.W. Marfoat
and Co. Survey Dates September 9, 1970
revised October 23, 1970

PLOT PLAN
NORMAN C. EMERICK, CONSULTING ENGINEER
132 WEST 25TH ST.
BALTIMORE, MARYLAND 21218
PROPOSED ADDITION FOR
TRIO METAL PRODUCTS CO., INC.
FALLS & CLARKVIEW ROADS
BALTIMORE COUNTY, MARYLAND
No. 9626
SHEET 1 OF 1
Scale: As Shown Oct. 15, 1970





LOCATION PLAN
Scale: 1" = 200'

NOTES

3rd Election District
Property Zoned ML (Improve)
Area of Property 0.18 Acres Approx.

STREET PARKING DATA

Use - Industrial	Total Number of Employees (One Shift)
Emjay Engr.	Trio Metals 12
	Emjay Engr. 3
	Total 15
Total Number of Spaces Required	Trio Metals 12 x 3 = 36 Spaces
	Emjay Engr. 3 x 3 = 9 Spaces
	Total 45 Spaces

Use - Offices

Total Floor Area (Office only)	Trio Metals 900 sq. ft.
	Emjay Engr. 1800 sq. ft.
	Total 2700 sq. ft.
Total Number of Spaces Required	Trio Metals 900 ÷ 300 = 3 Spaces
	Emjay Engr. 1800 ÷ 300 = 6 Spaces
	Total 9 Spaces

Total Parking Spaces Required

Trio Metals	45 + 3 = 48 Spaces
Emjay Engr.	9 + 6 = 15 Spaces
Total	63 Spaces

Total Parking Spaces Provided

Trio Metals	7 Spaces
Emjay Engr.	7 Spaces
Total	14 Spaces

Paving as shown
No lighting required
ZONING VARIANCE (See Section 255.2)
Rear Yard Setback for Trio Metal Products Co., Inc. Required for a Rear Yard Setback of 20.67 ft. instead of the required 50 ft. (See Section 255.2)

ZONING NOTE: The existing grading of property to remain unchanged from the existing condition.
DISCUSS NOTE: All surface water from property in existing condition drains by swale directly to street within limits of property.

PLAN
Scale: 1" = 20'
Survey information taken from S.J. Martenot and Co. survey dated September 9, 1970 revised October 25, 1970



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Raymond H. [Signature]*
DATE: 8/24/71

W. [Signature]

PLOT PLAN
NORMAN C. EMERICK, CONS. ENGR.
132 WEST 25TH ST.
BALTIMORE, MARYLAND 21218
PROPOSED ADDITION FOR
TRIO METAL PRODUCTS CO., INC.
FALLS & CLARKVIEW ROADS
BALTIMORE COUNTY, MARYLAND
No. 9624
SHEET 1 OF 2
Scale: As Shown

