## DETITION FOR TONING VARIANCE

TEITION TON 20	DIGITA DECILI RETONIC
FROM AREA AND H	EIGHT REGULATIONS
TO THE ZONING COMMISSIONER OF BALTIMO	
	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 Section4	09-2 B (5) (6) to permit 0 parking
laces instead of the required 16	•
of the Zoning Regulations of Baltimor: County, to following reasons: (indicate hardship or practical	the Zoning Law of Baltimore County; for the
We desperately need the added spi	ace for display and storage, as we $7/9/7$
are operating at a great disadvan	stage in cramped quarters. The
original use of this building was	s h telephone office building.
The first floor has since been co	onverted to retail use, however
the second floor has always been	and is to remain for office use.
4 1	
See attached description	
Property is to be posted nd advertised as I, or we, agree to pay expenses of above Varietition, and further agree to and are to be bound alimore County adopted pursuant to the Zoning	iance advertising, posting, etc., upon filing of this by the zoning regulations and restrictions of
1	leanel & Chement
	Section and Agreement
Contract purchaser	Legal Owner
ddress	Address 1330 Sulphur Spring Road
	Baltimore, Md. 21227
Petitioner's Attorney	Protestant's Attorney
ddrass	A
ONDERED By The Zoning Commissioner of E	Baltimore County, thisday
April 1971 that the sub	
	oject matter of this petition be advertised, as in two newspapers of general circulation through-

Description for variance.

... P. .. M.

Beginning for same on the north side of Sulphur Spring Road at a point 80 feet west of the west side of East Drive thence binding on the north side of Sulphur Spring Road north 81° 44' west 60.02 feet thence north 8° 16' east 98.0 feet thence south 81° 44' east 60.0 feet thence south 8° 16' w rt 96.40 feet to the place of the

ordes by

The su

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1971

MIMBERS BUTEST OF

DEPARTMENT OF TRAFFIC ENGINEERS

BUREAU OF FIRE TREVENTION

HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT

SOARD OF EDUCATION DEVELOPMENT

District. /3 ==

Posted for: L'ARINGET Petitioner: CARROLL S CLETTER'S

All that percel of land in the

STATE ROADS CORN

Charmen

Ar. Carroll S. Clements 1330 Sulphu: Spring Road Baltimore, Haryland 21227

RE: Type of Hearing: Parking Variance Location: N/S Sulphur Spring Rd., 60' E. of Birch Rd. Patitionar: Carroll S. 6 Ads B. Clements Committee Necting of April 6, 1971 13th District

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

The subject property is presently improved with a 24 story masonry appliance store, with the surrounding properties all converced in character, zoned 51. Sulphur Spring Road is impreced inserve as concrete curb and gutter

BUT AU OF ENGINEERING:

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

Sulphur Spring Road, in the vicinity of this property, has been relocated and improved under State Roads Commission contract as a clased highway section on a right-of-may of varying width. No further highway improvements are required,

The use of existing alley, and any entrance the afrom, is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

CERTIFICATE OF POSTING D. ARTMENT OF BALTIM

Storm Drains

The Petitioner and provide necessary drainage facilities (temporary or perannant) to prevent creating any nuisances or damages to adjacent proporties, special by the concentration of surface waters. Correction of any problem which by result, due to lepropace grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers

Both public water supply and sanitary sewerage are available to serve this property.

BUILDINGS ENGINEER'S OFFICE:

No comment at this time from this office.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting: variance from 13 spaces to 3 parking spaces. However, only one of the parking spaces is accessible. The subject variance to parking is undestrable and could create parking problems in the area.

Public water and severs are available to the site, therefore, to health hazards are anticipated. FIRE DEPARTMENT: This office has no comment on the proposed site.

STATE ROADS COMMISSION:

There is no access from Sulphur Spring Road to the subject site.

If none is proposed, the State Roads Commission will have no comment.

ZONING ADMINISTRATION DIVISION:

A field in estigation revealed that parking could be provided if the existing garage to the rear of the eppliance store store were reced and a parking lot constructed in this area. The patitioner should give

April 23, 1971

same thought to this in providing the storage, that is presently being conducted in the garage, in the new addition.

This petition is accorded for filing on the date of the anciertiling cerifficate. Notice of the hearing date and time, which will be held and less than 30, nor more than 90 date when the date on the filing certificate, will be forwarded to you in the near feature.

OLIVER L. HYERS, Chairman

71-273-4

Date of Posting 144 8- 1971

Date of return: 14+1/ 14-1971

. 19 71, the first publication

THE TIMES John M. Marten Low John M. Manager

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY. That the annexed advertis published in THE TIMES, a weekly newspaper printed and published in Bultimore County, Md., once in each of One

successive weeks before the 26th

Purchase Order No. E 9954

Requisition No. A 5643

appearing on the 6th day of Hay

day of May

3 CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of . Kny ..... ..... 19.71 .. the Orst publication

> . THE JEFFERSONIAN D. Leank Simister

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building

BALTIM RE COUNTY, MARYLA ID Nº 81223 OFFICE OF FINANCE COURT HOUSE TOWSON, MARYLAND 21204

1244.48 43.25

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

PASSES BALT ) OF		MORE COUNTY, MAR TAND FICE OF FINANCE  Revenue Division COURT HOUSE TOWSON MARYLAND 2:200	Nº DATE ROY	8120 3. 1971
	Clamata Appl. Cocpany 1339 Salphur Spring hand Beltimera, Nd. 21227 **ACCOUNT NO. 89-622	Zoning Bapile of Baltimer C		107AL AM 125.00
- P		DETACH ALONG PERFORATION AND KEE' THIS PORTION FOR YOU	R RECORDS	COST
Letice 4	Polition for thrismop			185,00
70				
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N.	4			

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

JUL 14 1971

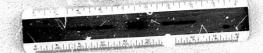
Pursuant to the advertisement, posting of property, and public hearing on the above Petition, and it appearing that by reason of the following finding of facts that strict compliance with the Baltimere County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Yariance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved, the above Viriance should be had; and the forther opposition the beautiful to the control of the a Variance to permit zero. (0) parking spaces instead of the re- should be granted quired sixteen (16) spaces IT IS CADERED by the Zoning Commissioner of Baltimore County this 22 same is Granted, from and after the date of this Order, to permit zero (0) parking spaces instead of the required sixteen (16) spaces, subject to the approval of the site plan by the State Roads Commission, the Bureau of Pub. c Services and the Office of Planning and Zoning DEDUTY 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 \_\_\_\_\_\_\_ 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

TIPAT PLOOPS

EXIST & FUN AREA (2755-5) = 1444-5

PROPOSE ADDITION (15/53-5) = 063-0

PARISING PLOOP 3407-5 200 = 13 CANS SECOND FLOOR PHOPOSED ADDIT ON 00000 TOTAL PARKIS - REAL ZONED B/L. 5 CAR SPACES 64.5'120'84 EXISTING PLOTIPLAN SCALE 1' # 30' H 3" 14'E 9E 0 LOTS 254 - 255 - 256 LINDEN - HEIGHTS - ADDITION -T STORY PRAME. HOME ONE-STORY: MASCHBY-ADDITION-TO THE-CLEMENTS APPLIANCE & HARDWARE-CO. ZONED - B/L SSO CULPHUR SPANG READ ARBUTUS BALTIMORE COUNTY JUHN H. WEIDA. ARCHITECT BIRCH. DVENUE 202 REAUMONT AVE. MD-RED DALTIMORE, MO. 21223 767-A



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