TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Paul R. Spickard and
I. or we Ratio R. Spickard
County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section.

O feet in lieu of the required 30 feet. Section 4092 (5)(5) (60 to permit 27 parking spaces in lieu of the required 42 spaces.

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

The subject property is limited as to use because of its size.

HEADHGI V ST MA

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

I, or see, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tion, spid further agree to and arz to be bound by the noning regulations and restrictions of more County adopted pursuant to the Zoning Law For Baltimore County.

Butler & Nealo, Inc., Contract purchase

821 Kent Avenue Catonsville Md. 21228

Petitioner's Attorney

Protestant's Attorney

Haul R Spickard

Risie R Spickard Logal Owner 370 Washington Ave

Roanoke Va 24016

ORDERED 'ty The Zoning Commissioner of Baltimore County, this......3rd

day of June 1971 at 11:00.origet Zoning Commissioner of Baltimore County.

#!

DAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENSIGHERS

Description of 821 Kent Avenue for Petition for Zoning Variance

HEGINNING for the same at the corner formed by the intersection of the Southeast side of Baltimore National Pike, (U.S. Route 40), and the east side of Kent Avenue, thence leaving said place of beginning and running and binding on the east side of Kent Avenue the 5 following courses and distances, wis: (1) South 3? degrees 53 minutes 22 seconds West 22,50 feet. (2) by a curve to the right in a southerly direction with a radius of 139.36 feet for a distance of 45.76 feet to the end of said curve, thence (3) South 17 degrees 02 minutes 00 seconds West 27.25 feet, thence (), North 72 degrees 58 minutes 00 seconds West 10,00 feet, and thench (5) South 17 degrees 02 minutes 00 seconds West 100,00 feet, thence leaving the east side of Ment avenue and running the 3 following courses and distances, vis: (6) South 72 degrees 58 minutes 60 seconds East 120,00 feet, thence (7) North 17 degrees 92 minutes 00 seconds East 133,45 feet, and thence (8) North 41 degrees 23 minutes 00 seconds West 120.59 feet to the southeast side of the aforementioned Baltimore National Pike, thence running and binding thereon (9) South 79 degrees 15 minutes 00 seconds West 7.82 feet to the place of beginning.

Note: This description has been prepared for soning purposes only and is not intended to be used for conveyance.

Containing 0.45 acres of land, more or less.





CERTIFICATE OF POSTING

2 51625

Towner, Maryland Date of Posting MA / 15-1971 District Det TITIEN FOR A VARIABLE ... Petitioner: PAYL R. SPICKARD

Location of property: SELECE. OF BALTONERE NATIONAL PIKE AND KERT AVE

TOTATION OF SQUEED S. S. O. P. SANTHORF MATHEMATICAL SETTLE STATE STATE STATE STATE STATE SET SANTHORN STATES SET SANTHORN STATES SET SANTHORN STATES

Posted by Charle 11 Postal Date of return: JUNE U-1971

71-276-A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE COURT HOUSE IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALT MORE COUNTY, MAR' AND Nº 81219 OFFICE OF FINANCE COURT HOUSE \$25.00 COST RETURN THIS PORTION WITH YOUR REMIT DETACH ALONG PERFORAY CTI AND KEEP THIS PORTION FOR YOUR RE Polition for Verlance for Just R. Sickard 871.776.4

IMPORTANT: MAKE CHECKS PAYABLE 10 BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF I MANCE, REVENUE DIVISION

BALTIMOSE COUNTY ZONING ADVISORY COMMITTEE

April 5. 1971

er. Paul C. Solckard 370 Washington Avenu Rosenico, Vo. 25015

PC: Type of Penrinc: Variance Lection: SE/Car, Baite, Not. Pike & Nort Avenue Pattifoner: Paul Saiderf, es our Constitue Peeting of Parch 16, 1971 ist District Item 137

DEVELOPMENT

The Joning Advisor, Committee has reviewed the plans submitted with the above referenced perlition and has made an on afte field inspection of the pracerty. The fallowing comments are a result of this review and impaction.

comments are a result of this review and impletion.

The subject property is impressed with an initiating for phose subject property is impressed with an initiating for phose subject at the cast is ferrower of the Battimere County its variety to the part is ferrower of the Battimere County its variety to the northwest it increased with the Don Filtz Chrysler black Corporation outlet. The property to the uses indo metal. The property to the morth is furnished used and metal. The property to the morth is formed in the subject of the property of the morth is formed by the partial property of the morth is formed by the partial property when it is the subject of the subject of the property of the property when it is the subject of the property of the property when it is the James is improved insofar as concrete outland guitar are concerned.

BUREAU OF ENGINEERING.

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

Baltimore Wational Pike (U.S. 40) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements

Kent Avenua, an existing partially improved County street, is proposed to be improved with a 35-foot closed

Mr. Paul R. Spickard Item 137 Page 2

April 5, 1971

highway cross-section within a SO-fost right-of-way. Highway improvements, including highway right-of-way widening and any necessary revertible slope assements, will be resurred in connection with any subsequent grading or being a solid sation. The petitioner is advised to consult with the bid of the state of the solid sation. The petitioner is advised to consult with the bid of the state of the solid sation. The petitioner can of the Stitmore Courty construction drawings required. (See Drawing 854-1003 (S), (C-2274).

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

Sediment Control:

Development of this property through stripping, grading and stabilization could masult in a sediment pollution problem, designing private and public holdings devastration of the property. A grading seriet is, therefore, necessary for all grading, including the stripping of top holi.

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

Storm Dreins:

Provisions for occommedating storm water or draining have not been indicated on the submitted plan.

Baltimore National Pike (U.S.40) is a State road. Therefore, dreinage requirements as they affect the road core under the jurisdiction of the Naryland State Roads Commission.

The potitioner must provide necessary drainage facilities (temporary properties) to prevent creating any nutrainess or dranges to adjacent properties of the provided properties of the provided properties of the provided provided

Water and Sanitary Sewers

Sorth public water supply and sanitary severage are available to serve this property.

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PROJECT PLANNING DIVISION:

This plan has been reviewed and the Office of Planning and Zoning offers the following comments:

The plan must be revised to show the outdoor steps which conflict with the parking shown on the plan. The minimum permitted parking bay is 60° - NOT 56° .

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all mplicable requirements of Baltimore County Building Code and regulations when plans are submitted. FIRE DEPATTMENT:

This office has no comment on the proposed site.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is recursify a vertance from ha writing shaces to 35 apaces. This is undestrains since zero of the 35 saces shown are, at the present they merked for to Parking or are in front of leading works and stairways.

Public water and sewers are available to the site.

subject to registration and compliant with the Harding on this site may be splitted to registration and compliant with the Harding State Health Air Pollution Control Regulations. Additional Committee may be obtained from the Official of Air Pollution, Saltimore County Reparament of Health.

BUARD OF EDUCATION:

No bearing on student population.

STATE READS COMMISSION:

The subject plan indicates no across to the State highway. Therefore, there will be no requirements from the State Roads Commission.

Mr. Paul R. Spickerd Item 137 Page 4 April 5, 1971

ZONING ADMINISTRATION DIVISION:

This office is withholding a bearing date on the subject patition until such time as rewised plans are substituted indicating exactly what exists in the field in relation to the tendency office and retail use building. A large fire exceeded management of the rear and braking alone are indicated along the northalds of the building. These fees must be indicated on the routhalds of the building. These fees must be indicated on the routhalds of the building that the substitute is the rear and the substitute of the building and the substitute of the proposed use to the property which is already zoned SR and when it is both.

Oliver L. Myca

OLIVER L. MYERS, Chalena

Pursuant to the advertisement, posting of p	property, and public hearing on the above Petition,
and it appearing that by reason of the following	g finding of facts that strict compliance with
the Baltimore County Zoning Regulati	ons would result in practical difficulty and
upreasonable hardship upon the Petitioners and the Variances requested would	
	to the public health, safety and general
welfare of the locality involved,	
the above Variancesshould be had; and its duction	he separating that by common of sex successors successors
of the required thirty (30")	ck of zero (0') feet instead feet; and to permit twenty-
Wariances seven (27) parking spaces i	nstead of the required should be granted.
forty-two (42) spaces Deputy	ner of Bultimore County this
IT IS ORDERED by the/Zoning Commission	ner of Bultimore County this
day of102, 197 .l., that	the herein Petition for a Variancesshould be and the
same is granted, from and after the date of t zero (0" feet instead of the required (27) parking spaces instead of the re-	this Qder, to pormit a side yard setback of the rty (30) feet; and to perport twenty-seven EPETY Loning Commissioner of Baltimore County
quired forty-two (42) spaces, subject	the flow
to the approval of the site plan by	reau of Public Services and the Office of Plan-
	property and public hearing on the above petition
and it appearing that by reason of	169 (6) (5)
T T	5 - 2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1
·t	
	8. 8.

the above Varience should NOT BE GRANT	ED.
IT IS ORDERED by the Zoning Commission	ner of Baltimore County, thisday
of 197 that the a	bove Variance be and the same is h-reby DENIED.

CERTIFICATE OF PUBLICATION

D. Frank Streets

Cost of Advertisement, \$_____

OFF. OF

CATONSVILLE, MD. 21228

CATONSVILLE PIMIES

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

was inserted in THE CATONSYILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for the oppositions weekly before the 17 day of May 1971, that is to say, the same was inserted in the issuer of May 13, 1972.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

Amount and remaining the view of the control of the

Zoning Commissioner of Baltimore County



