

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXX, XXXXX, and legal owners, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

- (1) A variance to Regulation #255.1 and 238.2--to permit a distance between buildings of 37 feet instead of the required 60 feet or 30 foot side yard for each building.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for...an automotive station station.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

SEE ATTACHMENT "A"

Contract purchaser _____ Legal Owner _____

Address: 217 Cedarcroft Road _____ Address: _____

Baltimore, Maryland 21212 _____

James A. Cole, Petitioner's Attorney _____

Address: 929 North Howard Street _____

Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____, 1971, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 1971, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

Retco Engineering Company, Inc.

307 KEYSER BUILDING
BALTIMORE, MARYLAND 21201
TELEPHONE 528-4780

March 25, 1971

DESCRIPTION FOR ZONING

18131 Square Foot Parcel

Northwest Corner Washington Blvd. and Lansdowne Blvd.

Beginning for the same at a point measured 105 feet Southerly more or less from the North outline of the whole tract of land on the East side of Washington Blvd., said point being 145 feet more or less from the North side of Lansdowne Blvd., thence running South 69 degrees 30 minutes East 113.5 feet more or less thence South 20 degrees 30 minutes West 107 feet more or less thence South 18 degrees West 46.5 feet more or less thence North 70 degrees West 64.4 feet more or less to the North side of Lansdowne Blvd. thence binding thereon the two following courses and distances: North 64 degrees 37 minutes 20 seconds West 31 feet more or less North 55 degrees 12 minutes 24 seconds West 14 feet to the East side of Washington Blvd. thence binding thereon North 04 degrees 30 minutes 36 seconds West 11.64 feet North 12 degrees 29 minutes 31 seconds West 74.16 feet thence North 30 degrees East 33 feet more or less to the place of beginning.

Containing 18,131 Square Feet more or less

J.O. 71100
EWH



James A. Cole, Esq.
207 North Howard Street
Towson, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chasseville Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

_____ day of _____, 1971

Petitioner: Sidney A. Branham, et al

Petitioner's Attorney: James A. Cole, Esq.

Reviewed by: _____

Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., _____ of one time _____ before the _____ day of _____, 1971, the _____ day of _____, 1971.

THE JEFFERSONIAN
H. Frank Smith
Manager.

Cost of Advertisement, \$ _____

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND VARIANCE

Attachment "A"

Level Owners

Sidney A. Branham
Sidney A. Branham

Stephanie Branham
Stephanie Branham

Address: 3425 Washington Boulevard
Baltimore, Maryland 21227

Thomas Sands
Thomas Sands

Address: 3427 Washington Boulevard
Baltimore, Maryland 21227

Francis W. Grace
Francis W. Grace

Address: 4600 Ridge Avenue
Baltimore, Maryland 21227

Protestant's Attorney

Address

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1971

James A. Cole, Esq.,
929 North Howard Street
Baltimore, Maryland 21201

RE: Type of Hearing: Special Exception and Variance
Location: NE/Cor. Lansdowne Blvd. & Washington Blvd.
Petitioner: Sidney A. Branham, et al
Committee Meeting of May 11, 1971
13th District
Item 164

Dear Sirs:

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

The subject property is located on the northeast corner of Washington Boulevard and Lansdowne Boulevard and is improved with a dwelling. The property to the north is also developed as residential; the property to the south is used industrially, and the property to the west is used as a junk yard. There is curb and gutter existing at this location.

BUREAU OF ENGINEERING

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

General:

A preliminary plan entitled "Site Plan for Property" for "Ready Development Associates", was reviewed by this office and formal comments, dated March 23, 1971, were forwarded to the Bureau of Public Services.

James A. Cole, Esq.
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June 11, 1971

That office furnished the Developer, Real Estate Investments, with written comments dated March 29, 1971. A copy of those comments is attached for your consideration.

DEPARTMENT OF TRAFFIC ENGINEERING

The subject special exception should not create any major increase in trip density.

HEALTH DEPARTMENT

Public water is available.
Private sewage disposal system is failing, therefore, this office will not approve this operation at this site until public sewer is made available.

FIRE PREVENTION BUREAU

This office has no comment on the proposed site.

BOARD OF EDUCATION

No hearing on student population.

BUILDING ENGINEER'S OFFICE

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

STATE ROADS COMMISSION

The entrance channelization as indicated on the subject plan is generally acceptable to the State Roads Commission.

The entrances will be subject to the Commission's approval and permit.

ZONING ADMINISTRATION DIVISION

This office has no comment other than the comments made when this property was grandfathered by the Director of Planning.

James A. Cole, Esq.
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June 11, 1971

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 than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLMYD:
Enc.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~the petitioners have met the requirements of Section 502.1~~ of the Baltimore County Zoning Regulations, a special exception for an Automotive Service Station, should be granted.

The petitioners requested variances to Sec. 255.1 and 238.2, to permit distance between buildings of 37' instead of the required 60', or side yard of 30' for each building.

~~the above reclassification should be had and the Special Exception should NOT be~~

As strict compliance with the Regulations would result in practical difficulty and unreason able hardship and the requested variances would give relief without substantial injury to the public health, safety, or general welfare, the variances should be Granted.

A Special Exception to the Regulations for an Automotive Service Station should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of July, 1971, that the above described property or area should be and

the same be reclassified from ~~the above described property or area should be and~~

Special Exception for an Automotive Service Sta. should be and the same is

granted ~~and the above described property or area should be and~~ It is Further ORDERED that variances to

permit the distance between buildings of 37' instead of the required 60', or 30' for each building should be Granted. The site

plan is subject to approval of the Deputy Zoning Commissioner of Baltimore County

of the State Roads Commission, 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 re-classification should NOT be HAD, and/or the Special Exception should NOT BE

GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day

of July, 1971, that the above re-classification be and the same is hereby

GRANTED and that the above described property or area be and the same is hereby continued as and

to remain a zone; and/or the Special Exception for

be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1372 Date of Posting JULY 5 1971

Posted for: SPECIAL EXCEPTION & A VARIANCE

Petitioner: SIDNEY BRANHAM

Location of property: N.E. COR. OF WASHINGTON & LANSDOWN RDS.

Location of Signs: 10' x 8' SIGNS OF LANSDOWN RD. 50 FT. x 5' OF OH

WASHINGTON RD. 13' x 4' SIGNS OF OH WASHINGTON RD. 30 FT. x

5' OF LANSDOWN RD.

Posted by: Sidney A. Branham Date of return: JULY 7 1971

Signature

Date of return: JULY 7 1971

TELEPHONE 434-3413		INVOICE		No 61236	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204					
To: Randy Weisbacher 217 Calvercraft's Road Baltimore, Md. 21212					
Zoning Dept. of Baltimore County					
DISBURSE TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$72.50	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Advertising and posting of property for Sidney A. Branham, et al #71-285-XA				72.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 434-3413		INVOICE		No 61236	
BALTIMORE COUNTY, MARYLAND					
OFFICE OF FINANCE					
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204					
To: Donald H. Keady 217 Calvercraft's Road Baltimore, Md. 21212					
Zoning Dept. of Baltimore County					
DISBURSE TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$50.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Petition for Special Exception and Variance for Sidney A. Branham, et al #71-285-XA				50.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

MICROFILMED

