

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stebbins-Anderson Company, Inc., owner 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 for a Variance from Section 408.2b(8) to permit fifty-five (55) parking spaces in lieu of the required One Hundred Nine (109).

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

Existing retail store has no practical means of expanding parking area.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above 7, above 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.

Stebbins-Anderson Company, Inc.

Contract purchaser

John W. Edelen, Jr., President

Address

305 York Road

Towson, Maryland 21204

President's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, at the 24th day of June, 1971, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

FROM THE OFFICE OF
GEORGE A. EDEN, JR., ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description of Accompanying Zoning Request for Parking Variance
Stebbins-Anderson Company, Inc.
York Road & Susquehanna Avenue

April 14, 1971

Beginning for the same on the west side of York Road at a point distant 64 feet more or less measured westerly from the centerline of Susquehanna Avenue and running thence binding on the west side of said York Road (1) North 18° 15' East 199.75 feet to the northeast corner of the existing Stebbins-Anderson Company building, thence leaving the west side of said York Road and binding for part of the distance along the northernmost wall of said existing building (2) North 74° 15' West 231.44 feet, thence binding on a fence along the northernmost outline of the Stebbins-Anderson Company property the four following courses viz: (3) South 18° 15' West 70.40 feet, (4) North 77° 01' West 462.94 feet (5) South 38° 33' West 14.00 feet and (6) South 13° 03' West 11.73 feet, thence binding on a fence along the northernmost outline of the Stebbins-Anderson Company property the three following courses viz: (7) South 72° 47' East 101.00 feet (8) South 54° 39' East 136.90 feet and (9) North 34° 27' East 48.64 feet to the place of beginning.

Containing 1.14 acres of land more or less.



Baltimore County Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

February 22, 1971

Bureau of Public Services
GEORGE A. EDEN, JR.
ENGINEER

Stebbins-Anderson Company
305 York Road
Towson, Maryland 21204

RECEIVED
FEB 24 1971

For Plans, Maps, Etc. - 125-71
Baltimore - 125-71
125-71
District 2

Continued:

The captioned application has been approved, subject to the following comments:
BUREAU OF PUBLIC SERVICES:

York Road is a State Road; therefore, all improvements, interventions and entrances on this road will be subject to State Road Commission requirements.

Susquehanna Avenue is an existing main street which has been improved as a 36-foot cleared roadway section with bituminous concrete paving surface within a variable width right-of-way. Stebbins-Anderson Company is proposed to be closed from York Road westerly to the entrance of the subject property in conjunction with the future construction of a new entrance. The portion of Susquehanna Avenue from the subject property westerly will be closed with a cut-in the adjacent to the entrance to this property. Access to this property will be provided from the proposed cut-in and additional highway right-of-way is not required from this site. No further highway improvements are required at this time, and the access to this property will remain unchanged.

State Road Commission:

York Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Road Commission.

In providing for accommodating storm water or other flows as indicated on the subject site plan, however, the developer must provide adequate drainage facilities (curbs or gutters) to prevent creating any nuisance or danger to adjacent property, especially by the concentration of surface waters. Collection of any pollutants is required, due to highway runoff or to any installation of drainage facilities, under the full responsibility of the developer.

Public street frontages on York Road and Susquehanna Avenue and are shown on Baltimore County Bureau of Engineering Drawings 100-100, A-2, and 100-100, B-2 and 100-100, C-2.

Stebbins-Anderson (Shed) - 2
Page 2

ADJUTANT GENERAL'S COMMENTS:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Water Comments:

Public water is available to serve the proposed store through an existing water meter connection from the 16 inch water main in York Road, provided that the present meter connection is adequate. Additional water service, if required, may be obtained by application to the Department of Public Works.

This property is not subject to a Water System Connection Charge unless an additional or larger meter connection is required.

Sanitary Sewer Comments:

Public sanitary sewer is available to serve the proposed store through an existing house connection from the 8-inch sanitary sewer in York Road, provided that the existing connection is adequate. An additional sewer connection, if required, may be obtained by application to the Department of Public Works.

The Developer is responsible for the cost of plugging any existing house connection not used to serve the proposed structure.

This property is not subject to a Sanitary Sewer System Connection Charge unless an additional or larger meter connection is required.

STATE ROAD COMMISSION COMMENTS:

An inspection at the subject site revealed that the existing entrance is sub-standard in width. However, it is used mainly by delivery vehicles, therefore it will not be necessary to increase the width.

Very truly yours,
George A. Eden, Jr.
George A. Eden, Jr., Chief
Bureau of Public Services

CHAS. H. HARRIS

cc: B. Harris Contractors & Assoc.
Towson, Md. 21205

McDonough & Co.
D.A.M.
FID 602-71

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1971

COUNTY OFFICE BLDG.
111 F. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

John B. Howard, Esq.,
22 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance
Location: NW Cor. York Rd. & Susquehanna Avenue
Petitioner: Stebbins-Anderson Co., Inc.
Committee Meeting of May 11, 1971
9th District
Item 165

Dear Sir:

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 north side of Susquehanna Avenue, just east of York Road, and is improved with the Stebbins-Anderson Hardware and Garden Center. The property to the south is public land and used as a public parking lot. The property to the north and east is developed commercially. The curbing and entrance along Susquehanna Avenue do not meet current County standards.

BUREAU OF ENGINEERING:

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

General:

The site plan dated September 12, 1961 was reviewed by this office in connection with Building Permit Application RLP, 95-21, and Permit comments, dated February 22, 1971, were furnished to the Bureau of Public Services.

This office furnished the petitioner with written comments of the same date. A copy of these comments is attached for your consideration.

John B. Howard, Esq.
Item 165
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June 11, 1971

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

BUILDINGS ENGINEERS' OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, "Section 409.10M".

BOARD OF EDUCATION:

No bearing on student population.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance from 109 parking spaces to 55. A parking variance of this nature is extremely undesirable since such a great parking problem exists in Towson.

HEALTH DEPARTMENT:

Public water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

STATE ROAD COMMISSION:

Although the existing entrance to York Road does not conform to current standards, it is infrequently used and not generally used by the public; therefore, there will be no requirements by the State Road Commission.

ZONING ADMINISTRATION DIVISION:

The petitioner's request is for a reduction to the required parking to accommodate the erection of a new storage shed. The day of this inspection the shed had already been built and was in use.

John B. Howard, Esq.
Item 165
Page 3
June 11, 1971

Because of the location of this shed, which is at the bottom of a steep grade, and the fact that this area has been used in the past as an outdoor sales and storage area, and it does not lend itself to a suitable parking area, this office has no objection to the location of the shed. However, we do agree with the Department of Traffic Engineering that a serious parking problem does exist in the Towson area, and we suggest that the petitioner contact the Baltimore County Revenue Authority about the possibility of leasing spaces on the adjacent parking lot.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

(LHM:J)
Enc.

TO: Mr. Edward D. Hardesty, Zoning Commissioner
Attn: Mr. Myers

FROM: Planning Division
Fire Prevention Bureau

SUBJECT: Property Owner:

Stebbins-Anderson Co., Inc.

Location: NW/c York Road & Susquehanna Ave.

Item #165 Zoning Agenda 5/11/71

The Fire Department has no comment on the proposed site.

Respectfully submitted:

Planning Division
Fire Prevention Bureau

Zoning Commissioner of Baltimore County

District: 93 Date of Posting: JUNE 8 - 1971

Posted for: MARIAN E.

Petitioner: STEBBINS, Anderson, Ed. E.

Location of property: NW 1/4 of Sec. 21 & Spring Creek Ave.

Location of Signs: ① N.W. 1/4 of YARK Rd. S.E. + N. of SPRING CREEK AVE.
② N.W. of SPRING CREEK AVE. S.E. + N. of YARK Rd.

Remarks:

Posted by: Charles D. Neal Date of return: JUNE 18 - 1971

TELEPHONE 804-3425		INVOICE	
BALTIMORE COUNTY, MARYLAND		N# 81259	
OFFICE OF FINANCE		DATE June 24, 1974	
Former Division CITY OF BALTIMORE		TO-TOWNSHIP	
TOWSON, MARYLAND 21204		TO-ED	
TO: John B. Howard Esq., Loyola Federal Building, 22 W. Pennsylvania Ave., Towson, Md. 21204		Zoning Office, B3 County Office Bldg., Towson, Md. 21204	
SUBJECT TO ACCOUNT NO. 91-432		RETURN THIS PORTION WITH YOUR REMITTANCE	
QUANTITY		DETAILS - ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	
Cost of advertising and posting property of Baltimore-Anderson Co. No. 71-278-A		TOTAL AMOUNT \$66.50	
505018		GROSS	
4		NET	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204			

474 1/2 North Washington Avenue
 Towson, Maryland 21204

Form 646

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this
 22nd day of May, 1978

Petitioner: Goldstein-Jacobson, Inc.
 Petitioner's Attorney: John B. Howard

Reviewed by: Edward D. Hardesty
 Chairman of the
 Advisory Committee

PHOTOCOPYED
FROM
THE
TOWSON TIMES
LOCATION
TOWSON, MARYLAND
DATE
JUNE 7, 1971
PAGE
1

THE
TOWSON
TIMES

OFFICE OF

TOWSON, MD. 21204

JUNE 7 - 1971

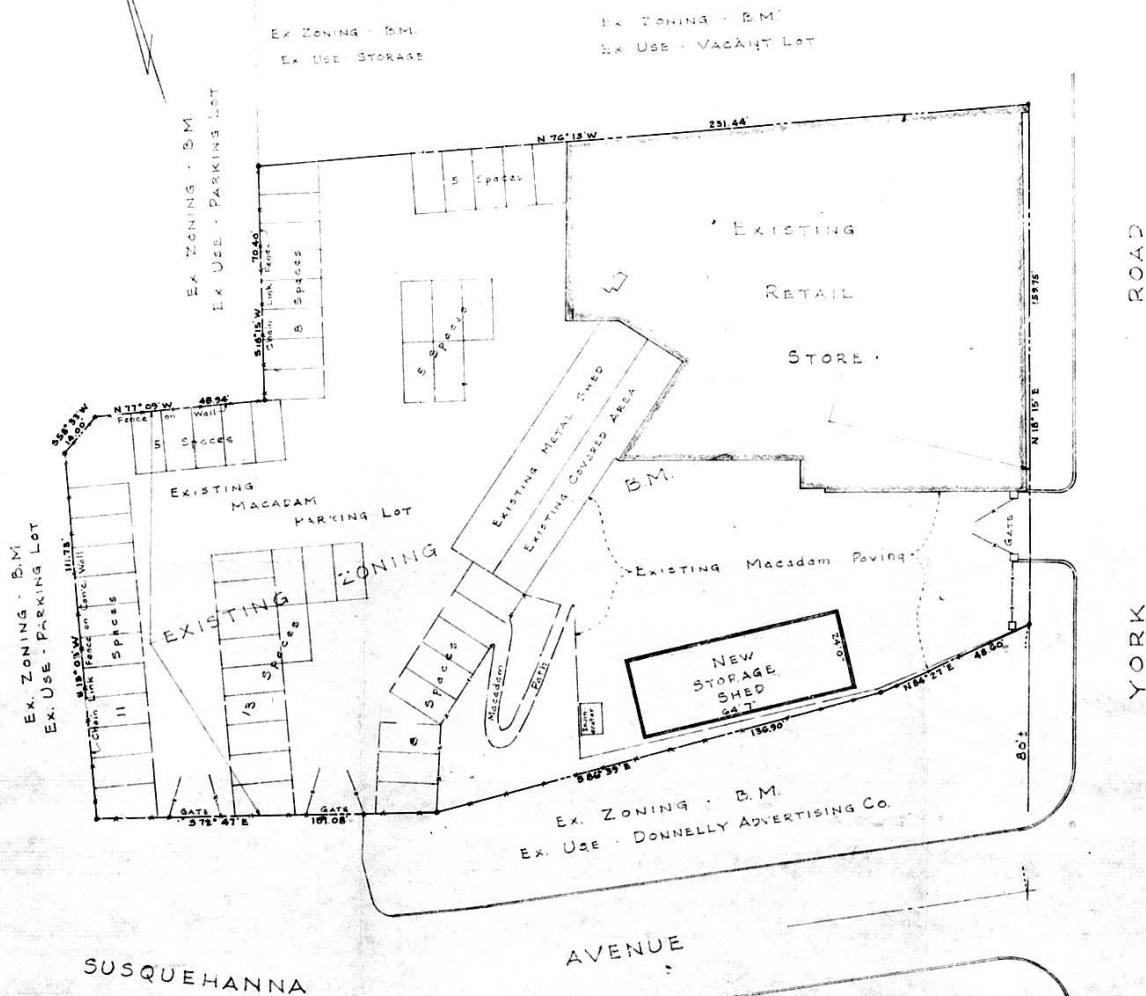
THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty
Soning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for ~~one~~ one
week before the 7th day of June 1971 that is to say, the same
was inserted in the issued of June 3, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

REWARD FOR ARREST OF
DONALD HARDESTY
BALTIMORE COUNTY

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NOTE:
Variance requested from Section 409.2b(6) requiring one parking space for each 200 sq ft of total floor area of buildings devoted to retail trade. (See Parking Tabulation).



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGANY AVE.
TOWSON 4, MARYLAND

PARKING TABULATION

	Area	Parking Required
Basement	2017 sq ft	10
1st Floor	12027 sq ft	60
2nd Floor	3062 sq ft	15
2nd Floor Offices	2345 sq ft	12
Ex. Shed Storage	2080 sq ft	6
New Shed Storage	1550 sq ft	6
TOTAL	109	55
Parking spaces provided		55

PLAT TO ACCOMPANY ZONING REQUEST
for
PARKING VARIANCE
STEBBINS-ANDERSON COMPANY, INC.
YORK ROAD & SUSQUEHANNA AVENUE
Baltimore County, Md. Election District #9
Scale: 1" = 20' April 14, 1971.

map 30
105-10-C
6/1/71