

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, being, the legal owner(s) 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 Section 238-2 to permit side and rear yard setbacks of 0 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
Hardship created by the proposed Trappe Road construction which leaves the property difficult to develop. The present side and rear yard setbacks would place the buildings in an awkward position which would curtail the easy movement of traffic due to the irregular parking pattern and would create a further hardship in the receiving of merchandise.

See attached description

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

MARS STORES, INCORPORATED
Angelo N. D'Anna, President
Leo G. Schneider, et al
Contract purchaser
7783 Holabird Avenue
Baltimore, Maryland 21222
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 16th day of July, 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 throughout Baltimore County, that the public hearing be held before the Zoning Commission on Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1971, at 10:00 o'clock.

Attest:
Deputy Zoning Commissioner of Baltimore County
(over)

FOR PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

ADDITIONAL LIST OF LEGAL OWNERS:

Marie Anna Schneider, his wife
Marie Anna Schneider
LEGAL OWNER

Teresa Carr
Teresa Carr
LEGAL OWNER

V. Howard Carr, Jr.
V. Howard Carr, Jr.
LEGAL OWNER

Jacqueline Carr, his wife
Jacqueline Carr
LEGAL OWNER

MARS STORES, INCORPORATED
Angelo N. D'Anna, President
Angelo N. D'Anna
LEGAL OWNER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6828, TOWSON, MD. 21204

Description to accompany Zoning Petition July 1, 1971
for side and rear yard variance on 4.427 Acres
Parcel north side North Point Road & West side
proposed Trappe Road extension

Beginning for the same on the north right-of-way line of North Point Road, 40 feet wide, at a point distant 220 feet more or less, measured southeasterly from the centerline of Pinewood Road, as shown on the Plat of Section "A", Pinewood Center, as recorded among the Plat Records of Baltimore County in Liber G, L.B. 24, folio 1, thence from said place of beginning, the following six lines viz: (1) North 63° 11' 47" East 161.61 feet, (2) North 33° 36' 43" West 170.86 feet, (3) North 56° 23' 17" East 148.11 feet, (4) South 33° 27' 16" East 188.48 feet, (5) North 63° 11' 47" East 492.51 feet and (6) North 6° 14' 51" West 220.96 feet to the Southeast side of Vulcan Road, thence binding on said side of said road, South 58° 04' 44" East 166.78 feet to the cut-off leading to the proposed northern extension of Trappe Road, thence across said cut-off South 13° 04' 44" East 21.21 feet to the west right-of-way line of said proposed Trappe Road, thence binding on said right-of-way line the three following lines viz: (1) South 31° 55' 16" West 402.35 feet, (2) by a line curving to the right having a radius of 765.00 feet for a distance of 216.38 feet, said arc being subtended by a chord bearing South 40° 08' 27" West 215.66 feet and (3) South 48° 07' 37" West 161.86 feet to the eastern end of the cut-off leading to North Point Road, thence across said cut-off South 80° 05' 47" West 25.45 feet to the North right-of-way line of North Point Road, thence binding on said right-of-way line the two following lines viz: (1) by a line curving to the right having a radius of 7198.23 feet for a distance of 170.34 feet, said arc being subtended by a chord bearing North 67° 11' 40" West 170.33 feet and (2) North 56° 31' 00" West 201.40

Description to accompany Zoning Petition
for side and rear yard variance on 4.427 Acres
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feet to the place of beginning.

Containing 4.427 Acres of land more or less.



July 1, 1971
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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 23, 1971

Mr. Leo G. Schneider
Route 15, Box 239
Baltimore, Maryland 21220

Type of Hearing: Variance
Locations: N/S North Point Road,
160' W. of Kimberly Road
Petitioner: Leo G. Schneider, et al
Committee Meeting of July 13, 1971
15th District
Item 14

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 presently an unfenced tract of land with the property to the east improved with group home. The property to the south is improved with retail stores, offices and automotive service station. The property to the west is improved with the International Harvester Corporation equipment sales and a package goods store. The property to the north is bounded by Vulcan Road, which is a service road off of North Point Blvd. There is partial curb and gutter along North Point Road and along Vulcan Road.

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 comments supplied in conjunction with Item 202 (1969-1970), copy attached, remain valid and applicable to this Petition, Item 14 (1971-1972).

DEPT. OF TRAFFIC ENGINEERING

The subject variance should have no major effect on traffic. It should be pointed out, however, that the location

Mr. Leo G. Schneider
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July 23, 1971

of the drive-in window on the proposed bank and the direction of traffic flow may create some internal circulation problems. Also, should the site and location and use of buildings change, reconsideration of circulation on site may be warranted.

HEALTH DEPARTMENT

Public water and sewer are available to the site.

Food Control Comments

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

FIRE PREVENTION BUREAU

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BUILDINGS ENGINEER'S OFFICE

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

BOARD OF EDUCATION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

This office is receiving the subject petition as shown. However, on our field trip to the site we noted that a Liquor Board hearing had been held to permit a liquor license for consumption on the premises. A further check with the Liquor Board revealed that a license had been issued for a tavern. Therefore, the petitioner is advised that this use will substantially alter his zoning requirements. It is recommended that he contact his engineer and revise his plans to show this additional parking in the event this alcohol parking may not be available to meet his requirements, a variance may be necessary.

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

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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

OLM:AD
Enc.

cc: Mars Stores, Incorporated
7183 Holabird Avenue
Baltimore, Maryland 21222

KIMBEL PUBLICATION, INC.
Publisher
KIMBEL & ORLES

PETITION FOR A VARIANCE
1961 DISTRICT
ZONING: Petition for a side and rear yard variance on 4.427 Acres Parcel north side North Point Road & West side proposed Trappe Road extension
DATE: A THURSDAY, AUGUST 12, 1971 at 10:00 A.M.
PLACE: BALTIMORE COUNTY OFFICE BUILDING, ROOM 106, 1500 CHESAPEAKE AVENUE, TOWSON, MARYLAND.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the subject matter of this petition at the County Office Building, Room 106, 1500 Chesapeake Avenue, Towson, Maryland, on Thursday, August 12, 1971, at 10:00 A.M. The public hearing will be held at the County Office Building, Room 106, 1500 Chesapeake Avenue, Towson, Maryland, on Thursday, August 12, 1971, at 10:00 A.M.

Beginning for the same on the north right-of-way line of North Point Road, 40 feet wide, at a point distant 220 feet more or less, measured southeasterly from the centerline of Pinewood Road, as shown on the Plat of Section "A", Pinewood Center, as recorded among the Plat Records of Baltimore County in Liber G, L.B. 24, folio 1, thence from said place of beginning, the following six lines viz: (1) North 63° 11' 47" East 161.61 feet, (2) North 33° 36' 43" West 170.86 feet, (3) North 56° 23' 17" East 148.11 feet, (4) South 33° 27' 16" East 188.48 feet, (5) North 63° 11' 47" East 492.51 feet and (6) North 6° 14' 51" West 220.96 feet to the Southeast side of Vulcan Road, thence binding on said side of said road, South 58° 04' 44" East 166.78 feet to the cut-off leading to the proposed northern extension of Trappe Road, thence across said cut-off South 13° 04' 44" East 21.21 feet to the west right-of-way line of said proposed Trappe Road, thence binding on said right-of-way line the three following lines viz: (1) South 31° 55' 16" West 402.35 feet, (2) by a line curving to the right having a radius of 765.00 feet for a distance of 216.38 feet, said arc being subtended by a chord bearing South 40° 08' 27" West 215.66 feet and (3) South 48° 07' 37" West 161.86 feet to the eastern end of the cut-off leading to North Point Road, thence across said cut-off South 80° 05' 47" West 25.45 feet to the North right-of-way line of North Point Road, thence binding on said right-of-way line the two following lines viz: (1) by a line curving to the right having a radius of 7198.23 feet for a distance of 170.34 feet, said arc being subtended by a chord bearing North 67° 11' 40" West 170.33 feet and (2) North 56° 31' 00" West 201.40

THE DUNDALK EAGLE
38 NORTH DUNDALK AVENUE
DUNDALK, MD 21222

CERTIFICATE OF PUBLICATION

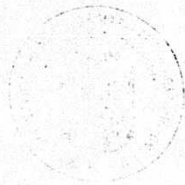
THIS IS TO CERTIFY THAT the annexed advertisement of THE ZONING COMMISSIONER OF BALTIMORE COUNTY publishing announcement of the hearing for a PETITION FOR A SIDE AND REAR YARD AT THE NORTH SIDE OF NORTH POINT RD. AND BEING THE PROPERTY OF LEO G. SCHNEIDER, et al, was published in the Dundalk Eagle on the issue of July 29, 1971.

Kimbel & Orles
Kimbel E. Orles
Publisher

AT 8-6060

DATA
EXISTING ZONING: B-R

J. D. Thompson
J. D. THOMPSON
ENGR. & SURVEYOR MD REG. #1150



POINT ROAD

PINEWOOD ROAD

PROPERTY TO BE
CONVEYED TO
MRS. STOKES,
INCORPORATED,
FROM
LEO G. SCHNEIDER,
ET AL BY CONTRACT
DATED JUNE 19, 1971
SUBJECT TO
SURVEY

ZONING PLAT
SECTION FOR VARIANCE
LOT 1 SECTION 1A BLOCK 10
PINEWOOD CENTER
BALTIMORE COUNTY MD. SUSCT DIST
#15
SCALE: 1"=50' 20 MAY 02

J. D. THOMPSON INC.
ENGINEERS & SURVEYORS
1006 JEFFERSON RD.
TOWSON, MD

1951



BOULEVARD NORTH POINT

BOULEVARD

BOULEVARD

VULCAN ROAD

ROAD

TRAPPE

PROPOSED

POINT

NORTH

GENERAL NOTES

CURBS

1. All curbs to be constructed with Maryland State Road Concrete
2. All curbs to be constructed with 4" minimum thickness
3. All curbs to be constructed with 4" minimum thickness
4. All curbs to be constructed with 4" minimum thickness
5. All curbs to be constructed with 4" minimum thickness
6. All curbs to be constructed with 4" minimum thickness
7. All curbs to be constructed with 4" minimum thickness
8. All curbs to be constructed with 4" minimum thickness
9. All curbs to be constructed with 4" minimum thickness
10. All curbs to be constructed with 4" minimum thickness

UTILITY

1. All utilities to be located within the proposed easement
2. All utilities to be located within the proposed easement
3. All utilities to be located within the proposed easement
4. All utilities to be located within the proposed easement
5. All utilities to be located within the proposed easement
6. All utilities to be located within the proposed easement
7. All utilities to be located within the proposed easement
8. All utilities to be located within the proposed easement
9. All utilities to be located within the proposed easement
10. All utilities to be located within the proposed easement

VARIANCE REQUEST

1. The proposed building is located within the proposed easement
2. The proposed building is located within the proposed easement
3. The proposed building is located within the proposed easement
4. The proposed building is located within the proposed easement
5. The proposed building is located within the proposed easement
6. The proposed building is located within the proposed easement
7. The proposed building is located within the proposed easement
8. The proposed building is located within the proposed easement
9. The proposed building is located within the proposed easement
10. The proposed building is located within the proposed easement

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

PLAT TO ACCOMPANY ZONING PETITION
FOR
SIDE AND REAR YARD VARIANCE REQUEST

PROPERTY WEST SIDE PROPOSED TRAPPE ROAD (4.427 ACRES)
NORTH SIDE NORTH POINT ROAD WEST OF KIMBERLY ROAD
DATE: JULY 15, 1970
SCALE: 1"=40'

REVISION: JULY 15, 1970
BY: [Signature]
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