PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 79.33 A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Bayside Furniture & Carpet Shops Inc. (David Saks, Pres.)

I, or we.......legal owner. of the property situate in Baltimore
unty and which is described in the description and plat attached hereto and made a part hereof,

hereby retition for a Variance from Section 238.2 to permit u rear yord of ten

feet (101) instead of the required thirty feet (301). Section 409,26(6)

To permit 50 parking spaces instead of the required 53 parking spaces.

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

Present requirements restrict expansion of storage area to meet increased sales volume.

See attached description

No a sage rty is to be posted and advertised as prescribed by Zoning Regulations. we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this he further agree to and are to be bound by the zoning regulations, and restrictions of Jounty adopted pursuan to the Zoning Law For Baltimore County.

Wayaida Eurciture & Carnet Shops Inc.

Address J 753 E. Joppa Road Saltimore, Maryland 21234

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th

BALLMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date July 1, 1971 TO Mr. Oliver Myers

FROM Ian J. Forrest SUBJECT Item 185 - Zoning Advisory Committee Meeting, June 22, 1971

185. Property Owner: Naysida Furniture and Carpet Shops, Inc.
Location: N/s Joppa Road, 852° E of
Oakleigh Road
Present Zoning: 8R
Proposed Zoning: Variance from 238.2 rear yard
District: 9
No. Acres: 0.839

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 complaince with the Maryland Stree Health Air Fillution Control Regulations. Additional information may be obtaine' from the Division of Air Pellution, Balthone County Department of Mealth.

Chief
Water and Sewer Section
BUREAU OF NVIRONMENTAL HEALTH

HVB/sam

\$ 881 H

9th

1 2.33-

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

Date____June 23, 1971

FROM-C. Richard Hoore

SUBJECT: Item 185 - ZAC - June 22, 1971
Property Camer: Wayside Furniture 6 Carpat Shops, Inc.
Joppa Road E. of Uakleigh Road
Variance from 238.2 rear yard.

The subject variance should have no effect on traffic.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty TO Zoning Commissioner

Date. June 25, 1971

FROM Richard B. Williams
Project Planning Division SUBJECT. Zoning Ad disory Agenda Dem 165

> June 22, 1971 Wayside Furniture and Carpet Shops, Inc. N/S Joppa Road, 852' E of Oakleigh Rd.

The Office has reviewed the subject site plan and offers the following comments:

The free end , aces adjacent to the driveway must be removed as the existing driveway is obstructed by entrances, air conditioners, etc. The plan must be re-ised to show these obstructions. The elizanation of the three spaces will not adversely affect the operation of ine turnitive store as long as the use

OFFICE PHONE

ORDER RE

3

William G. Ulrich. Jr.

F mistered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD 21236

All that siece or marcel of land situate lying and leing in the Oth Election district of Baltimore County, State of Maryland and described an

Deginning for the "tre on the noutheast side of Joppa Road 35.00 feet from the enterline thereof and at a point where sale ide of said road in intersect of by the third line of the lot of ground leaned by Joyen Road Incorporated to Interstrite Bakeries Corporation by a losse dated Pebruary 20rd, 1983 and recorded among the Land Records of Seltimore County in liber w.d.s. No. 2008, folio 478 etc., said point of beginning being distant 852.00 feet more of less measured westerly along the Copps Road from the centerline of Taklesen Read running thence and binding on the Equithenat side of Juppa Road 35 feet from the centerline thereof so th 21 degreen 12 minutes 40 records sent 39.00 feet thence leaving the road and running mostly 3 degree: 37 sinuter 14 seconds east 202.52 feet to the north slue of an alley to re situate thence timeing along said alley north 36 decrees 22 minutes to seconds east 215.22 feet themse leaving the alley and mining the following three courses and distances with north 9 degree: 47 Minutes 14 seconds west '24.7' feet and courts 'O legreev 12 minutes 46 meconds wort 100,00 feat and mort' 9 degrees 47 minutes 14 second most 125. Feet to the place of beginning.

Containing 0.835 of an acre of land, nore or lear.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG 111 W. Chengo ke Ave. Lerron, Maryland 21200

ele.

OLIVER L. SYLE.

MEMBERS

ENGINEERING DEPARTMENT OF TRAFFIC ENGINEER

BURLAU OF MEALTH DEPARTME BUILDING TRAKET BOATD OF EDUCA DIDESTRIAL DEVELOPMENT

Wayside Furniture & Carpet Shop, Inc. 1753 E. Joppa Road Baltimore, Haryland 21234

Type of Hearing: Rear Yard Variance Location: N/S Joppa Read, 852' E. of Oskleigh Read Patitioner: Waysida Furniture and Carpet Shops, Inc. Committee Heating of June 22, 1971

July 1, 1971

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

The subject property is presently fearwood with the Mayside Furniture Store and a Nurry's Steaks store, with the property to the north inproved with Carpet Fair, Famatham, a greery store, and saveral other commercial united to the store of the saveral other commercial united to the saveral other commercial united to the saveral other commercial united to the property to the sext with a bekery and the Eftichnoise Fusionspan, the property to the south is because by a concrete calley with group house. Appays found in this location is, but undergoing extensive realignment and releastion. Contrate curb and gotter dates exist on the fronting of the property.

BUREAU OF ENGINEERING:

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

Jepps Read, an extering County read, is personally being reconstructed as a flatfout classed type High my cross sollar on a 70 feat right of may make which of order 5-77-2 as a Februal Ald Project (See 2 Loring MCS-1827-3).

Wayside Furniture & Carpet Shop, Inc. Page 2 Item 185 July 1, 197:

3

No further highway improvements are required along Joppe Road at this time. However, any construction or reconstruction distinctly, curb and gutter, entrance, apron, etc. required as a result of further development of this site would be the full responsibility of the Patitioner and would also require State Roads Commission approval.

(8)

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

The alleymy adjacent to the site is for residential use only. Therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular treffic.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide nocessary drainings facilities departer, or paramental to prevent creating any muisances or damagni to edigeant properties, expectably by the concentration of surface saters. Correction of any problem which may result, due to improper metallation of impringer facilities, would be the full responsibility of the Petitioner.

Water and Santuary Sewert

Both public vatur supply and sanitary soverage are available presently serving this property.

PROJECT PLANNING STVISION:

This office has reviewed the subject site plan and offers the

The three and spaces offered to the delicency rest is removed at the entating data of is obstantially extracted by entanded to the control of the plan each entangle of the control of the

Wayside Furniture & Carpet Sing, Inc. Page 3 Item 185 July 1, 1971

0

BOARD OF EDUCATION:

No bearing on student population.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION:

** field investigation revealed that there are several tiess which are not shown on the patitioner's site plan. There are to saterior entrances and two pads for air conditioning with, this was selected to the patitioner's that the patitioner's plan, and the patitioner's plan, therefore, three parking appears must be eliminated universitied plans substituted to this office on accordance with that. The patition will be changed by this office when revised plans are rectived.

Very truly yours, OLIVER L. MYERS, Chairman

3

William D. While In

	() ·	OFFICE O	or District	CE
			HOUSE MYLAND 21204	
To:	tapoldo Revolturo S C 1783 E. Japo Basi Baltharo, St. 2129	erpat Slaye, Sim.	States Say	t. of
SO CHE TO	ACCOUNT NO P-462	<i>f.</i>	+	
OPPORTING .		DETACH ALONG PET	RETURN THIS I	HE PORTE
1	Aftertiolog and per	iting of property		
E				
1	1			
	٠٠ ابر ١			
	0			
O				Me er
1250				
CI	M 1.			
8	4			
1	MPORTANT: MAKE CHEC	CKS PAYABLE TO	BALTIMORE C	OUN
	MAIL TO OFF	ICE OF FINA	NCE, REVEN	UE I
	MAIL TO	COURTHOUSE, T	OWSON. MAR	YLAN
			A .	
	ryside Furniture & Car 753 E. Jespe Rd	rpot Shop, Inc. LTINOKE COUNTY OF		
,	153 E. Joseph Rd., Ittimore, Nd. 2123			200
		County 0	ffice Building hesepeake Avenue	
i			Maryland 21204	
		Towson,	\$18 65 55 57 WAY AND ADDRESS	
		Tayson, I		
	·	Towson, I		d acce
th/s_		Tayson, I	peen received en	d acce 1 1979

No. 84944

RYL/MD

filing

72.33.4

11
and by Oliver I. M.
ewed by <u>Oliver J. Mys</u> Chairman of Advisory Committee

MICROFILMED

Zoning Commis oner of Baltimore County

Pursuant to the advertisement, posting of property, and public bearing on the above Petition, and it appearing that by reason of the following finding of facts that strick.compliance.with

the Baltimore County Zoning Regulations would result in practical difficulty and

grant relief without substantial injury to the public health, safety and general

to permit a rear yard of ten (10') feet instead of the ariances, required thicty, (30') feet, and to permit (10'), (50') pat's should be granted, ing spaces ir stead of the required fifty-three (53) spaces, and the Sondier of Baltimore County this

> BALT MORE COUNTY, MARY AND OFFICE OF FINANCE

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

day of ... Sepsember ... 197 .l., that the herein Petition for a Varianceahould be and the GRANTED same is passed, from and after the date of this Grd-r, to permit a rear yard of ten (10') feet inntead of the required thirty (30') feet; and so permit ties (50) parking spages instead of the required fifty-three (53) spaces, subject to the approval of the site plan by the Bureau Zoning Commissioner of Baltimore County of Fighic Services and the Office of Planning and Zoning.

to the advertisement, posting of property and public hearing on the above petition

welfare of the locality involved,

the Pove Variance should NOT BE GRANTED.

onable hardship upon the Petitioner and the Variances requested would

PETITION	MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee	
FUNCTION	date	by	date	by	date	by	date	by	date	Ь
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		-	(Chang	ed Pla	tline	or des	ripti		Yes No

	0		6	
12	CERT	IFICATE OF POSTU	16	
1 Segin	ZONING DEPA	RTMENT OF BALTIMORE	COUNTY	#72-33-F
- Digital	A ROSPORT CONTRACT	Towner, Maryland		
Distance 9H.		My 23 4 19 Com & Completed ye Rel 852	ate of Posting	aug 5" 1971
District	· no /.	Tun 23 11 19	716 10	30 RM.
Posted for:/22	sung Mining	1	1	•
Petitioner:	yeile Junit	und . Y. C. aspect sit	Rafi.	c 06.1 d
Location of propert	5.5E/S. 4. Ju	fa Rd S.S.	Much for	akkeyl. L.d.
	D 1 +/1	2. 2. of X Q	The Bl	1,
Location of Signe:	· Warnell and back of the		7	7
Remarks:				
Posted by	al H Hess	Date of	return: (11)	<u> 12 - 1921</u>
	Signature		/	

DEFINICE OF

THESE OF THE OF

Various to Plantage the of

Various to Plantage the of

Various to Plantage the of

COLUMN TO THE MAN THE OF

COLUMN TO THE OF

THESE OF THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

THESE OF

TH

SAN DISTRICT

SAN DISTRICT

SING: Parition for a Variance for Bear Yard and Off-Street Park-

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19.72.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., distributional published in Theorem County, Md., distributional published in Theorem County, Md., distributional published in Theorem County, Md., distributional published in Towson, Baltimore County, Md., distributional published in Towson, Md., distributional published in Towson, Md., distributional published in Towson, Md., di

L. Leank Structure Manger.

Cost of Advertisement, \$____

