## 0 0 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ther we LEGN P. Levin & Belts Levingal owners of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof Variance from Section 238, 2 to permit a side-yard set back of 0, 7 feet from the easternmost property line and 10 feet from the westernmost property

line instead of the required 30 feet. To permit a rear yard set back of 0 feet

instead of the required 30 feet. Variance from Section 40 % 2 b (5)(6) to permit 13

Parking spaces instead of the required 38
the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
dolwing reasons, indicate hardshop or practical difficulty)

Size of property is insdequate to develop per RR restrictions. Numerous 

See attached description

e to pay expenses of abover agree to and are to be

Suite 305 Heaver Plaza utherville, Md. 21093

Pikesville, Md. 21208

Legal Owner a

JOSEPH D. THOMPSON, P.E.AL.S. CIVIL ENGINEERS & LAND SURVEYORS

INI SHELL BUILDING - 200 BAST JOPPA ROAD TOWSON MARYLAND 21204 . VAlley 3,8820 DESCRIPTION OF THAT PORTION OF NO. 1720 EAST JOPPA ROAD,

BEGINNING for the same on the North side of East Joppa Road at the distance of 65,00 feet measured Southwesterly along the North side of East Joppa Road from the Wast side of Lacqueron Avenue 40 feet wice and puncing thence and hinding on the ide of East Joppa Road South 78 Degrees 02 Minutes West 74.94 feet to the East side of an . Isting 15 foot alley, thence leaving the North side of East Joppa Road and binding on the East side of said alley North 16 Degrees 57 Minutes West 150.00 feet to the dividing line between that land zoned BR and that land zoned DR 5.5. thence leaving the East side of said alley and binding on said zoning line North 78 Degrees 02 Minutes East 74.94 feet, thence leaving said line and running South 16 Degrees 57 Minutes East 150.00 feet to the place of beginning.

CONTAINING 0.26 gares of land, more or less.



6.22.71

OFFE OF TOWSON PILMIES TOWSON NO 21204

THIS IS TO CERTIFY, that the annexed adv S. Bric Dinenna Coming Commissioner of Baltimore County

was inserted in TUF TOWSON TIMES a weakly rewarmer published weeks before the 4 day of October 19 Ethat is to say, the same was inserted in the issued of Sept erber 30. 1971.

STROMBERG PUBLICATIONS, Inc.

carrette ofchers

JOSEPH D. THOMPSON, P.S. 41-9. CIVIL ENGINEERS & LAND SURVEYORS

> 101 SHELL BUILDING . 200 HAST JOPPA RGAD TOWSON, MARYLAND 21204 . VAlley 3-8820

DESCRIPTION OF THAT PORTION OF NO. 1720 EAST JOPPA ROAD ZONED DR 5.5, NINTH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the East side of a 1.5 foot alley laid eet more or less West of Lacawanna Avenue, said point being on the dividing en that land zoned BR and that land zoned DR 5.5 and running thance and Linding on the East side of said alley North 16 Degrees 57 Minutes West 44,47 feet more or less thence leaving said alley and running North 78 Degrees 30 Minutes East 75.00 feet and South 16 Degrees 57 Minutes East 43.87 feut to the zoning line herein referred to and running thence and binding thereon South 78 Degrees 02 Minutes West 74.94 feet to the place of beginning.

CONTAINING 3.08 acres of land, more or less.



CERTIFICATE OF PUBLICATION

appearing on the 30th day of September 10 71

B. Frank Hard

BALT MOZE COUNTY, MAR LAND OFFICE OF FINANCE MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
CCURTHOUSE, TOWSON, MARYLAND 21204

2 Lyin	CERTIFICATE	AF	
7N.		OF BALTIMORE COUNTY	#72-103 ASP
		Moryland	11 12-103 1151
District 9 H		<del></del>	0
Posted to: No.	any Tuesday och	Date of Posting	sul 30-71
Petitioner Jeon	D of Oct	19- 1921 0	Cica A.M.
reunoner Sizes	W. Justin		•••••
Location of property:	N/s Tappa Rd	65' N & Stock	lancann ne
	<u> </u>		
Location of Signs:	2) Gostel in In	at of Existing	alle Le
Josephan 18	d:	/	The fitting
Remarks:			
Posted by She	I H II.	•••••••	/
	Signature	Date of return: . O.C.	1-21 21

BALTIMOR COUNTY, MARYLAND OFFICE OF FILANCE - REVENUE DIVISION

Oct. 19, 1971

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Reviewed by: 27m Revised Plans: Change in outline or description Map # 9-3C

F. Vernen Bester, Ess.

PE	ITTION FOR S	PECIAL HEARING	2
			. 10
			72-10
TO THE ZONING COMM	ITESTONER OF PATET	MORE COINTY.	41-
			50000000
to determine wheth	er or not the Zon	Levin Levin Legal owners of th Ch is described in the thereof, hereby petiti coning Regulations of B ing Commissioner and/or et parking in a DR 5.5 (res	Deputy Zoning
Commissioner knoul	d approve _ou_sug	ti Patrick in a pit sin 119 1191	Jun 32
			NEN
			6-16.7(/6)
			TIM YA
			HEARING, S
			INAL 1/80)
Property is to	o be posted and a	ivertised as prescribed	NV. 16
posting, etc., upon to be bound by the	n filing of this property and the state of t	s of above Special Hear petition, and further a ns and restrictions of for Baltimore County.	ing advertising, gree to and are Baltimore County
-1-3		Leon P. Levin	
Contr	act Purchase.	Bebe Levin	Legal Owner
2 3	ace . archaer		
Address		Address3218	
75		Pikesvi	lle, Md. 21208
/ Cleu	ioner's Attorney	Protest	ant's Attorney
	Heaver Plaza e, Md. 21093		
		oner of Baltimore Count	y, this 2nd
day of August ,194 advertised, as requirements of gener	ol , that the substreed by the Zonir ral circulation th, and that the public county in County, on the	pject matter of this peng Law of Baltimore Countroughout Baltimore Countroughout Baltimore Countric had before Room 106, County Offic.	tition be nty, in two
ac"	2_a.	00 10.2	
NIG 1 - '71 PM		Asni la la	rua_
	1	/ 10	4
12.13	Zor	ing Commissioner of Ba	ltimore County
Land (0)	1		
3 4			
1 T 1 1	(OV	er)	
MILE OF PLANESS & LOS			
- Comment			٧
			47.00

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts the public health, safety or general welfare of the scaling involved not being adversely affected, the petition for special hearing to permit off-street parking in a D.R. 5.5 (residential) zone, should be GRANTED. Special Hearing should be and the same is granted, from and after the date of this order, we permit off-street packing in a D. R. 5.5 (residential) Zone, subject to compliance with plan Marked Exist. "An opposite by Director of Planning 12/3/II, attached hereto and made a part hereof. Furiter, subject to Zonido Comissione of Baltimore County Supproved of site plan by Sate Highway Ruministration, Bureau of Public Services and Office of Planning & Zoning, Pursuant to the advertisement, posting of property and public on the above petition and it appearing that by reason of\_\_\_\_ the above Special Hearing should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_day of\_\_\_\_\_, 196\_\_, that the above Special Hearing be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLD 111 V Chesapasiv Are Tewes, Marcland 212 OLIVER L. MYERS Chairman

> MEMBERS BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING STATE BOADS COOM

BUREAU OF FIRE PREVENTION REALTH DEPARTMENT NUMBERS DEPARTMENT POARS OF EDUCATION ZONES ADMINISTRATIO INDUSTRIAL DEVELOPMENT

July 30, 1971

0

F. Vernon Boozer, Esq., Suite 305, Heaver Plaza Lutherville, Haryland 21093

RE: Type of Hearing: Variance Location: M/S Joppe Rd., 65' M of Lackwood Avenue

Petitioner: Luon P. & Bebe Levin Committee Heeting of July 13, .971 9th District Item 10

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

The subject preparty is located on the north side of Jopps Rood, 65 feet west of Ledamenn Avenue, it is currently represed with a lis story Amilling that is used as a ratio outlet. The subject story is located adjecent to apprize the wast of the subject story and residential to the north of the subject property. There is commercial on the South wide of Arganed, the currently amounted to long Apple Lond et this houtlen.

BUREAU OF ENGINEERING:

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

. Copps Foud is an existing County read-which is currently being improved as 4-40 ft. closed randary section within a 70 ft. right of large as Federal Ald Product union the Copital Emprovement Program Less 5.0.15. Day, 100 6-1001 (5), 300 feder Day, 5-7-2 on file in this office). On feetbar highest improvement are required.

The natrance locations are subject to approved by the Department of Traffic Engineering and shall be constructed in secondary with Baltimers County standards.

F. Vernon Beozer, Esq. Item 10 July 30, 1971

The status of the existing 15 ft, alley adjacent to this property is unknown. Since this alley was constructed as part of the Loch Band Apartment project, and since all praviously constructed public roads in the project have been formally closed by Executive Order, adopted harch 1, 1951, it shall be the petitioner's responsibility to produce proof that he has the right to use the alley as a maint of access to his property.

Contractor Comment

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sadiment pollution problem, demanding private and public heidings downstream of the property. A grading partit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drain:

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

or permanent) to prevent creating any nutsances or damage facilities (temporary properties, aspecially by the concentration of face states, Correction of any problem which may result, due to inscript grading or improper installation of contents of any problem which may result, due to inscript grading or improper installation of contents in the face of the properties of the problem of the probl

WATER AND SANITARY SEVER:

Public water supply and sanitary scwarage are available and serving this property.

DEPT. OF TRAFFIC ENGINEERING:

Some quantion has been relead as to the status of the 15-foot alley. This office is withholding commont until the subject property camer can show his legit access to this 15-foot alley.

MEALTH DEPARTMENT

1. Public tater and somer is available to the alte.

2. Mr. Folisties Community The building or buildings on this site may be and in the result of the site of the site

F. Vernon Boozer, Esq., Item 10 July 30, 1971

BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION BUREAU:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Frevention Code when construction plans are submitted for approval.

- 3 -

BUILDINGS ENGINEER'S OFFICE:

Patitioner to comply with applicable requirements of the Bultimore County Building Code and regulations when plans are submitted. Also are Parking Lets, Section Angl, COI.

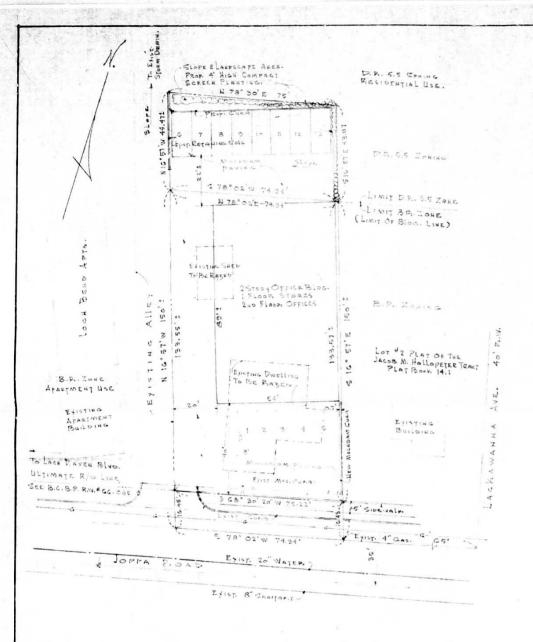
ZONING ADMINISTRATION DIVISION:

This office is withholding approval of the subject patition until such time as envised plans are received that indicate either a proper with driven you to the rear of the subject property for the parking in the residential eras, or the authority to use the existing alley as an table expension of the subject property of the subject property of the characteristic property of the subject property, also Section 409,4 of the Zening Regulations.

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

0

CLM:JD Enc.



PARKING NOTES:

TOT FLOOR AREA 4806 4806

ZHD FLOOM AREA

PARKING REQUIRED .

IST FLOOR @ I PER 200 SO.FT. .... 28 SPACES 2ND Floom @ 1 PEM 500 SO.FT. .... 9 SPACES TOTAL .... 33 SPACES

PARKING PROVIDED ..... 13 SPACES

## GENERAL NOTES:

EXIST. ZONING

D.B. 5.5 & B.R.

PROP. ZOHING

D. R. 5.5 € B.R.

WITH SIDE YARD & PARKING VAR.

AREA OF TRACT 0.76 ACRES B.A. 0.08 ACRES D.R. 5.5

VARIANCES.

1. O.T' SIDE YARD INSTEAD OF REQU. 30

2. 20 SIDE YARD INSTEAD OF REOD. 30

3. 13 PARKING SPACES INSTEAD OF REOD. 33

SPECIAL HEARING:

PARKING IN DR. 5.5

- A. THE LAND ADJOINS A B.A. AREA WHICH SHALL BE DEVELOPED AS JET. FL. STORES, ZHEFT. OFFICES.
- B. ONLY PASSANGER VEHICLES EXCLUDING BUSSES SHALL USE PARKING AREA.
- C. NO LOADING, SERVICE, OF ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- D. LIGHTING No LIGHTING ON REAM PARKING AREA AT THIS TIME.
- E. SCRIERING BY A WALL, FENCE, PLANTING AND OP. OTHERWISE SHALL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANTING.
- F. A PAVED SURFACE, PROPERLY DRAINED, SHALL BE USED. (MACADAM)
- G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS AS PROVIDED.
- H. METHOR AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SAM TO SP.M. APPROX. I PAY 9AM TO 9 P.M.

USE PERMIT for PARKING

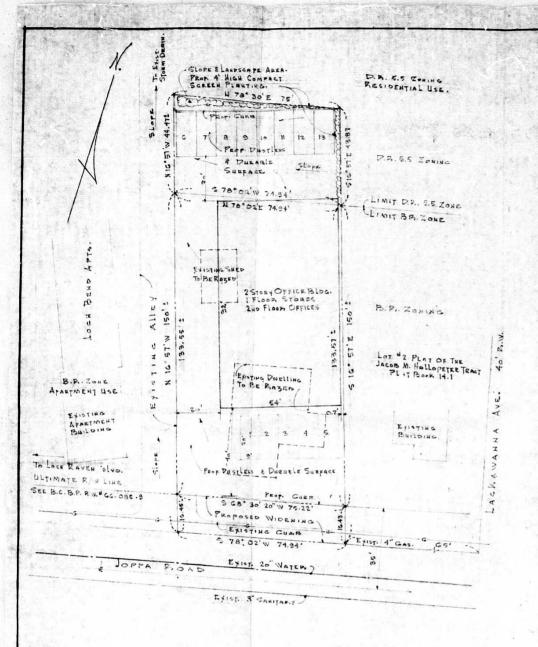


PLAT FOR ZONING 1720 E. JOPPA ROAD 9 TH. DIST. BALTO. CO. Mp.

Scale 1"= 20'

BEVISED 11-30-TI

CICERO H. BROWN, JR., AIA ARCHITECT WAGNER BUILDING TOWSON, MARYLAND 21204



PARKING NOTES:

TOT FLOOD AREA 4680 ZNO FLOOM AREA

PANNING BEQUIRED .

IST FLOOR @ | PRH 200 SO.FT. \_\_\_\_ 23 SPACES 2HO FLOOD, @ | PER 500 SO. FT. ..... 10 SPACES TOTAL ..... 33 SPACES

PARKING PROVIDED ..... 13 SPACES

## GENERAL NOTES:

EXIST. ZONING PROP ZOHING D.R. 5.5 & B.R.

D. B. 5.5 & B.R. WITH SIDE YARD & PARKING VAR.

0.26 Acres B.A. 0.08 Acres D.R. 5.5 AREA OF TRACT

VARIANCES.

1 O.T' SIDE YARD INSTEAD OF REGE. 30 4. 20' SIDE YARD INSTEAD OF REOD. 30'

3. 13 PARKING SPACES INSTEAD OF REGO. 33

SPECIAL HEARING: PARKING IN D.R. 5.5



- A. THE LAND ADJOINS A. B.A. AREA WHICH SHALL BE DEVELOPED AS AN OFFICE.
- B. ONLY PASSANGER VEHICLES EXCLUDING BUSSES SHALL USE PARKING AREA.
- C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- D. LIGHTING SHALL BE REGILATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- E. SCHEENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE LISES AS DEEMED ADVISABLE BY THE OFFICE OF PLANTING.
- F. A PAVED SURFACE, PROPERLY DRAWED, SHALL BE USED.
- G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS SHALL BE PROVIDED.
- H. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE REGULATED AS PEQUIRED.

Leven =10 REVISED PLANS



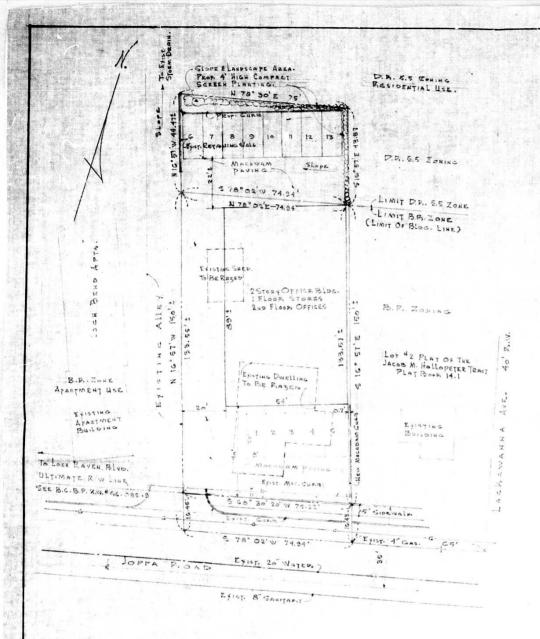


PLAT FOR ZONING

1720 E. JOPPA ROAD 9 TH. DIST. BALTO. CO. MD. Scale 1"= 20'

> CICERO H. BROWN, JR., AIA ARCHITECT WAGNER BUILDING TOWSON, MARYLAND 21254





PARKING NOTES:

Int Floor AREA 4806

PANNING BEQUIRED .

161 FLOOR & | PER 200 SOFT. ... 28 SPACES
2ND FLOOP. & | PER 500 SOFT. ... 3 SPACES
TOTAL .... 33 SPACES

PARKING PROVIDED ..... 13 SPACES

## GENERAL NOTES:

EVIST ZONING

D.P. 5.5 & B.P.

PROP. ZOHING

D. R. 5.5 & B.F. WITH SIDE YARD & PARKING VAN.

AREA OF TRACT

0.26 Acres B.B. 0.08 Acres P.R. 5.5

VARIANCES.

1. O.T' SIDE YARD INSTEAD OF PEOP. 30' 2. 20' SIDE YARD INSTEAD OF BEOD. 30'

3. 13 PARKING SPACES INSTEAD OF REQU. 33

SPECIAL HEARING:

PARKING IN D.R. 5.5

- A. THE LAND ADJOINS A B.A. AREA WHICH SHALL BE DEVELOPED AS LAT. FL. STORES ZHE. FL. OFFICES.
- B. ONLY PASSANGER VEHICLES EXCLUDING BUSSES SHALL USE PARKING AREA.
- C. No LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- D. LIGHTING No LIGHTING ON REAM FARKING AREA AT THIS TIME.
- E. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANTING.
- F. A PAVED SUBFACE, PROPERLY DRAINED, SHALL BE USED. (MACADAM)
- G. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS AS PROVIDED.
- H. METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE SAM TO SP.M. APPROVIDES TANK TO P.M.

Exhibit "a"

USE PERMIT FOR PARKING PLANS APPROVED OFFICE OF PLANSING & ZONING BY 12 MARINS



PLAT FOR ZONING 1720 E. JOPPA ROAD 9TH DIST. BALJO. CO. MD.

Scale 1"= 20"

BEVISED 11-30-TL

CICERO H. BROWN, JR. AIA
ARCHITECT
WAGNER BUILDING
BOI YORK ROAD
TOWSON, MARYLAND 21206

2. 发展的