

72-103-1394
#10

MAP. 20
 ELECTION 2002
 DISTRICT 9
 D-TE 14/15
 TYPE WFO
 DRAWING 50
 BY 1/1/02
 FINAL 1/1/02
 BY 1/1/02

MAP: 30
ELECTION AC 200
DISTRICT: 9
D-TO: 7/14/70
TYPE 8000
READING: 507
BY M.H.
FINAL: 7/14/70
BY: 7/14/70

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DISTRICT: 9
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TYPE 8000
READING: 507
BY M.H.
FINAL: 7/14/70
BY: 7/14/70

72-103-ASP4
#10

LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
872-103-ASPH
9th

7

LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
872-103-ASPH
9th

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872-103-ASPH
9th

LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
7/2-103-A 9th
9th

LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
872-103-ASPH
9th

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7/2-103-A 9th
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9th

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7/2-103-A 9th
9th

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9th

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9th

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7/2-103-A 9th
9th



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7/2-103-A 9th
9th

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Ave.
872-103-A 9th

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7/2-103-A 9th
9th

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872-103-A 9th

LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
872-103-ASPH
9th



LEVIN
K/S Joyce Rd. 65' W of Locksmead
Ave.
872-103-ASPH
9th

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872-103-ASPH
9th

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LEVIN
K/S Joyce Rd. 65' W of Locksman
Ave.
872-103-ASPH
9th

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men, Leon P. Levin and Beba Levin, legal owners 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 Special Hearing Under Section 506.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off street parking in a DR 5.5 (residential) zone.

7-10-3
410

FILED
JUL 30 1971
BALTIMORE COUNTY
CLERK
RECEIVED
JUL 30 1971
BALTIMORE COUNTY
CLERK

Property is to be posted and advertised as prescribed by Zoning Regulations. We, agree to pay expenses of above Special Hearing 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.

Contract Purchase: Beba Levin Legal Owner
Address: 1218 Smith Ave.
Pikesville, Md. 21208
Protestant's Attorney: William H. Borge
Address: Suite 305 Weaver Plaza
Lutherville, Md. 21093

ORDERED BY the Zoning Commissioner of Baltimore County, this 2nd day of August, 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 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 12th day of October, 1971, at 10:00 o'clock A.M.

Oliver L. Myers
Zoning Commissioner of Baltimore County

(over)



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 community 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.

the above Special Hearing does
by consensus
should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of December, 1971, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit off-street parking in a D.R. 5.5 (residential) Zone, subject to compliance with plan Marked Exhibit "A" approved by Director of Planning 12/3/71, attached hereto and made a part hereof. Further, subject to Zoning Commissioner of Baltimore County approval of site plan by State Highway Administration, Bureau of Public Services and Office of Planning & Zoning, pursuant to the advertisement, posting of property and public hearing 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 2nd day of December, 1971, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 30, 1971

F. Vernon Boster, Esq.,
Suite 305, Weaver Plaza
Lutherville, Maryland 21093

RE: Type of Hearing: Variance
Location: 155 Joppa Rd., 65' W of Lockman Avenue
Petitioners: Leon P. & Beba Levin
Committee Meeting of July 13, 1971
9th District
Item 10

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 north side of Joppa Road, 65 feet west of Lockman Avenue. It is currently improved with a 1/2 story dwelling that is used as a retail outlet. The subject property is located adjacent to apartments to the west of the subject site and residential to the north of the subject property. There is commercial on the south side of Joppa Road. New curbing now exists along Joppa Road at this location.

REMARKS 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.

Highways

Joppa Road is an existing County road which is currently being improved as a 40 ft. closed roadway section within a 70 ft. right of way as a Federal Aid Project under the Federal Improvement Program (see 22.C.R.1, Supp. No. 65-1001 (2), sub-division 5-77-2 on file in this office). No further highway improvements are required.

The entrance location is subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County standards.

F. Vernon Boster, 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 Road Apartment project, and since all previously constructed public roads in the project have been formally closed by Executive Order, adopted March 1, 1961, it shall be the petitioner's responsibility to produce proof that he has the right to use the alley as a means of access to his property.

Sediment Controls

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

Storm Drains

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or changes to adjacent properties, especially by the concentration of face waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities would be the full responsibility of the petitioner.

WATER AND SANITARY SEWER

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

DEPT. OF TRAFFIC ENGINEERING

Some question has been raised as to the status of the 15-foot alley. This office is withholding comment until the subject property owner can show his legal access to this 15-foot alley.

HEALTH DEPARTMENT

1. Public water and sewer is available to the site.

2. Air Pollution Comments: The building or buildings on this site may be subject to review 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.

F. Vernon Boster, 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 100 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BUILDINGS ENGINEER'S OFFICE

Petitioner to comply with applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also see Parking Lots, Section 409.101.

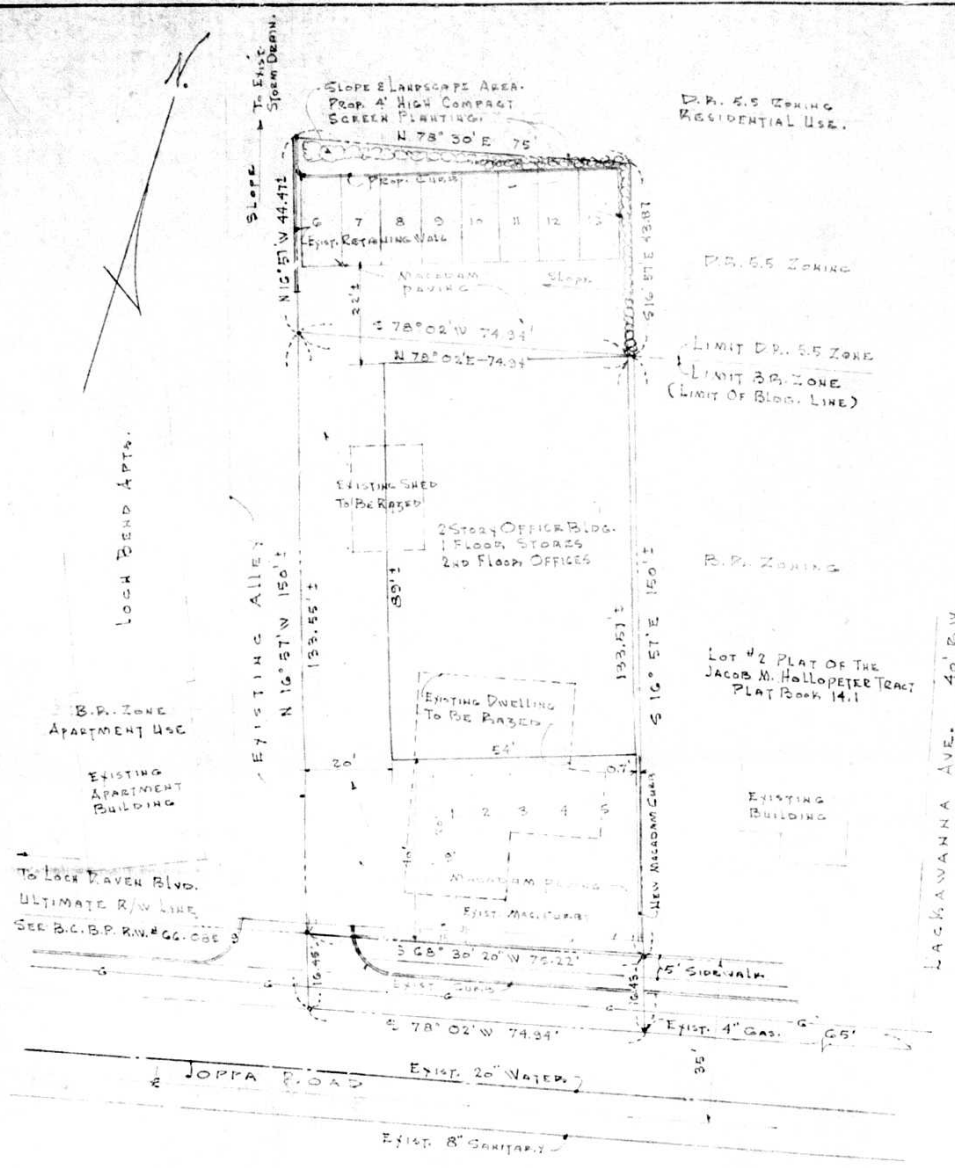
ZONING ADMINISTRATION DIVISION

This office is withholding approval of the subject petition until such time as revised plans are received that indicate either a proper width driveway to the rear of the subject property for the parking in the residential area, or the authority to use the existing alley as an exit and entrance. Also, petitioner's engineer should revise the plan to show all utilities within the area of the subject property, also Section 409.4 of the Zoning Regulations.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

CLM:JD
Enc.



PARKING NOTES:

1st Floor Area	4800
2nd Floor Area	4800
PARKING REQUIRED:	
1st Floor @ 1 Per 200 Sq. Ft.	24 SPACES
2nd Floor @ 1 Per 200 Sq. Ft.	24 SPACES
TOTAL	48 SPACES
PARKING PROVIDED	13 SPACES

GENERAL NOTES:

EXIST. ZONING	D.P. 5.5 & B.P.
PROP. ZONING	D.P. 5.5 & B.P.
AREA OF TRACT	0.76 ACRES B.P. 0.08 ACRES D.P. 5.5

VARIANCES:

- 0.7' SIDE YARD INSTEAD OF REQD. 30'
- 20' SIDE YARD INSTEAD OF REQD. 30'
- 13 PARKING SPACES INSTEAD OF REQD. 33

SPECIAL HEARING:

- PARKING IN D.P. 5.5

- THE LAND ADJOINS A B.P. AREA WHICH SHALL BE DEVELOPED AS 1st FL. STORES, 2nd FL. OFFICES.
- ONLY PASSENGER VEHICLES EXCLUDING BUSES SHALL USE PARKING AREA.
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING- NO LIGHTING ON REAR PARKING AREA AT THIS TIME.
- SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANTING.
- A PAVED SURFACE, PROPERLY DRAINED, SHALL BE USED. (MACADAM)
- A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS AS PROVIDED.
- METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE 9AM TO 5PM. APPROX. 1 PM TO 9 PM.

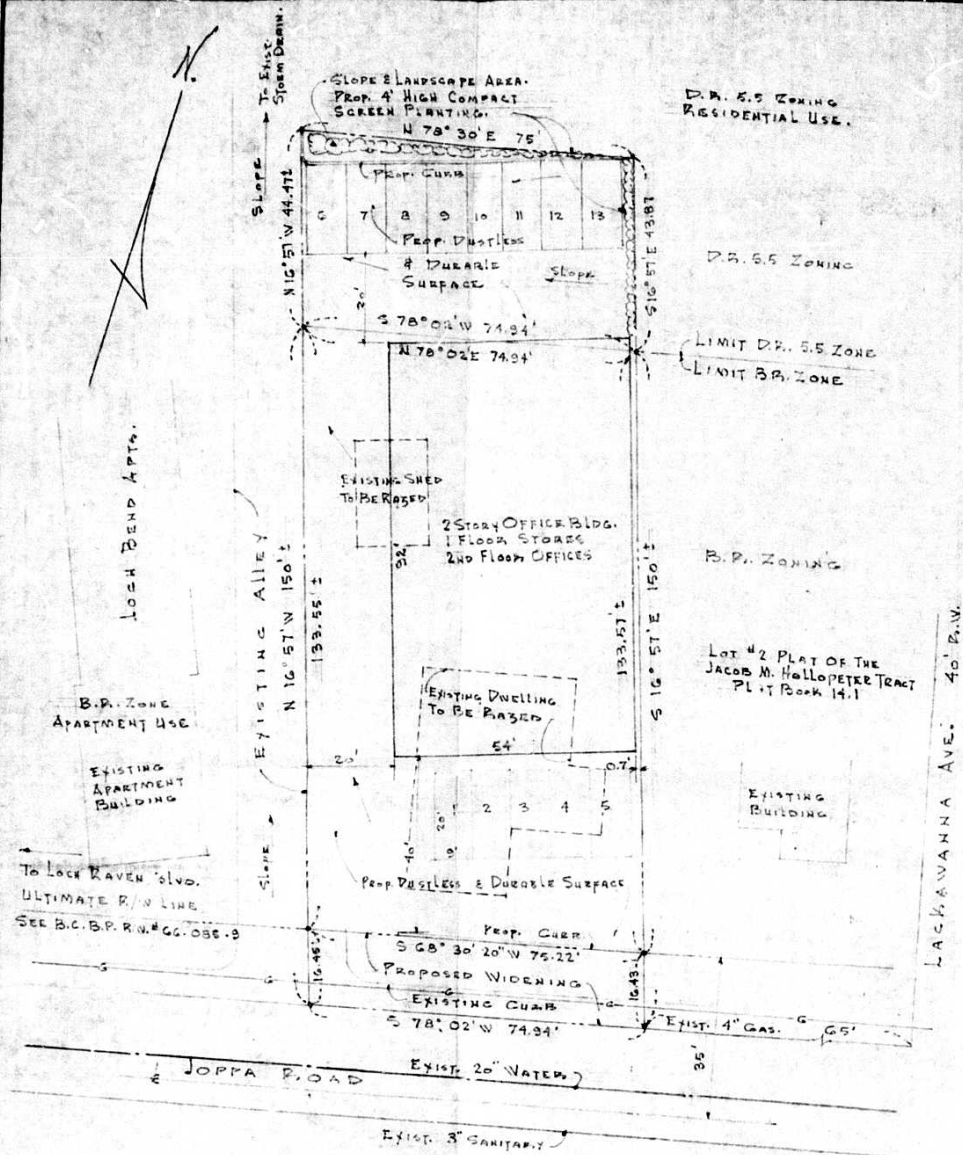
Use PERMIT for PARKING
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12/3/11



PLAT FOR ZONING
1720 E. JOPPA ROAD
9TH DIST. BALTO. CO. MD.
Scale 1" = 20'
REVISED 11-30-11

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





PARKING NOTES:

1ST FLOOR AREA 4680
 2ND FLOOR AREA 4777
 PARKING REQUIRED:
 1ST FLOOR @ 1 PER 200 SQ. FT. 23 SPACES
 2ND FLOOR @ 1 PER 500 SQ. FT. 10 SPACES
 TOTAL 33 SPACES
 PARKING PROVIDED 13 SPACES

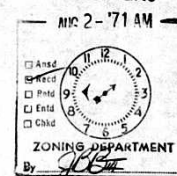
GENERAL NOTES:

EXIST. ZONING D.R. 5.5 & B.P.
 PROP. ZONING D.R. 5.5 & B.P.
 WITH SIDE YARD & PARKING VAR.
 AREA OF TRACT 0.26 ACRES B.P. 0.08 ACRES D.R. 5.5
 VARIANCES:
 1. 0.7' SIDE YARD INSTEAD OF REQD. 30'
 2. 20' SIDE YARD INSTEAD OF REQD. 30'
 3. 13 PARKING SPACES INSTEAD OF REQD. 33
 SPECIAL HEARING:
 PARKING IN D.R. 5.5

MAP	30
NO.	1002
ELECTION	
DISTRICT	9
DATE	4/27/71
TYPE	34
HEARING	
BY	47
FINAL	
BY	

- THE LAND ADJOINS A B.R. AREA WHICH SHALL BE DEVELOPED AS AN OFFICE.
- ONLY PASSENGER VEHICLES EXCLUDING BUSES SHALL USE PARKING AREA.
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANTING.
- A PAVED SURFACE, PROPERLY DRAINED, SHALL BE USED.
- A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS SHALL BE PROVIDED.
- METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND PERMITTED HOURS OF USE SHALL BE REGULATED AS REQUIRED.

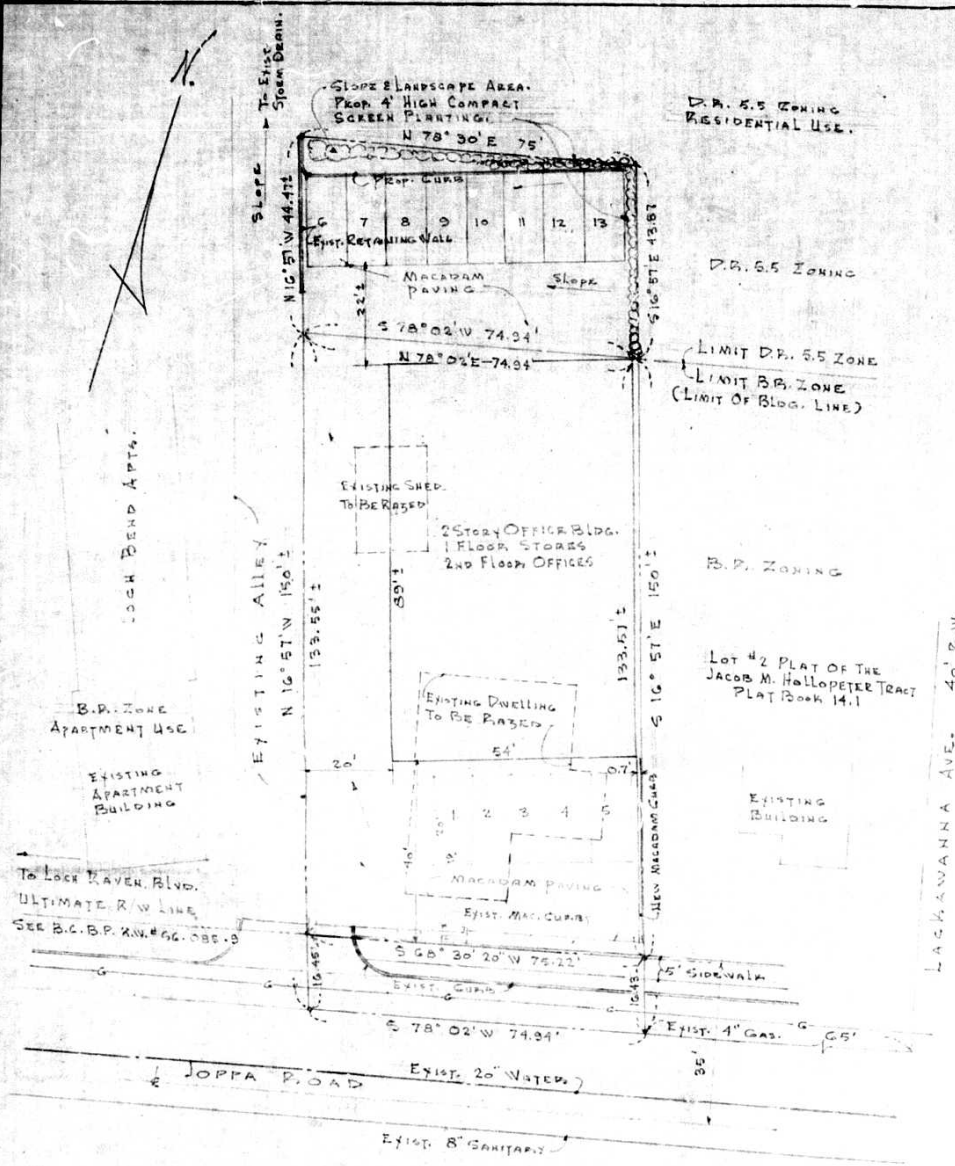
Drawn #10
 REVISED PLANS



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

CICERO H. BROWN, JR., AIA
 ARCHITECT
 WAGNER BUILDING
 501 YORK ROAD
 TOWSON, MARYLAND 21284





PARKING NOTES:

1st Floor Area	4806
2nd Floor Area	4806
Parking Required:	
1st Floor @ 1 Per 200 Sq. Ft.	28 Spaces
2nd Floor @ 1 Per 500 Sq. Ft.	9 Spaces
TOTAL	33 Spaces
Parking Provided	13 Spaces

GENERAL NOTES:

EXIST. ZONING	D.R. 5.5 & B.P.
PROP. ZONING	D.R. 5.5 & B.P.
AREA OF TRACT	0.26 ACRES B.P. 0.08 ACRES D.R. 5.5

VARIANCES:

1. 0.7' SIDE YARD INSTEAD OF REQD. 30'
2. 20' SIDE YARD INSTEAD OF REQD. 30'
3. 13 PARKING SPACES INSTEAD OF REQD. 33

SPECIAL HEARING:

PARKING IN D.R. 5.5

- A. THE LAND ADJOINS A B.P. AREA WHICH SHALL BE DEVELOPED AS 1st FL. STORES 2nd FL. OFFICES.
- B. ONLY PASSENGER VEHICLES EXCLUDING BUSES SHALL USE PARKING AREA.
- C. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- D. LIGHTING - NO LIGHTING ON REAR PARKING AREA AT THIS TIME.
- E. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING.
- F. A PAVED SURFACE, 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 8 A.M. TO 5 P.M. APPROX. 1 P.M. TO 9 P.M.

USE PERMIT FOR PARKING
PLANS APPROVED

OFFICE OF PLANNING & ZONING
BY *Ray E. Gurnea*
DATE *12/3/71*



PLAT FOR ZONING

1720 E. JOPPA ROAD

9TH DIST. BALTO. CO. MD.

Scale 1" = 20'

REVISED 11-30-71

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

