

72-111-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas, **HOLDIT, INC.**, legal owner, 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 1.102.2(217.2) to permit a setback of 15 feet from front yard lot line and 45 feet from center line of street in lieu of the required 30 feet and 60 feet respectively,

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

A Special has been obtained to convert building into office; remodeling of the existing house to office use is contemplated; it is necessary to construct an enclosed porch or vestibule to protect those in the reception room from the elements.

Setback description

Property 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 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.

HOLDIT, INC.

By: *Richard C. Whiteford*
Richard C. Whiteford, Esq., V.P.
Address: 404 Jefferson Building
Towson, Maryland 21204

Ernest C. Trimble, Esq., Petitioner's Attorney
Address: 304 Jefferson Building
Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day

of September 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 Baltimore County, that the 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, on the 28th day of October, 1971, at 10:30 o'clock.

John P. Hanna
John P. Hanna, Esq., Zoning Commissioner of Baltimore County

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

February 25, 1970

Zoning Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

beginning for the same at a point on the south side of Pennsylvania Avenue at the distance of 90 feet easterly measured along the south side of Pennsylvania Avenue from the east side of Central Avenue and running thence and binding to the south side of Pennsylvania Avenue South 77 degrees 30 minutes East 60 feet, thence leaving said avenue and binding on the outline of the property of the petitioners herein the three following courses and distances viz: South 12 degrees 30 minutes West 120 feet, North 77 degrees 30 minutes East 60 feet and North 12 degrees 30 minutes East 120 feet to the place of beginning.

Containing 0.17 of an acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioners.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

GRANT OFFICE BUILDING
1111 CHESAPEAKE ST.
TOWSON, MARYLAND 21204

OLIVER E. MEYER, Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

DEPARTMENT OF PUBLIC WORKS

ZONING COMMISSIONER

DEPARTMENT OF REVENUE

August 6, 1971

Ernest C. Trimble, Esq.,
404 Jefferson Building
Towson, Maryland 21204

Re: Type of Hearing: Variance
Location: S/S Pennsylvania Ave., 90' E. of Central Avenue
Petitioners: Holdit, Inc.
Committee Meeting of July 20, 1971
9th District
Item 16

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 south side of Pennsylvania Avenue just east of Central Avenue. It is currently occupied with a 2-story dwelling that has a Special Exception for offices. The work for the conversion from the dwelling to offices is now underway. There is curb and gutter existing along West Pennsylvania Ave at this location. The two adjacent properties on either side of the subject site have also had Special Exception for offices. Neither of these two properties on either side have their permits enclosed.

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.

Comments:

The comments supplied in conjunction with Item 167 (1969-1970), copy attached, remain valid and applicable to this petition, Item 16 (1971-1972).

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by										
Reviewed by:										
Previous case:										
Revised Plans:										
Change in outline or description:										
Map #										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: VARIANCE
Petitioner: HOLDIT, INC.
Location of property: 90' E. OF CENTRAL AVE. S/S OF PENNSYLVANIA AVE.
Location of Sign: 1305 W. PENNSYLVANIA AVE.
Remarks:
Posted by: Charles H. Hild
Date of return: Oct 15 1971

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Meyer Date: August 10, 1971
FROM: Ian J. Forrest
SUBJECT: Item 16 - Zoning Advisory Committee Meeting, July 20, 1971

16. Property Owner: Holdit, Inc.
Location: S/S Pennsylvania Ave., 90' E of Central Ave.
Present Zoning: D-2, 16
Proposed Zoning: Variance from 1802.2(217.2) front yard
District: 9
No. Acres: 0.17

Since public water and sewer is available to the site, no health hazards are anticipated.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB/sma

Ernest C. Trimble, Esq.,
Item 16
August 6, 1971

DEPARTMENT OF TRAFFIC ENGINEERING:

The 16 foot drive shown on the plan will create problems if vehicles are entering and exiting at the same time.

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.

PROJECT PLANNING DIVISION:

There are no site planning factors involved in this location. However, we would request that the petitioner endeavor to keep all existing shrubbery and trees located on the subject site.

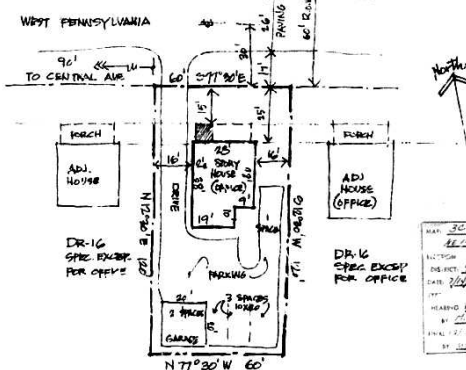
ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed fill. A certificate, notice of the hearing date and time, which will be held not less than 35, 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 E. MEYER, Chairman

Enc. 1



EXISTING ZONING: D-2 w/ SPEC. EX. FOR OFFICES

REQUEST: VARIANCE IN FRONT YARD SETBACK OF 15' FROM LOT LINE AND 45' FRONT OF STREET IN LIEU OF 30' & 60' REQUIRED RESPECTIVELY.

PURPOSE: ENCLOSE 9'x10' VESTIBULE WITHIN EXISTING PORCH.

SITE DATA: ZONING PLAT FOR PROPERTY LOCATED IN 9TH DISTRICT, BALTO. CO., MD. 305 W PENNSYLVANIA AVE., OWNER: HOLDIT, INC.

1.17 ACRES
PARCELS: 1" PLAT 9715, 300' x 300' 5.7 SPACES REQUIRED 6 SPACES PROVIDED.

THE DESIGN COLLABORATIVE, INC., ARCHITECT
6 W MADISON STREET, BALTIMORE, MD. 21201
Date: 8/15/71
Scale: 1" = 20' 0"

BALTIMORE COUNTY, MARYLAND No. 257
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Oct. 18, 1971 ACCOUNT: 01-662
AMOUNT: \$48.01
WHITE - CASHIER
Law Treasury Fund
305 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property #12-111-1 420 CEE

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 strict compliance with Section 1002.2(b)(17.3) of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without adversely affecting the health, safety or general welfare of the community involved, a variance to permit a setback of fifteen (15) feet from front yard lot line and forty five (45) feet from the center line of the street instead of the required thirty (30) feet and sixty (60) feet respectively, the Variance should be HAD.

The above Variance should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County: this 29th day of October 1971

that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a setback of fifteen (15) feet from front yard lot line and forty-five (45) feet from the center line of street instead of the required thirty (30) feet and sixty (60) feet respectively, subject to approval of site plan by 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 Variance should NOT be GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October 196 that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
ZONING: Public Use - Variance
LOCATION: South side of Pennsylvania Avenue, between East of
COUNTY: BALTIMORE
DATE: 10/29/71
COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204
The Zoning Commissioner of Baltimore County, by the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of the petitioner for a variance to permit a setback of fifteen (15) feet from front yard lot line and forty five (45) feet from the center line of the street instead of the required thirty (30) feet and sixty (60) feet respectively, the Variance should be HAD.

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204
October 11 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of
J. Eric Dineen
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11 day of October 1971 that is to say, the same was inserted in the issue of October 7, 1971.

STROMBERG PUBLICATIONS, INC.

By *Ruth Morgan*

PETITION FOR A VARIANCE
ZONING: Public Use - Variance
LOCATION: South side of Pennsylvania Avenue, between East of
COUNTY: BALTIMORE
DATE: 10/29/71
COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204
The Zoning Commissioner of Baltimore County, by the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of the petitioner for a variance to permit a setback of fifteen (15) feet from front yard lot line and forty five (45) feet from the center line of the street instead of the required thirty (30) feet and sixty (60) feet respectively, the Variance should be HAD.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7 - 1971
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time before the 25th day of October 1971, that is to say, the same was published in the issue of October 7, 1971.

THE JEFFERSONIAN
By *L. Frank Smith*
Manager

Cost of Advertisement \$

TELEPHONE 454-2418
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
TO: *James C. Trinkle, Esq.*
111 W. Chesapeake Avenue
Towson, MD. 21204
DATE: *Oct. 6, 1971*
No. 88201
Zoning Dept. of Baltimore County
QUANTITY: 1
TOTAL AMOUNT: \$25.00
RETURN YOUR RECEIPT WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

Item 16
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 7th day of September 1971
By *Eric Dineen*
Zoning Commissioner
Petitioner: *Heidts, Inc.*
Petitioner's Attorney: *Frank C. Trinkle* Reviewed by *Eric Dineen*
Chairman of Advisory Committee