

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, **Max B. Furman & Ruth**, 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 402.2 (b) 6 to permit eleven (11) parking spaces instead of the required fifteen (15) spaces.

The building to be erected on these premises will be leased to M.P.S. Products, Inc., whose type of business is such that the required parking spaces are not necessary.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: **Max B. Furman & Ruth**
Legal Owner

Address: **406 Jefferson Bldg., Towson, Md. 21204**
Petitioner's Attorney: **Moore, Henneghan, Brennan & Carney**
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of October 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of October 1971, at 1:00 o'clock.

Max B. Furman & Ruth
Zoning Commissioner of Baltimore County

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 83-0000

September 22, 1971

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE M. B. FURMAN PROPERTY

BEGINNING for the same on the northernmost Right of Way line of Eastern Avenue (Rt. 150) at a distance of 155.35 ft. ± northeasterly from the intersection formed by the north Right of Way line of Eastern Avenue and the eastern Right of Way line of Marilyn Avenue, thence leaving the northernmost Right of Way line of Eastern Avenue N00°29'E 35.00 ft. and N00°29'E 7.91 ft. to the south side of a 10 ft. alley running thence and binding on the south side of a 10 ft. alley S89°31'E 94.32 ft. to the division line between Lot 7 and 8 Block D as shown on the Plat of Taylor Land Company recorded among the Land Records of Baltimore County in Pla. Book No. 9 folio 74, running thence and binding on the aforesaid division line S00°29'W 81.88 ft. to intersect the northernmost Right of Way line of Eastern Avenue running thence and binding on the northernmost Right of Way line of Eastern Avenue by a curve to the right with a radius of 2864.79 ft. the two following distances 1) 57.00 ft. and 2) 43.00 ft. to the place of beginning.

CONTAINING 93,000 feet more or less.



OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 October 11 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of **S. Eric Stromberg**, Zoning Commissioner of Baltimore County was inserted in THE ESSEX 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 **Paul Morgan**

PETITION FOR A VARIANCE
FROM THE ZONING REGULATIONS
OF BALTIMORE COUNTY
The undersigned, **Max B. Furman & Ruth**, 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 402.2 (b) 6 to permit eleven (11) parking spaces instead of the required fifteen (15) spaces. The building to be erected on these premises will be leased to M.P.S. Products, Inc., whose type of business is such that the required parking spaces are not necessary. Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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 before the 28th day of October 1971, the same publication appearing on the 7th day of October 1971.

THE JEFFERSONIAN
S. Eric Stromberg
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1971

Messrs. Moore, Henneghan, Brennan & Carney
406 Jefferson Bldg.,
Towson, Maryland 21204

Re: Type of Hearing: Variance
Location: N/S Eastern Ave., 150' E. of Marilyn Ave.
Petitioners: Max B. & Ruth Furman
Committee Meeting of August 3, 1971
15th District
Item 24

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 a tract of land being improved with an automotive parts store. The property to the east is improved with a service station and several retail stores. The property to the north is improved with a Baltimore County Library. The property to the east and south is improved with retail stores. Eastern Blvd., in this location, is improved insofar as concrete curb and gutter is concerned.

BUREAU OF ENGINEERING:

Building Permit Application #595-71 has been approved for the proposed development of this property. Since Eastern Avenue is a State road and all public utilities exist, this office has no further comment in regard to the plat submitted to this office for review by the Zoning Advisory Committee.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance from 15 to 11 parking spaces. This office considers a variance undesirable since the use cannot be permanently fixed.

Messrs. Moore, Henneghan, Brennan & Carney
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Item 24
September 1, 1971

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

HEALTH DEPARTMENT:

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

BOARD OF EDUCATION:

No bearing on student population.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates entrance channelization that is generally acceptable to the State Highway Administration. An entrance permit is being processed.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

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 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

DLH:JJ
Enc.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-112-A

District: **15^c** Date of Posting: **10-6-71**

Posted for: **Henry Ave. Oct. 21, 1971, C. L. Co. Ltd.**

Petitioner: **Max B. Furman**

Location of property: **N/S of Eastern Ave. 155' E. of Marilyn Ave.**

Location of Sign: **Sign posted 9' x 15' ft. East of Washington Ave.**

On N. Side of Eastern Ave. West of N. Side of 15th St.

Remarks:

Posted by: **Paul L. Myers** Date of return: **Oct. 14, 71**

ORDER RECEIVED FOR FILING

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 409.2 (3) 6 of the Baltimore County Zoning Regulations, would result in practical difficulty and unreasonable hardship and the requested variance to permit eleven (11) parking spaces instead of the required fifteen (15) spaces, would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variance should be HAD.

~~The above Variance should be had and it is further appearing that by reason of~~

~~the above Variance should be had and it is further appearing that by reason of~~

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 eleven (11) spaces instead of the required fifteen (15) parking spaces, subject to approval of the plot plan by the State Highway Administration, Bureau of Public Services and the Office of Planning and 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 29th day of October, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 484-2413

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Revenue Division

COUNTY HOUSE

TOWSON, MARYLAND 21204

No. 78202

DATE Oct. 5, 1971

TO: Robert E. Carney, Jr., Esq., Jefferson Building, Towson, Md. 21204

Zoning Dept. of Baltimore County

REMITTANCE TO ACCOUNT NO. 88-428

QUANTITY 1

DESCRIPTION: Petition for Variance for Max S. Furman #72-112-A

AMOUNT \$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, MARYLAND 21204

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>J.P.H.</u>	Revised Plans: Change in outline or description Yes <u> </u> No <u> </u>								
Previous case: <u> </u>	Map # <u> </u>								

Messrs. Moore, Hoenigman, Brennan & Carney

406 Jefferson Bldg., Towson, Md. 21204

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 1st day of October 1971

Eric D. Hoenigman
Zoning Commissioner

Petitioners: Max S. & Ruth Furman

Petitioner's Attorney: Messrs. Moore, Hoenigman, Brennan & Carney

Reviewed by: Robert E. Carney, Jr.
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

230

DATE: Oct. 22, 1971

ACCOUNT: 01-662

AMOUNT: \$54.50

DISTRIBUTION

WHITE - CASHIER

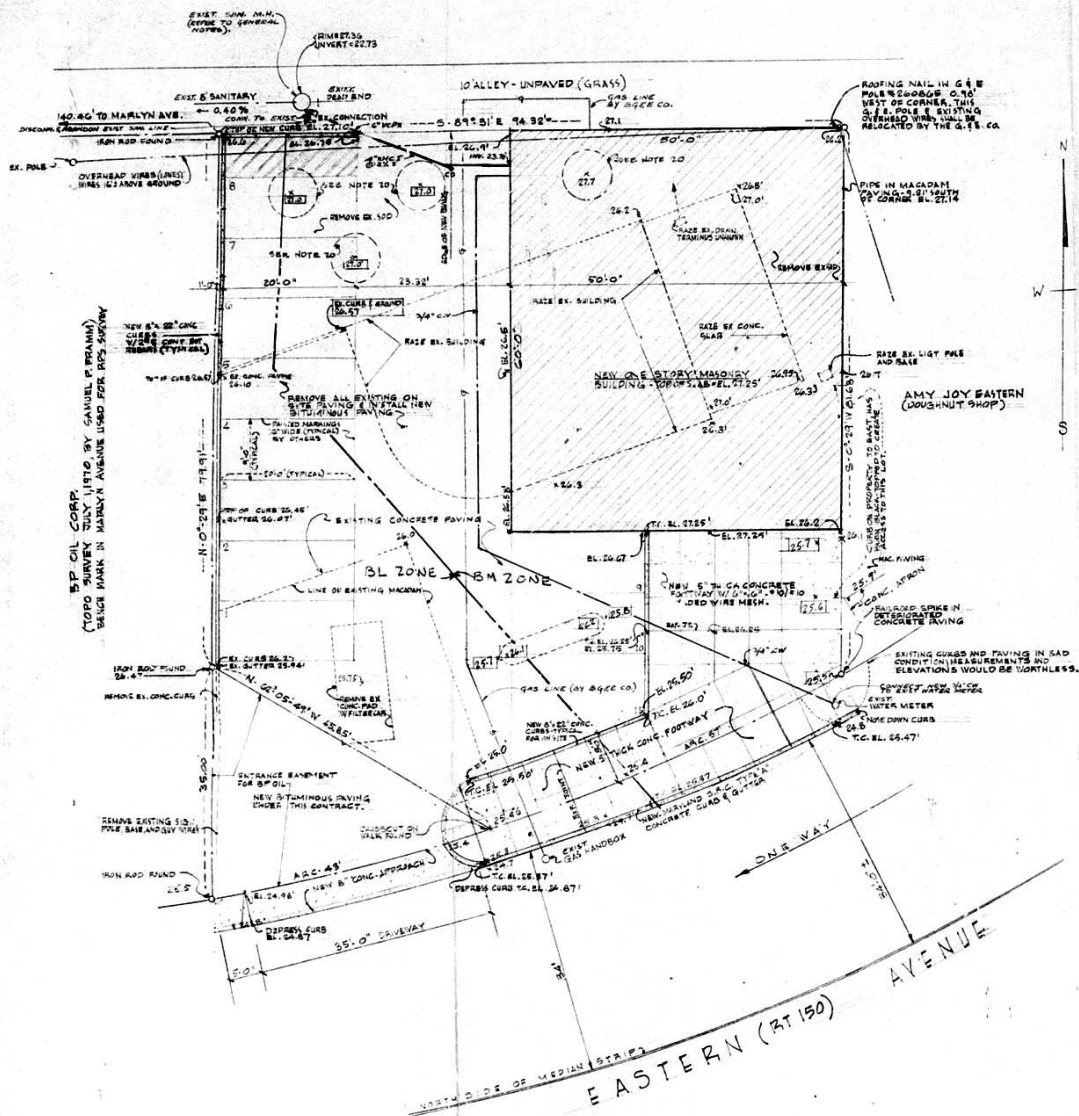
PINK - AGENCY

YELLOW - CUSTOMER

Robert E. Carney, Jr., Esq., 406 Jefferson Building, Towson, Md. 21204

Advertising and posting of property for Max S. Furman #72-112-A

54.50



MECHANICAL NOTES

1. ALL UTILITIES SHALL BE BUILT IN ACCORDANCE WITH BALTIMORE COUNTY CODE REGULATIONS BY A QUALIFIED CONTRACTOR.
2. UNDERGROUND WATER SERVICE LINE SHALL HAVE MINIMUM 3'-6" COVER FROM FINISHED GRADE.
3. THE CONTRACTOR SHALL VERIFY BY FIELD CHECK EXIST LOCATION AND ELEVATIONS OF EXIST. PIPING ETC. AND CORRELATE NEW WORK WITH THE SAME.
4. REFER TO GENERAL NOTES ON THIS SHEET

PLOT PLAN

SCALE: 1" = 10'

GENERAL NOTES

1. PARKING PROVIDED FOR 11 CARS.
2. PARKING SPACES 8'x20' @ 40°
3. REMOVE ALL EXISTING FILLER TUBES, ETC. BEFORE REPAIRING AREA.
4. INFORMATION OBTAINED FROM CUT OF TOPOGRAPHIC SURVEY FOR R.D.S. PRODUCTS, INC. PREPARED BY S.J. MARTINEZ & CO., LAND SURVEYORS, REGISTRATION NO. 246A, AND DATED MARCH 05, 1971.
5. FINISHED SIDEWALK TO BE ABOVE THE FINISHED BLACKTOP SURFACE AND SHALL BE PITCHED TO MEET THE FINISHED ELEVATION OF BUILDING FLOOR EL. 8.00.
6. ---100--- INDICATES EXISTING GRADES; ---100--- INDICATES NEW GRADE.
7. AREA OF LOT = 72,69 SF; 1,100 EXISTING SPOT ELEVATION; EL. 100 NEW SPOT ELEVATION.
8. AREA OF BUILDING = 3,000 SF; 1,100 EXISTING SPOT ELEVATION TO BE CHANGED; T.E. MTP OF CURB.
9. PERCENTAGE OF LOT COVERAGE 32%.
10. BUILDING HEIGHT CONSULT DRAWINGS.
11. 15TH ELECT. DISTRICT.
12. STORM DRAINS, CONCRETE CURB, & GUTTERS WITHIN S.R.C. RW TO BE BUILT IN ACCORDANCE WITH S.C. PERMIT & COMMENTS.
13. OBSTRUCTIONS ARE SHOWN ON THIS DRAWING ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND THE OWNER DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION.
14. EXISTING INLETS OR MANHOLES WHICH REMAIN SHALL BE MODIFIED TO SUIT NEW PAVEMENT CONSTRUCTION OR NEW BITUMINOUS PAVING.
15. EXISTING ZONING: 1 BL.
16. ALL PRESENT WORK OF AN ELECTRICAL OR MECHANICAL NATURE SHALL BE RAISED OR LOWERED AS REQUIRED BY THE NEW GRADES OF THE FOOTWAYS. THE BALTIMORE GAS AND ELECTRIC CO. WILL RELOCATE THE EXISTING UNDERGROUND SERVICE.
17. ALL EXISTING WORK OR NEW WORK WHICH HAS BEEN INSTALLED AND MAY BECOME DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED AND SUCH REPLACEMENT SHALL BE SUBJECT TO THE APPLICABLE SECTIONS OF THE SPECIFICATIONS.
18. THE CONTRACTOR SHALL PROCEED, CHECK, AND BE RESPONSIBLE FOR MEASUREMENTS AS MAY BE REQUIRED DURING THE PREPARATION OF ALL SHOP DRAWINGS.
19. THE EXISTING STRUCTURE ON THE SITE SHALL BE FAZED BY THE CONTRACTOR. SEE SPECIFICATIONS.
20. EXISTING RUBBER TANKS HAVE BEEN EMPTIED AND FILLED UP SOLID WITH SAND.



MAP	11-78
DESIGN	11-78
DATE	11/1/78
TYPE	11-78
BY	11-78
FINAL	11/1/78
BY	11-78

PROPOSED BUILDING	
FOR	
MR. M.B. FURMAN	
EASTERN AVE. & MARYLAND AVE. BALTIMORE, MD.	
HARRISON & GRAY	
ARCHITECTS	
DESIGNED BY	11-78
STRUCTURAL ENGINEER	11-78
CIVIL ENGINEER	11-78
ELECTRICAL ENGINEER	11-78
MECHANICAL ENGINEER	11-78
1 OF 4	AM