FROM AREA AND HEIGHT REGULATIONS 79 PETITION FOR ZONING VARIANCE

#33

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#72-115-A and lat

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SHOVER

TO THE ZONING COMMISSIONER OF BRETTING THE	
1. of the property situate in Baltime County and which is described in the description and plat attached hereto and made a part here county and which is described in the description and plat attached hereto and made a part here county and which is described in the description and plat attached hereto and made a part here county and which is described in the description and plat attached hereto and made a part here county and which is described in the description and plat attached hereto and made a part here.	pur. 20
400 2 4 to now t Of mathers for	ILICTION
hereby petition for a Variance from Section	extract. /
marking from right of way line of the atreet instead of the required 8!	TYPE .
	or 41 H

of the Zaning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for he supplicants for many years have operated difficulty)

The applicants for many years have operated a tavern in leased premises located about 2 blocks fron the subject property. The lease expired and the landlord wants the property for his own business of selling tile and the landlord wants the property for his own business of selling tile and baltining a transfer of the liquor license completion of building in accordance with approved commissioners subject to completion of building in accordance with approved the lot was taken by the County for road widening, it is impossible to have the required number of parting spaces unless the exception is granted. The granting of the exception will cause no problems, will not be detrimental to the health, welfare or morals of the community, while a failure to grant the exception will be an ext ame hardship to the applicants.

	See at	tached description
FOR FILING	Property is to be posted and advertise I, or we, agree to pay expenses of above petition, and further agree to and are to be be Ballmore county adopted pursuant to the Zo	ound by the zoning regulations and restrictions of
	Berty M. Musler Contract purchaser	Legal Owner
ORDER RECEIVED	Andress Saltimore, Maryland 212	Address C/o Louis H. Diven 217 E. Fayette Streat Baltimore, Maryland 21202
ORDE	Church Orac Petitioner's Attorney	Protestant's Attorney
	Address 1154 Med Not Beach	or of Baltimore County, this 14th day
	. September 197 1 that t	he subject matter of this petition be advertised, as

required by the Zoning Law of Battimore County, in two newspapers of general circulation inrough-out 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

Acri de Henria nissioner of Baltimore County. 10 100A 11/3/7/

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 14, 1971

Edward Azrael, Esq., 1154 Maryland National Bank Building Baltimore, Maryland 21202

RE: Type of Hearing: Variance Location: S/E Cor. Inglesice Ave., and Johnnycake Road Petitioner: Clifford L. Shover Committee Meeting of August 17, 1971

The Zoning Advisory Committee has reviewed the plens submitted with the above effectioned 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 property is located at the southeast corner of inclusive Avenus and Johnspake land. It is currently fearous with a one story concepts the building that is used as a braid store. There is not is a braid store. There is not is no concepts the south and southeast of the subject property in the concepts of the subject property in the concepts of the story of the life. Curb and gutter exists at this location.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisery Committee in connection with the subject item.

No portion of any parked whitele will be permitted to extend across the properly line into the public rights of wny. Therefore, the petitioner must provide the measurity physical barrier to prevent any encreachment such as erecting generalise resting the face of any corbs, att, a minimum of h fact from the property line.

Inglested Avenue, in the vicinity of this site is improved as a 14 feet closed type highway cross section as a Me feet right of any. This particular section of Ingleside Avenue appears to be

Beginning for the same at the southeast corner of Ingleside Avenue and Johnnycoke Road, thence running on the southwest side of Johnnycake Road S 33° 32' 20" 6.00 feet and by a curve to the right with a radius of 527.35' and length of 99.86' to a point, thence leaving the southwest side of Johnnycoke Road and running the two following courses and distances viz.. 1.) S 150 17' 50" E 92.82', 2.) N 71° 44' 10" W 140.59' to the cost side of Incluside avenue, thence running along the cast side of Incluside Avanue the four following courses and distances viz.. 1.) N 18° 13' 50" E 50.10', 2.) by a line to the right with a radius of 172 feet and length of 88.36', 3.) N 47º 41' 30" E 6.00 feet, 4.) by a curve to the right with a radius of 20 feet to the place of beginning

6

6

more a part of Wison Favenue as the relocated and improved intersection of Inglestic Avenue and Johnnycake Road lies approximately 275 feet northmasterly. There are in the field two (2) intersection, each designated by Saltimore County streat signs as inglestic Avenue and Johnnycake Road,

Obhanycake Road is improved as a 42-foot closed type highway cross section on a Offoot right of way. No further highway improvements are reaction from the foot of the foot of

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

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

The patitioner must provide necessary drainage facilities (temporary or parament) to present creating any missiness or damages to adjacent properties of the provided of the p

Abandament of Underground Tanks - shall be in accordance with the Baltimore County Fire Prevention Code.

No comment from the Buildings Engineer's Office at this time.

Fublic water supply and sanitary sewerage are available and serving

Edward Azrael, Esq. Page 2 Item 33 September 10, 1971

Storm Drains:

Water and Sanitary Semma:

BUILDINGS ENGINEER'S CEFICE:

No bearing on student population.

BOARD OF EDUCATION:

FIRE DEPARTMENT:

S. Frie Billenna, Zoning Courissions Attention: . Mr. Myar

FROM: Fire Prevention Bures

Clifford L. Shover

S/E corner, Ingleside Avenus and Johnnycake Road Zoning Agenda TTEM 6

(x) 1. Pire hydrants for the proposed site (are required and) shall be in accordance with Bultimore County Standards.

The hydrants shall be located at intervals of 300 feet along

() 2. A second mours of access is required for the site.

() 3. The desirend condition shown at

proceeds the marium allowed by the Fire Department.

() h. The site shall be made to comply with all applicable requirements of the Mational Fire Protection Association Standard Me. 101, " The life Sarkey Code", 1957 Edition, and the Fire Prevention Code prior to companny or communeusmit of operations

() 5. The owner shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101, "The Life Sarwiy Code", 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

() 6. The Fire Department has no comment on the proposed site.

(I) 7. Abandoment of Undergrounds Tanks - shall be in accordance with the Baltimore County Fire Prevention Code.

LT J.E T. L.

Note: Above comments indicated with a check apply.

Edward Azrael, Esq., er 14, 1971 Item 33

HEALTH DEPARTMENT:

Public water and sower is available to the site.

Food Control Community If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

Air Pollution Commont: The building or buildings on this site eay be subject to registration and compliance with the Haryland State Health Air Pollution Control Regulations. Additional Information may be obtained from the Division of Air Pollution, Buildings County Department of Health.

ZONING ADMINISTRATION DIVISION:

This office is accepting the subject patition; however, revised plans will be required to indicate the existing entrances and the re-final parking as requested by Ireffic Engineering.

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 fermarded to you in the most future.

Very truly yours, Oline L. Myes OLIVER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVIS DATE OCt. 12, 1971 PINK - AGENCY Martin Canada Bank Building Bull Mr. Bu

BALTIMORE COUNTY MARYLAND OFFICE OF FI. ACE - REVENUE DIVISION NOV. 2, 1971 ACCOUNT 01-662 AMOUNT \$53.50 PINE - AGENCY Messrs. Arrest and Gann 1154 Haryland National Bank Building Baltimore, Md. 21202 Advertising and posting of property for Clifford Shover

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Attn: Oliver '. Hyers FROM:

TO

SUBJECT:

Michael S. Flanigan Item 34 - ZAC - August 17, 1971
Proporty Owner: Clifford L, Shover
SE corner ingleside Avenue S Johnnycake Road
Variance from Section 409, 2C.4 to permit
parking with zero feet of street property
lines instead of the required eight fee.

The plan does not show existing conditions as to entrances und circulation. Entrances to this property must be at least 24 feet wide. It is also considered undesirable to allow whicles to park closer than 8 feet of the right of way line since parking of this nature severely reduces sight distance at the corners and driveways.

Michael S. Flanigan

Date September 20, 1971

JAN 7 1972

	Pursuant to the advertisement, posting of property, and public hearing on the above petition
900	nd it appearing that by reason of the following finding of facts that strict compliance with
	of it appearing that of reasons to make the second of the
ţ	ne Baltimore County Zoning Regularies and the Variances requested would nreasonable hardships upon the Petitioners and the Variances requested would
v	nreasonable hardships upon the Petitioners and die
	rant relief without substantial injury to the public health, safety and general
,	elfare of the locality involved,
·	ae above Variance should be had; and the mether separating that hap common about concentration of the separating that hap common as the separating that happened the separating that hap common as the separating that happened the separating that hap common as the separating that happened the separating the separating that happened the separating that happened the separating the separating that happened the separating the separating the separating the separating that happened the separating that happened the separating the separating the separating the separat
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	CONTROL STATE OF THE STATE OF T
	to permit Zero feet setback for parking from the right-
	to permit Zero lett setback to the required eight (8) feet should be granted. Variance of-way line instead of the required eight (8) feet should be granted.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County this
•	ay of November
1	ame is granted, from and after the date of this odce, to permit Zero feet aetback for pakking from the right-of-way line instead of the required eight (8) feet, subject to the approval of the site plan by the but do to Public Services and the Office of Planning and Zoning.
j	Rissuant to the advertisement, posting of property and public hearing on the above petition
11	and it pearing that by reason of
127	_ [
1	- Control of the Cont
-	
150	2
	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of 197, that the above Variance be and the same is hereby DENIED.
	Zoring Commissioner of Baltimore County

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PETITION	M	LPPII	NG	PRO	GRE	SS	SHEE	T		
FUNCTION	Woll Map C			Original Duplice			ate Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to utline								Na Na		
Denied										
Granted by CC, BA, CC, CA										
	7		(Chang	ed Pla	tline			cripti	cription

1154 Heryland No Beltimero, Heryl	tional Bar Building	C 1ten 33
	BALTIMORE COUNTY OFFICE OF	PLANNING AND ZONING
	County Office Bu 111 W. Chesapank Towson, Maryland	e Avenue
	Your Petition has ber rece	ived and accepted for filing
this 14th	day of September	1971
	Ži.	Her le Mer nor ERIC DINENMA, uning Commissioner
Patitioners 6116		11 13
Petitioner's At	corney <u>Edward Assess</u> Revi	and by Mive S. My
		Advisory Completes



CERTIFICATE OF PUBLICATION

L. Link Structor

Cout of Adventionment •

PRITICAL FOR A CONTROL OF THE PRITICAL PRITICAL

OFFICE OF

CATONSVILLE TIMES

ATONSVILLE, MD. 21228 October 18 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Bineana ZoningBozmissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

ished in Baltimore County, Maryland, once a week to

the same was innected in the issue/ of October 14, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

2516NS 72-115-4

CERTIFICATE OF POSTING ZONING DEFARTMENT OF BALTIMORE COUNTY

	Tousien, Maryland
District 15	Date of Posting. 0 e 7 16 - 1971
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DI STAPL I SA	YOUER AND
Location of property: SIJCOR	OF INGLESIDE AVE AND
SOHDRYE	F Old INCLESIDE AVE, SOFTIT-SOF
JOHNNYCHKERS (D) 7/5.	OF 22-1711
Posted by Charles 11. 11.	(a) Date of return OCT. 29-1971

