# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORPL SPONDENCE

TO Mr. S. Eric Di Nenna, Zoning Commissione. Date January 3, 1972

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #72-156-A. South ride of Merritt Avenue 98 feet east of Sollers Point Road.

Petition for Variance for rear yard and off-street parking

Donald W. Watson and Nelva K. Watson - Petitioners

12th District

HEARING: Monday, January 3, 1972 (1:00 P.M.)

The planning staff will offer no comment on the variances requested by this petition. If granted, the granting should be conditioned upon compliance with plans to be approved by the appropriate County agencies.

GL :msh



72-156-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Nelva K, Watson

MOSK we. Donald W. Watson and / 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.

for a Variance from Section 238,2 to permit a rear yard setback

of 0 feet instead of the required 30 feet, and from Section 409.206

to permit two parking spaces instead of the required 13 parking

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

The Petitioners' present building is too small for their present business, and the enlargement thereof will not increase traffic or the amount of space necessary for custeer use. All other buildings in the area are of local use, despite the business roadside zone; and, therefore, to continue to require business roadside use would be a mardship and an impracticality.

Property is to be posted and advertised as prescribed by Zoning Regulations.

2 Doctors, agree to pay expenses of above Variance advertising posting, etc., upon filing of this publics, and afterior agree to and are to be bound by the noning regular and restrictions of relations and restrictions of restrictions of the public of the property of the public of the pub

Monated W. Watera Melva K. Watson Legal Owners 2486 Keyway

Protestant's Attorney

Dundalk, Maryland 21222

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110172

Petitioner Attorney
T Bayard Williams, Jr.
6732 Holabird Avenue
Dundalk, Maryland 21222 ORDERED By The Zoning Commissioner of Baltimore

of. Neverber.

197 L., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through2 are "Baltimore County, that property be posted, and that the public heating be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building Proson, Baltimore County in Room 106, County Office Building to the County of Baltimore County in Room 106, County Office Building to the County Office Building to 1971 x 7120 o'clock

Emi De Kursa ommissioner of Baltimore County.

FRANK S. LEE

October 1, 1971

South side of Merritt Avenue 58 feet east of Sellers Point Rd. Let 14 Amended pirt of "Milers" 13/113 12th District Balbimore County, Maryland

Beginning for the same on the south side of Merritt Avenue at the deltance of \$9 feet measured along the south side of Merritt Avenue from the point of intersection of the southside of Merritt Avenue with the each side of Soliers Foint Road, and thence running and binding on the same side of Soliers Foint Road, and thence running and binding of the more leaving Merritt Avenue and running for three lines of divisions as follows: South 80 degrees \$13 minutes Nest \$140 feet to the morth side of Rilers Avenue (30 feet wide) tempore along the morth side of Alers out of the south \$9 degrees \$17 minutes Nest \$160 feet to the place of beginning.



BALTIMORE COUNTY MARY AND OFFICE OF FINAL REVENUE DIVISION

16 2

Dec. 13, 1971 ACCOUNT 01-662

DISTRIBUTION

Natson Laundry 5 Cleaning Co. 2113 Merritt Ave. Baltimore, Md. 21222 Pe tition for Varience 172,156-A

25.00 MSD

## BALTIMORE COUNTY MARYLAND

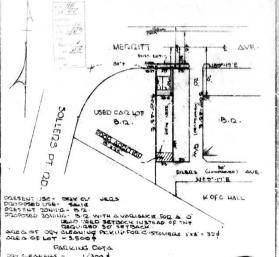
INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna TO. Zoning Commissioner Date December 16, 1971

SUBJECT Zoning Advisory Agenda Item . 190

November 23, 1971 Donald W. Watson, et ux S/S of Merritt Boulevard, 80' E of

This plan has been reviewed and there are no site-planning factors



DAY CLEADERS - 1/300 \$
10. OF EMPLOYEES 2'-18980 FOR EVERY 3 BAPLOYEES
14. OF SPACES - 2
14. OF SPACES SHOWN - 2

THE MAN NOTED PLAT OF ELECTS

ELECTS FRANK BLEE

December 9, 1971

T. Bayard Williams, Jr., Esq. 6732 Holebird Avenus Dundal's, Maryland 21222

RE: Type of Mearing: Variance Location: S/S of Marritt Blvd., 80' E, of Callers Foln Road Patitioner: Densid W. Mutson, et um Committee Meating of "vanbor 23, 1971 3rd District lies 80

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

of Nerritt Avenue just need by the South of the south stde of Nerritt Avenue just need of fix intersection with Sollers Foint Nood. 1. is currently improved with a one-stary concrete block that the sollers is a concrete part of the sollers of the sollers for the sollers is a concrete part of the wind in an of clear. East of the subject site is a wind err ine, to the rear is a hights of Columbus Init, and serous the street on the north side of Herritt Avenue is a corry-out shop. There is existing curb and gutter at this location.

BUREAU OF ENGINEERING:

General:

Baltimore Count, utilities and highway improvements are not involved. The status of the unitaryowed 20-foot right-of-way and the unitaryowed filter Avenue & unitaryou. It should be the caspontbillity of the Petitioner to sportion and clarify any rights therein.

This office has no further comment in regard to the plan submitted to the Zoning Advisory Committee for review in connectio, with this Item.

The curr shall comply with all applicable requirement of the Maximum Fire Protection Association Standard No. 101,

T. Bayard Williams, Jr. Itom 80 Page 2 December 9, 1971

"The Life Safety Code", 1957 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

EMARO OF EDUCATION:

No bearing on student population.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

DEPT. OF TRAFFIC ENGINEERING:

Revised plans showing props, parking data must be filed before the hearing  $\dot{\alpha}_{\rm t} \, t \, \sigma_{\rm t}$ 

HEALTH DEPARTMENT:

Since matropolitan water and sever are available to the site, no health hozards are anticipated.

ZONING ADMINISTRATION DIVISION:

In reviewing the plan as substitud, along with the pattien, there appears to be soon discrepancy between the around of parking papears at the soon of the region of the sound of parking papears are soon of the sound of the region of the region

This service is accepted for filing on the date of the enclosed filing or ... fleete. Metics of the hearing date ent time, which will be held not twe time 30, nor more than 90 days after the date on the filing certificate, will be formatched to you in the new future.

Yery truly yours, Oliver I. Mysa

OLIVER L. HYERS, Chulrman

JJDJr.:JD

PETITION	M	APPI	NG	PROGRESS			SHEET			
FUNCTION	Wall Map				Duplicate		Tracing		200 Shee	
	date	by	date	by	date	by	date	be	date	by
Descriptions checked and outline plotted on navo										-
Petition number added to outline										-
Denied										-
Granted by ZC, BA, CC, CA	7									
Reviewed by:	af		С	hange	d Plan	line o	r desc	riptio	n	

DATE Jan.	1, 1972	_ACCOUNT_	01-662			
		AMOUNT_	\$44.00	-41.75		
		TRIBUTION				
Watson Lound	ry & clea	ning Co.	YELLOW	CUSTOMER		
2113 Merritt Baltimore, Hd						
Advertising a	nd postin	g of proper	ty			
		91830		44.00		

District 12 1

CERTIFICATE OF POSTING ONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting Sec - 16 - 1971 Posted for Heating Monday Jan 3 1925 688 P.M. Petitioner Donald W Water

# 720156

Location of property & list of month one 98 6 Salle BL Rd Location of Signs I Sign Post I en Mont Mention & Existing

My Chan, Stre & m. Walner

Posted by Mark It Need

Date of return /2 22 21

.. Bayard Williams, Jr. 6732 Holabird Avenue Dundalk, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

etitione: : Poneld V. Watson, et ur Petitioner's Attorney T. Bayard Williams

MAR 0 3 1972

Parsuant 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 the Baltimort, County Zoning Regulations, would result in practical difficulty and unreasonable hardship upon the petitioners, Variances the above should be had; and it further appearing that by reason of ... the granting of the variances requested will not adversely affect the safety, health or general welfare of the community Variances to Sec. 238, 2 to permit a rear yard of 0' instead of the required 30' systems and Sec. 409, 2 to permit two (2) parking spaces instead of the required 13 IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_ Variances day of January 19772, that the herein Petition for/a-Merimuseshould be and the sime is granted, from and after the date of this order, to permit rear yard setback of zero feet instead of the required 30 feet and to permit two fel. pagings represented the required thirteen (13) spaces, subject to approve of site plan by the Bureau Zoning Commissioner of Baltimore County of Public Services and Office of Planning 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. 17 IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_\_ day 

Zoning Commissioner of Baltimore County

#### PETITION FOR A VARIANCE INA DISTRICT

ZONING, Putition for Variances Rear Yard and Off-size

LOCATION: South side of Merr Avenue 98 Feet East of Solle Point Road

DATE & TIME: MONDAY, JANU-ARY 3, 1972, at 1:00 P.M. PUBLIC HEARDCI: Room 108, County Cifico Building, Ill W. Chempesite Avenue, Towen

The Zoning Commit elimer of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a mabile banders.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of Zero feet instead of the required 39 feet; and to permit two (2) parking spaces instead of the required thritees.

The Zoning Requisition to be excepted as follows: Section 238.2 - Lear Yards - 30

Section 409,266 - Parking -1 fc each 200 square feet of tota floor area.

District of Baltimore County District of Baltimore County District of Baltimore County and the County District of Baltimore County County District Office Instance of Bird Instance of Conference of County District Office Instance of County District Office Instance Instance Desiration (Instance and County District Office Instance County Distr

dates of Eller's Avenue South
degrees I'll insides Weet 25 et
and thomes remines Worth 56 et
and thomes remines Worth 16 et
degrees 43 insines Worth 16 et
to the place of beginning.
Being the property of Donald 1
Watson and Neive K, Watson,
shown on plat part I'vel witz 1
Zoning Department,
Bearing Dates Menday, Janua
3, 1977 at 150 P.M.
Public Hostraing Room 164, Com
ty Office Indiding, Ill W, Cheen
peake Avenue, Formon, Md.

ZONING COMMISSIONER BALTIMORE COUNTY

### CERTIFICATE OF PUBLICATION

### OFFICE OF Dundalk Eagle

38 N. Dundaik Ave. Dundaik, Md. 21222

December 18, 19 71

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY in the Matter of Petetion For Variance by Donald & Relva Metron was inserted in **The Dundollk Eagle** a weekly news-

paper published in Raltimore County, Maryland, once manufacture weeks before the

17th day of December 1

1971 ; that is to say,

the same was inserted in the issues of December 16,1973

Kimbel Publication, Inc.

Publishe Publishe



# CERTIFICATE OF PUBLICATION

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Cosi of Advertisement, \$\_\_\_\_

Canal Contract

Usw Harmin

ortanti.