

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the undersigned, legal owner and the property situated 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 100.2b (5) & (6) to permit a parking space instead of the required 13.

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

See attached description

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

Contract purchaser _____ Legal Owner _____

Address _____ Address 1500 J. J. Roberts _____

Petitioner's Attorney _____ Protester's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of January 1972, 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 23rd day of February, 1972, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Being located at the Southwest corner of Sulphur Spring Road and Carville Avenue and known as Lot No 100 of Plat 2 of the Subdivision of "North Haleshorpe" and recorded in the Land Records of Baltimore County in Liber 7 Folio No 140

BA. MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 18, 1972

FROM: George E. Gavelli, Director of Planning

SUBJECT: Petition #72-180-A. Southwest corner of Sulphur Spring Road and Carville Avenue
Petition for variance for parking
Frederick B. Williams, et al

13th District

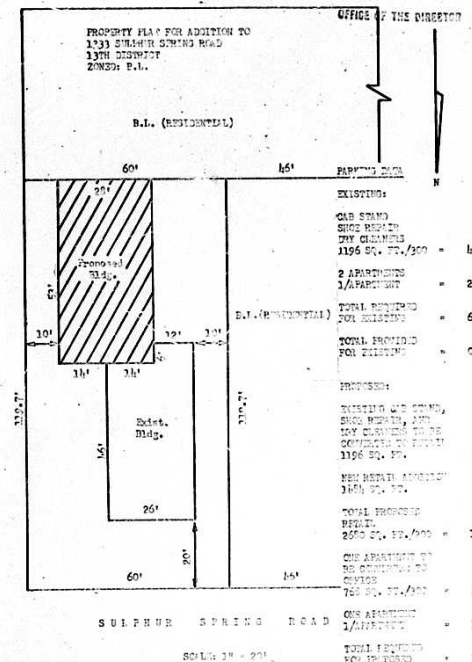
HEARING: Wednesday, February 23, 1972 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to make:

In view of the existing parking problem in Arbutus this office cannot endorse the proposed expansion of development on this property unless some "off-street" parking is provided either on or adjacent to this property.

If it is determined that the petitioner can meet the proof of Sec. 502.1 development should be conditioned to conforming to an approved site plan.

GEG:NEG:em



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 3, 1972

Mr. Frederick B. Williams
1500 J. J. Roberts Avenue
Baltimore, Maryland 21220

RE: Type of Hearing: Variance from Sec. 100.2b (5) & (6) to permit 0 parking spaces instead of the required 13.
Location: SW Cor. Sulphur Spring Road & Carville Ave.
Committee Meeting of January 19, 1972
13th District Petitioner: Frederick B. Williams, et al

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 southwest corner of Sulphur Spring Road and Carville Avenue in the 13th District. It is currently improved with a 2 1/2 story building that contains several units at present, among these are two apartments, a tenant stand and office, a shoe store, and a dry cleaners. The request is to add an extension to the existing building without providing additional parking. There is existing parking on the street, which is entered by the County. Taxicabs that are not on the road park at these meters when they are not in service. There is residential both to the south and east of the existing properties. There is a small 10 foot driveway on the west side of this site, and the other three corners are improved with commercial structures, and there is an existing County Revenue Authority parking lot approximately a block from this site.

BUREAU OF ENGINEERING:

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

Highways:

No further Highway Improvements are proposed for Carville Avenue and Sulphur Spring Road. Sulphur Spring Road, in the vicinity of this property was selected and is to be under a State

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Highway Administration Contract as a closed-type roadway cross section on a right-of-way of varying width.

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

Storm Drainage

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface 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 Sewers

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

PROJECT PLANNING DIVISION:

The Office of Planning has reviewed the subject site plan and offers the following comments:

It appears that the petitioner is overdeveloping the site. The site should be redesigned to provide some parking.

DEPT. OF TRAFFIC ENGINEERING:

The petitioner is requesting a parking variance from 13 parking spaces to 0 parking spaces. This area has parking problems now and any variance would only increase that problem.

BOARD OF EDUCATION:

No hearing on student population.

HEALTH DEPARTMENT:

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

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FIRE PREVENTION:

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

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

JJD:JD

Enc.

PETITION MAPPING PROGRESS SHEET

FUNCTION	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 ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>			Revised Plans:		Change in outline or description		Yes		No	
Previous case: <i>[Signature]</i>			Map #							

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *13th* Date of Posting: *Feb 5, 1972*
Posted for: *[Signature]*
Petitioner: *Frederick B. Williams*
Location of property: *SW Cor. Sulphur Spring Road & Carville Ave.*
Location of Sign: *SW Cor. Sulphur Spring Road & Carville Ave.*
Remarks: *[Signature]*
Filed by: *[Signature]* Date of return: *Feb 11, 1972*

MAY 15 1972

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 above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 197, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that by reason of strict compliance with the Baltimore County Zoning

Regulations would not result in practical difficulty and unreasonable hardship

upon the Petitioner and would not be in strict harmony with the spirit and intent

of the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day

of 197, that the above Variance be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 3, 1972

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 3rd day of February, 1972, the first publication appearing on the 3rd day of February, 1972.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$.

PETITION FOR VARIANCE
TO BE GRANTED
BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY
FOR THE PURPOSE OF VARIANCE FOR
LOCATED: Residential corner of
Sulphur Spring Road and Christie
Avenue
APPLICANT: Frederick B. Williams, Jr.
211 W. Chesapeake Avenue, Towson, Md.
1106
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, do hereby certify that the above Petition for a Variance was filed with the Zoning Commission of Baltimore County on the 3rd day of February, 1972, and that the same was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 3rd day of February, 1972, the first publication appearing on the 3rd day of February, 1972.

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., Feb. 16, 1972

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., on the 16th day of February, 1972, the first publication appearing on the 16th day of February, 1972.

THE TIMES

Manager

John H. Martin

Cost of Advertisement \$ 14.00

Pub. J 7410

Reg. No. A 9728

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1548

DATE Feb. 22, 1972 ACCOUNT 01-662

AMOUNT \$47.50

DISTRIBUTION
WHITE - CASHIER
FREDERICK B. WILLIAMS
1333 Sulphur Spring Rd.
Baltimore, Md. 21227
advertising and posting of property
#72-180-A 4750

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1512

DATE Jan. 28, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
FREDERICK B. WILLIAMS
1333 Sulphur Spring Rd.
Baltimore, Md. 21227
Petition for Variance
#72-180-A 2500

Mr. Frederick B. Williams
1333 Sulphur Spring Rd.
Baltimore, Md. 21227

Item 111

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 18th day of January 1972

FREDERICK B. WILLIAMS
Zoning Commissioner

Petitioner: Frederick B. Williams

Petitioner's Attorney Reviewed by Chairman of Advisory Committee

Mr. Frederick B. Williams
1333 Sulphur Spring Rd.
Baltimore, Md. 21227

Item 111

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