72-23-PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTWORE COUNTY THAT COMPANY, Trustee, and Union Mercantile Safe Deposit and Trust Company, Trustee, and Union I of William Company of Maryland - agent for Mrs. Neuch Moore Lazarus I, or which is described in the describion and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section_409.2h.(3) - to permit seventy-eight

(78) parking spaces instead of the required one hundred and eighty-

FOR

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ORDE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) NW 7:5

See attached description

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

122 ve. 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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

MERCANTIFEGRAPS DEPOSIT AND TRUST COMPANYTRUSTES ONLY OF TRUSTES OF THE STATE OF THE ST Contract purchaser (5:00) Legal Owner
Address 240 S. NONTFORD AVENUE HILLIAND AVENUE PROPERTY OF THE CONTRACT OF THE CONTRACT

.DAT.TIMORE .. MD .. 21224 ... --

Baltimore, Md. 21201 Protestant's Attorney

2/1/22

Rd.

1997' NH

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Reisterstown Road (U.S. 140) is a State road; therefore, drainage quirements as they affect the road come under the jurisdiction of the ste Highway Administration.

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 installetion of drainage facilities, would be the full responsibility of the Petitions.

Public water supply and sanitary sewerage are available and serving

 The comments of the State Highway Administration must be complied with. The owners have obtained a building permit to utilize a portion of the building for a research. Further expansion will only overtax the poor access and circulation that exists on the site.

This offfice has reviewed the subject site plan and offers the

Metropolitan water and sewer are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimare County Department of Health, for review and approval.

The potitioner is requesting a parking variance from the required 187 parking spaces to 78, for a oth 1 loss of 100 parking spaces. This area is already experiencing severe parking problems and any decrease in

Edward Azrael, Esq. Pe: Mercantile Safe Deposit and Trust, et al

Water and Sanitary Sewers

PROJECT PLANNING DIVISION:

DEPT. OF TRAFFIC ENGINEERING:

Page 2 Item 132 March 9, 1972

EDNARD AZRAEL
Petitioner's Attorney Address 10 LIGHT ST., PALTO., MD.

ORDERED By The Zoning Commissioner of Baltimore County, this

of March 197 2, 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-out Baltimore County, that property be posted, and that the public hearing be had before the Zuning Compensationer of Baltimore County in Room 103, County Office Building in Towson, Baltimoreday of April 197 2 at 10:00 o'clock 10th

. . M.

OLIVER L MYER

BUILDINGS EXCISE

DETARTMENT OF TRAFFIC ENGINEERS

RUREAU OF FIRE PRIVINGS

HEATTH DETAILED PROTECT PLANTING

BOARD OF SECRETION

10.21 oner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Harch 9, 1972

Edward Azrael, Esq., 10 Ligh. Street Baltimore, Haryland 21202

RE: Type of Hearing: "erking Variance Location:NE/S Reisterstown Road, 1997: My of Slade Avenue Petitioner: Mercentile Safe Deposit and Trust, et al 3rd District It.—192

Dear Sire

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 northeast side of Relisteration Read 1997 feet northwest of Sleds Avenue. It is presently improved with a scatter ATP store which is now Loing reserving the store and the store of the north is an extension and the store of the scattering automotives use as a restaurant. To the north is an existing automotive would be supported to the read of the site is an existing automotive service attains and adjoining priving areas for retail stores. Across Resisterstown Road, and consolie from the site is a funeral home. There is existing curve and getter at this location.

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.

Reisterstown Road (U.S. 140) is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

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

DESCRIPTION FOR VARIANCE

TO PARKING

Beginning at a point on the northeast side of Reisterstown Road, upproximately 1997' northwest of Siade Avenue and thence running the nine (9) following courses and distances: N 27°45' W 68'±; N 42°44' E 100'±; N 27°45' W 100'+; N 42°44' E 117'+; S 27°45' E 300'+; S 42°44' W 117'1; N 27°45' W 84'1; S 62°15' W 55'1; and S 31°46' W 40' to the place of beginning.

FOR ZONING PURPOSES ONLY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric D Nenna, Zoning Commissioner Date. April 10, 1972

FROM Laslie H. Groef, Deputy Director of Planning

SUBJECT. Petition 772-233-A. Northeast side of Reisterstown Road 1997 feet Northwest

of Slade Avenue.
Petition for Variance for off-street parking
Mrs. Nevah Moore Lazarus, et al – Petitioner

3rd District

HEARING: Monday, April 10, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject perition

In view of the existing traffic problems on Reisturstown Road and parking deficit in the Pikesville business district we concur with the concern of the County's and State's traffic technicians; therefore, we recommend that this variance not be granted.

LHG-NEG-F

BALTIMORE COUNTY, MARYLAND

January 26, 1372

FROM: Michael S. Flanigan

SUBJECT: Item 118 - ZAC - January 25, 1972 Property Owner: Charles H. Seiler, SW/S Central Ave. 6 NW/S Bond Ave. S.E. for a Centery

The subject petition is not expected to create any traffic

MSF: nr

Edward Azrael, Esq. Re: Mercantile Safe Deposit and Trust, et al

the required parking will only intensify these problems.

The plan must be revised prior to the hearing to show the canopy being built on the side of the building within the proposed parking area.

STATE HIGHWAY ADMINISTRATION:

The subject plan indicates the proposal for parking spaces between the building and the sidewalk along Reisterstom Rood. Therefore, the plan must be revised to indicate a personnet berrier between the spaces and the Right of Way line. It is our opinion that the plan should be revised prior to a hearing date being assistance.

The Pikesville area of Reisterstown Road is extremely congested. There is a great lack of purking in the area. If the subject business is allowed to ny-arts without sufficient marking, problems could be experienced on Reisterstown Road,

ZONING ADMINISTRATION DIVISION:

This petition is accopied for filing; however, revised plans reflecting the comments of both the State Highway identification and the Dest. of Treffic Engineering should be submitted when the hearing date.

This petition is accepted for filing on the date of the enclosed ling certificate. Notice of the hearing date and tine, 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.

Olive d. M. OLIVER L. MYERS, Chair

Very truly yours.

A STATE OF THE PARTY OF THE PAR
Pursuant to the adversion, posting of property, and publicarring on the above specificar,
and it appearing that by . *asoa of the following finding of facts that strict compliance.
with the Baltimore County Zoning Regulations would result in practi-
cal difficulty and unreasonable hardsbig upon the Petitioners.
the above Variance should be had; and it further appearing that by reason of the granting.
of the Variance requested not adversely affecting the health, safety
and general welfare of the community,
to permit seventy-eight (78) parking spaces in- a Variance Afraid of the required one bundred and eighty- should be granted seven (187) spaces
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of April
same is Stanled, from and after the date of this Order, to perguit seventh eight (78) jarking spaces measured and of the railing spaces are standard and eighty eaven (187) spaces, subject to eaven (187) spaces, subject to the approval of a site plan by Zoning Commissioher of Baltimore County the better Highway Administration, the Bureau of Public Services and the Office of Planning and Zoning Braunau to the abstratement, posting of property and public hearing on the show petition
and Happearing that by reason of.
meritaria.
121
- Op
the above Variance should NOT BE GRANTED.
IT 'S ORDERED by the Zoning Commissioner of Baltimore County, thisday
of
Zoning Commissioner of Baltimore County

proming into Valence and interest and intere

CERTIFICATE OF PUBLICATION

L. Leank Streets
Manager.

Cost of Advertisement, \$_____

FETTION 17: A CONTROL OF THE PARTY OF THE PA

ORIG

OFFICE OF

OCOMMUNITE IMES

RANDALLSTOWN, ML. 21133 March 27- 1972

THIS IS TO CERTIFY, that the annexed advertisement of 3. Eric Dimenna Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TRIES, a weekly newsysate published in Baltimore County, Maryland, once a week for the property of the same was inserted in the issue of Norch 23, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth morgan

Edward Agreel, Esq., 10 Light Street Seltimore, Maryland 21202 Item 132

ALTIMORE COUNTY OFFICE OF PLANNING AND ZON. NG

County Office Building 111 W. Chesapanke Avenue Towson, Maryland 21264

- Besteley has been received and accepted for filling

9th day of <u>Herch 9</u> 197K

S. ENIC DIRENTA,

Petitioners Hercentile Safe Deposit

Petitioner's Attorney Edward Azreel

Reviewed by Misse J. Mysself Chairman of Advisory Committee

PETITION FUNCTION	MAPPING			PROGRESS			SHEET			
	Wall Map		Original		Duplicate		Troting		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: OPP					d Pla		or des		L	

1516N

73-233-1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 7 Rd.

Date of Posting HARCH 25-1972

Posted for WARIANCE Postitioner HAS. NEVAN. MORE LAZARUSSMAT.

Location of property. NESS. OF RESERTS TOWN Road 1997 ET N.W.

Location of Signs. F/S. O.F. NAISTONEN ROAD. 2025 FT. D. O.S.
SLADE AVE.

Remarks:
Posted by Charles 21.2 Leal Date of return: MARCH 30-1972.

BALTMORE COUNTY, MARYLAND OFFICE OF PHANCE REVENUE 2 1950N MISCELLANEOUS CASH RECEIPT

DATE April 10, 1972 ACCOUNT 01-662

AMOUNT \$1/1.00

DISTRIBUTION
PING - AGENCY YE

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Piresville
1017 Reisterston Host
Piresville
1027 Reisterston Host
Advertising and present for Krs.
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472-233-4

BALTIMORE C NTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 20, 1972 ACCOUNT 01-362

AMOUNT \$25.90

MESSES. Agrael And Garm.

1154 Maryland Marienal Bank Suilding
Saltimore, Md. 21202

Perition for Vatiance forkes, Nevah Moor Lagarus

272-233-4

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