

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

For we, Charles Zaccari and Lenore E. Zaccari, 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 409, 2b(5 & 6) to permit eleven (11) off-street parking spaces in lieu of the required twenty-one (21) off-street parking spaces.

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.

1. The original building which was constructed in 1959 is built and designed for a second floor; it being anticipated at that time, that a second floor would be added as is now planned.
2. That at the time of the construction of the existing building, there was no requirement for any specific number of parking spaces for a building of this size.
3. That with the addition of the planned second floor, which will be used for offices, there would be required 21 spaces with nine (9) existing on the present site and the use of two (2) additional spaces on the adjacent property, of which we own 50%; thereby providing a total of eleven (11) off-street parking spaces for our existing and proposed building, which when the second floor is complete will require 21 off-street parking spaces, as the first floor of the building will be used for retail sales, with the second being applied for office use, for which no additional space is available on immediate contiguous property. (Specify this variance is for parking spaces.)

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 Charles Zaccari
Legal Owner Lenore E. Zaccari
Address Jarrettville Pike, P.O. Box 160, Phoenix, Md.
Petitioner's Attorney Shirley D. Thomas
Protestant's Attorney _____
Address _____
DATE May 1, 1972 ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of May, 1972.

Attest: Shirley D. Thomas
Zoning Commissioner of Baltimore County.
Signed: Shirley D. Thomas
Zoning Commissioner of Baltimore County.
Signed: Shirley D. Thomas
Zoning Commissioner of Baltimore County.

DESCRIPTION TO ACCOMPANY APPLICATION FOR ZONING VARIANCE

CHARLES ZACCARI AND WIFE
10TH ELECTION DISTRICT

BEGINNING for the same at a point 204.29' East of Jarrettville Pike on the West side of Sweet Air Road and thence running along the West side of Sweet Air Road S24°16'E 40.07' to a point and thence running S62°15'30" W 169.44' to a point, and thence running N24°16'W 40.07' to a point, and thence running N62°15'30" E 169.44' to the place of beginning.

BEING recorded among the Land Records of Baltimore County in Liber G, L, E, 2644, Folio 383.

Containing 6560 Sq. Ft. more or less.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Attn: Oliver L. Myers
FROM: Michael S. Flanagan
DATE: May 4, 1972
SUBJECT: Item 162 - ZAC - April 4, 1972
Property Owner: Charles & Lenore Zaccari
Sweet Air Road S. of Jarrettville Pike
Variance from 409.2b (5 & 6) to permit 11 spaces instead of the required 21 - District 10

This department believes that parking is an important part of any site and opposes the granting of a parking variance to this site.

Michael S. Flanagan
Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 2168
DATE May 1, 1972 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
Zaccari's Toy Co.
P.O. Box 160
Phoenix, Md. 21131
Petition for Variance
#72-265-A
1
25.00

ORDER RECEIVED FOR FILING
DATE May 3, 1972
BY Shirley D. Thomas
Zoning Commissioner

72-265-A
#162

PETITION FOR A VARIANCE
FROM THE ZONING
REGULATIONS OF BALTIMORE COUNTY
TO THE ZONING
LAW OF BALTIMORE COUNTY
FOR THE PURPOSE OF
PERMITTING THE
CONSTRUCTION OF A
SECOND FLOOR ON THE
EXISTING BUILDING
SITUATE IN BALTIMORE COUNTY
AND WHICH IS DESCRIBED IN THE
DESCRIPTION AND PLAT ATTACHED
HERETO AND MADE A PART
HEREOF.

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 May 8 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna, Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one consecutive
week before the 8th day of MAY 1972 that is to say, the same
was inserted in the issue of May 4, 1972.

STROMBERG PUBLICATIONS, INC.

By Ruth Morgan

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HERETO AND MADE A PART
HEREOF.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 8, 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. once a week
at one time consecutive before the 22nd
day of May 1972, the 1972 publication
appearing on the 18th day of MAY
1972.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10 Date of Posting 5-4-72
Posted for Charles Zaccari
Petitioner: Charles Zaccari
Location of property: 111 W. Chapeau Avenue, Towson, Md.
Location of Signs: 1 Sign Posted on each Side of Street
Remarks: Post on each side of street
Posted by Michael S. Flanagan Date of return: 5-11-72

Nathaniel M. Baldwin, Esq.,
24 W. Penn. Ave.,
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chapeau Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 4th day of April 1972
Shirley D. Thomas
S. ERIC DINENNA,
Zoning Commissioner
Petitioner: Charles and Lenore Zaccari
Petitioner's Attorney _____
Reviewed by Shirley D. Thomas
Chairman,
Advisory Committee

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 3, 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 failure to show practical difficulty or unreasonable
hardship -----

the above Variance should NOT BE GRANTED.

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

March -----, 197 3, that the above Variance be and the same is hereby DENIED.

James E. Hagan
DEPUTY Zoning Commissioner of Baltimore County

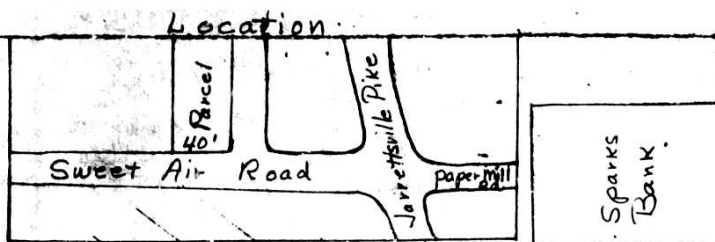
ORDER RECEIVED FOR FILING

DATE March 2, 1973

BY [Signature]
ADMINISTRATIVE ASSISTANT

Dwg No. G3975G
File No. 362

10th Election District
Existing Zoning BM



Parcel #1

$$\frac{5040}{200} = 26 \text{ spaces required}$$

Parcel #1

Use: Retail Stores

Total Floor Area = 5040 sq. ft.

Parking Required = 26 sp

Parking Provided = 28 SP

Parcel #2

Use: 1st Floor - Retail Stores

2nd Floor - Proposed Offices

Total Floor Area = 1st Floor 3000 sq. ft.

2nd Floor 3000 sq. ft.

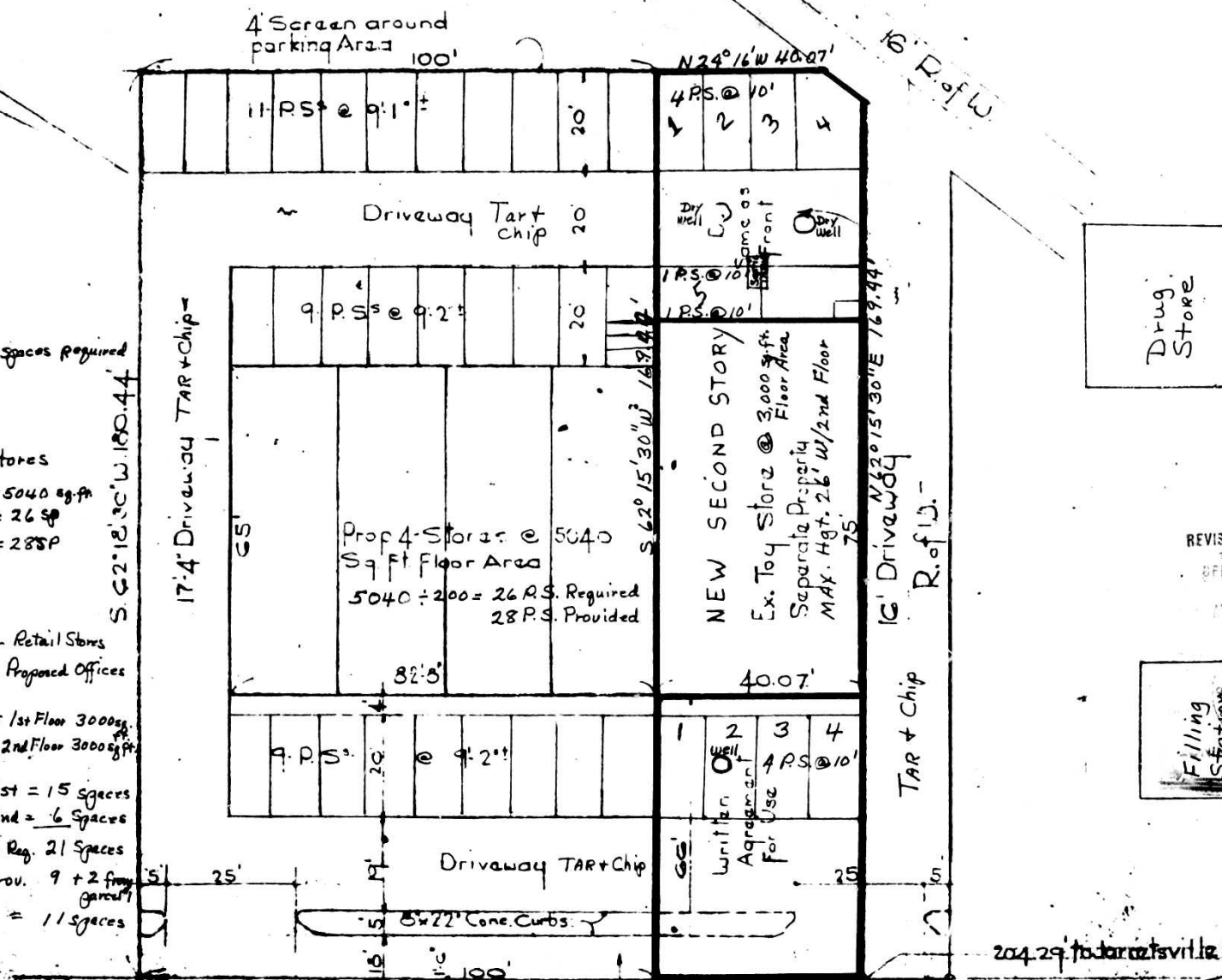
Parking Required = 1st = 15 spaces

2nd = 6 Spaces

Total Req. 21 Spaces

Total Prov. 9 + 2 from garage

= 11 Spaces

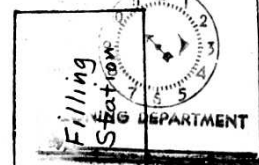


REVISED PLANS

4/68

OFFICE COPY

APR 24 1979 AM



S.D.S. Regs

by Jetter & Co.,
John E. Meyers

2.0% grade up

Site of Plan

Scale: 1" = 20'

