

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raymond J. Jara, 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 238.2 of the Zoning Regulations of Baltimore County, to allow the property to be used for a Manufacturing and Warehouse use, instead of the required Residential use.

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

Existing building setback is non-conforming, and under present regulations the property could be rendered useless if more than 75% was destroyed. Present setback requirements create a hardship upon the existing site as owner cannot expand to comply with need and maintain competition.

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: Raymond J. Jara Legal Owner
Address: 109 Wabash Avenue
Relisterstown, Maryland 21136
Petitioner's Attorney: Frank E. Ciccone
Protestant's Attorney: Frank E. Ciccone
Address: Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

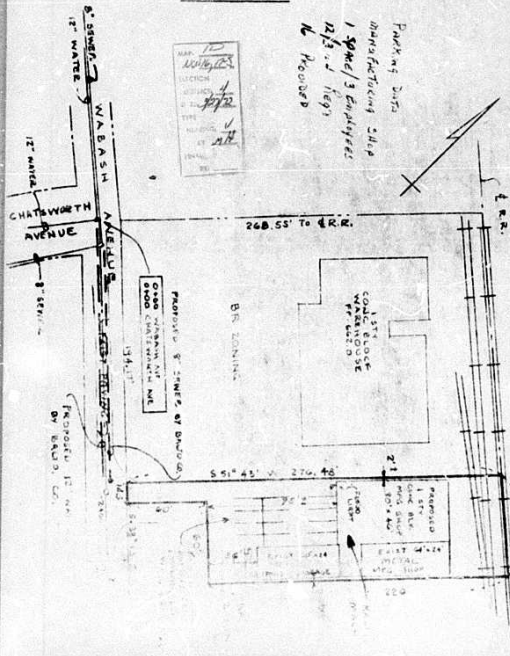
of April, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of May, 1972, at 11:00 o'clock.

(over)

109 WABASH AVENUE, RELISTERSTOWN, MARYLAND
DESCRIPTION

Beginning on the Northeast side of Wabash Avenue, approximately 194' Southeast of the centerline of Chatsworth Avenue and thence running the following courses and distances: Southeasterly 14.5', Northeasterly 60', Southeasterly 60', Northeasterly 220', N 40°34' W 74.10', S 51°43' W 275.48' to the place of beginning.

PROPERTY OF RALOID MACHINE CO.
109 WABASH AVE. 4TH ELECTIONS DIST.
PRESENT ZONING: DR AREA .874 ACRES
SCALE 1" = 50'



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 10, 1972

Frank E. Ciccone, Esq.,
Jefferson Building
Towson, Maryland 21204

RE: Type of Hearing: Variance from Section 238.2 - side yards
Location: NE/S Wabash Avenue, 194' S/E of Chatsworth Avenue
Petitioner: Raymond Jara
4th District
Item 165

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 northeast side of Wabash Avenue, 194' southeast of Chatsworth Avenue, in the 4th Election District of Baltimore County. The property is improved with two existing one-story metal buildings that are used as an electronic and precision instrument assembly plant. The property is bordered by the railroad tracks at the rear, by a one-story concrete block warehouse on the northwest, and unimproved property on the southeast. There is no curb and gutter existing along Wabash Avenue at this location.

REMARKS OF ENGINEERING:

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.

Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, based upon the center line of the present 30-foot width, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening.

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The status of a 20-foot right-of-way across the rear of this site, and the Western Maryland Railroad right-of-way is unknown. It is the responsibility of the petitioner to ascertain and clarify rights therein. These rights-of-way should be indicated on the submitted plan.

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

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drains:

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 Sewer:

Public water supply and sanitary sewerage will be available to serve this site upon completion of the construction of these public utilities, Job Orders 1 and 2-2-225 (See Drawings #70-0723, File 1 and #70-0742, File 3) now under Contract 70002 S2 and 70002 M1.

PROJECT PLANNING DIVISION:

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

The site plan must be revised since the parking layout does not work to show adequate size parking spaces and drives.

DEPT. OF TRAFFIC ENGINEERING:

The following problems were noted at this site.

1. The driveway to this site does not meet County standards.

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2. The parking area does not meet County standards.

3. The loading equipment now on the parking lot is not shown on the plan.

FIRE DEPARTMENT:

Fire hydrants for the proposed site (are required and) shall be in accordance with Baltimore County Standards.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Metropolitan water and sewer must be extended to the site prior to approval of building permit.

ZONING ADMINISTRATION DIVISION:

Although this petition is accepted for filing, we are requiring that revised plans be submitted to this office prior to the hearing that indicate the following:

1. Proper parking spaces and aislemways.
2. Type of surface on parking lot.
3. Location of the wood frame garage on the front of this site.
4. Location plat.

The petitioner is also advised to make adjustments to the site plan, as indicated by the Bureau of Engineering and Department of Traffic 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

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be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JC

Enc.

Zoning Commissioner of Baltimore County

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Facing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 			Revised Plans: Change in outline or description				Yes		
Previous case: _____			Map # _____				No		

By Ruth Morgan

THE JEFFERSONIAN
L. Frank Struth
 Manager.
 Cost of Advertisement, \$.....

Reviewed by Walter F. Meyer
Chairman,
Advisory Committee

WHITE - CASHIER
Cash
Advertising and posting of property for Raymond Jada
#72-266-A

2377 6RNY 22 38.00CH