

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit 14.98 feet on the north side yard and 6.99 feet on the south side yard instead of the required 30 feet; and to permit 17 parking spaces instead of the required 39 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of June, 1967, that the herein Petition for a Variance should be and the

same be granted from and after the date of this Order, to permit 14.98 feet on the north side yard and 6.99 feet on the south side yard instead of the required 30 feet; and to permit 17 parking spaces instead of the required 39 spaces, subject to the approval of the State Highway Administration, Bureau of Public Services, Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of June, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 24, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 197, Zoning Advisory Committee Meeting, May 23, 1972, are as follows:

Property Owner: Ohr Knesseth Israel - Anshe Sphard Congregation
Location: N/E/S Winands Road, 2080' N/W of Mt. Wilson Lane
Present Zoning: D.R. 2
Proposed Zoning: Special exception for community building.
District: 2
No. Acres: 2.75

Revised plot plan must be submitted showing private sewage disposal system and water well on property and also water wells and sewage disposal systems on both adjacent properties.

Very truly yours,

Thomas H. Devlin
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 24, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 196, Zoning Advisory Committee Meeting, May 23, 1972, are as follows:

Property Owner: Leroy Lipman et ux
Location: 1474 Janelson Drive
Present Zoning: D.R. 2
Proposed Zoning: Variance from 400.1 to permit an accessory building outside 1/3 lot farthest from street and permit setback of 75' instead of required 85'.
District: 3
No. Acres: 31.450 sq. ft.

Metropolitan water is available. The private sewage disposal system is not failing at the present time, however this is an area of constant failures. Present septic tank is located within approximately 10 ft. of proposed swimming pool.

Very truly yours,

Thomas H. Devlin
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1972

V. Lee Thomas, Esq.,
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings: Variances
Locations: Intersection of St/S Dreher Ave., and 5045 Reisterstown Road
Petitioners: C&P Telephone Company, et al
3rd District
Item 148

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 south side of Dreher Avenue on the west side of Reisterstown Road. It is currently improved with a two story brick building that is used as a C&P Telephone Company dial center. There is existing residential along both the north and south side of Dreher, west of the subject site. Immediately to the north of this property is a furniture store with an existing off street parking lot in the rear. On the south of the subject property there is an existing warehouse and other commercial structures. There is no curb and gutter existing along Dreher Avenue at this location, however, curb and gutter does exist along Reisterstown Road.

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 the subject item.

Highways

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.

Dreher Avenue, an existing public road, is proposed to be improved in the future as a 36-foot closed-type roadway cross section on a 50-foot right-of-way. Highway improvements, including highway right-of-way and widening will be required in connection with any grading or building permit application for this site.

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

Sediment Control

Development of this property through stripping, 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 stripping of top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans; however, public storm drainage facilities and easements will be required in connection with any grading or building permit application for this site.

In accordance with the drainage policy for this type development, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The petitioner's cost responsibilities include the edging of easements and rights-of-way - both on site and off site - including the grading in fee to the County of the rights-of-way. Provision of all construction, rights-of-way and easement drawings, including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the petitioner.

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.

Reisterstown Road (U.S. 140) is a State road. Therefore, drainage requirements as they affect the road can under the jurisdiction of the State Highway Administration.

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Water and Sanitary Sewers

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

STATE HIGHWAY ADMINISTRATION

There is no existing or proposed direct access from the subject site to Reisterstown Road, therefore, the State Highway Administration has no comments.

DEPT. OF TRAFFIC ENGINEERING

The petitioner is requesting a variance of only one parking space from the required parking. An on site inspection revealed that the parking requirement in this case is grossly inadequate and the parking should be increased.

HEALTH DEPARTMENT

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

BOARD OF EDUCATION

No bearing on student population.

ZONING ADMINISTRATION DIVISION

The petitioner is requesting variances to permit the new portion of the proposed building to be in line with the existing structure, which has a setback of 14.98 feet on the north side and 6.99 feet on the south side, and also to allow a variance of one parking space. The two variance requests for the setbacks appear to be unnecessary in that the existing structure already exists at these lines and they may extend the proposed building in line with these two setbacks. However, if variances had not been requested in the past these two setbacks are indeed non-conflicting and the variance would clarify this.

The second portion of the variance petition is requesting 17 parking spaces instead of the required 39 parking spaces. The day we made our inspection of the property we found that the existing parking area could only accommodate four or five legally parked cars. This is because a traffic officer has been located and attached to the existing building. There were several other cars parked in the driveway of this existing parking area. In the street parking in this area was extensive, however, it is not related to the C&P Telephone operation. Cars were parked at the entrances along the

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south side of Dreher Avenue. This was felt to be an intolerable situation and that the existing parking was not adequate for its current number of employees. The parking calculations for this are determined by the engineer as one space for each three employees apparently considering the use as a warehouse facility. Possibly this is the problem in that the plan indicates there are 52 employees. It was apparent that all 52 employees were driving automobiles.

We would recommend that the petitioner consider obtaining additional area for parking, or possibly redesign the building to cover less of an area. It does definitely appear that the existing structure is overdesigned for the number of employees at the site.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JDR

Enc.

TOWSON, MD., June 1, 1972

THE JEFFERSONIAN

Cost of Advertisements: \$_____

PETIT JON DOE VS. BLANCKE

LOCATION: Southwest corner of Rialto Street and Desha Avenue.
DATE & TIME: MONDAY, JUNE 18, 1972 at 11:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Washington Avenue, Tucson, Arizona.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Position for Variance from the Zoning Regulations of Baltimore County to permit 14.50 feet on the north side and 8.50 feet on the south side of the lot instead of the required 20 feet - 2 to permit 17 parking spaces (instead of the required 20 spaces).

The Zoning Regulation to be accepted as follows:

Section 256.3. (b) Yards - 20 feet
Section 408.3(b) - Off-Street Driveway - 1 for each 3 employees in the commercial, largest shift.

Except that the Zoning Commission may increase the number of cars required and other requirements as such as to make the new requirements clearly stated.

[illegible]

Containing 1.26 acres of land,
more or less.
Being the property of Pikeville
Plumbing and Heating Inc., as
shown on plat plan filed with the
Zoning Department.
Hearing Date: Monday, June 19,
1973 at 11:00 A.M.
Public Hearing: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Temom, Md.
BY ORDER OF
B. EL. VENTURA
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DUPLICATE

OFFICE OF


THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 June 5 - 19 72

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County
 was inserted in THE COMMUNITY TIMES, a weekly newspaper published
 in Baltimore County, Maryland, once a week for one ~~two~~ ~~three~~ ~~four~~
 week/s before the 9th day of June 19 72 that is to say, the same
 as inserted in the issue of June 1, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Meyer

FUNCTION

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Description: checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 										
Previous case: _____										

Revised Plans:
 Change in outline or description _____ Yes
 _____ No

Map # _____

Revised Plans:
Change in outline or description _____ Yes
_____ No
Map # _____

CERTIFICATE OF POSTING
U.S. DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: JUNE 3-1972
 Posted for: VARIANCE
 Petitioner: PRESIDENT DUNBAR & HEATING
 Location of property: S.W. COR. OF REISTERSTOWN Rd. AND DREHER AVE.
 Location of Signs: (1) W/S OF REISTERSTOWN Rd. 60 FT. S OF DREHER AVE
(2) S/S OF DREHER AVE. 50 FT. W OF REISTERSTOWN Rd.
 Remarks:
 Posted by: Charles H. Neal Date of return: JUNE 14-1972

• Lee Thomas, Esq.
102 W. Pennsylvania Ave., BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Towson, Md. 21204

Item 149

Your Petition has been received and accepted for filing
this 28th day of April 1972

S. Eric Dinenna
S. ERIC DINENNA,
Zooing Commissioner

Petitioner: CSP Telephone Company, et al
 Petitioner's Attorney W. Lee Thomas Reviewed by Wm. L. Myers
 Chairman,
 Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 3702
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 19, 1972 ACCOUNT 01-662

AMOUNT \$62.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Messrs. Boyston, Moller, Thomas & Molean
102 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Pikeville
Shawco Plumbing and Heating, Inc. #72-287-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 30, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CARRIER DISTRIBUTION YELLOW - CUSTOMER
FIRM - AGENCY

Neenan, Kingston, Mueller, Thomas & McLean
102 W. Penna. Ave.
Towson Md. 21204
Petition for Variance for Pileswell Plumbing and
Heating 190 S 27th St 25.00 CR

072-287-A

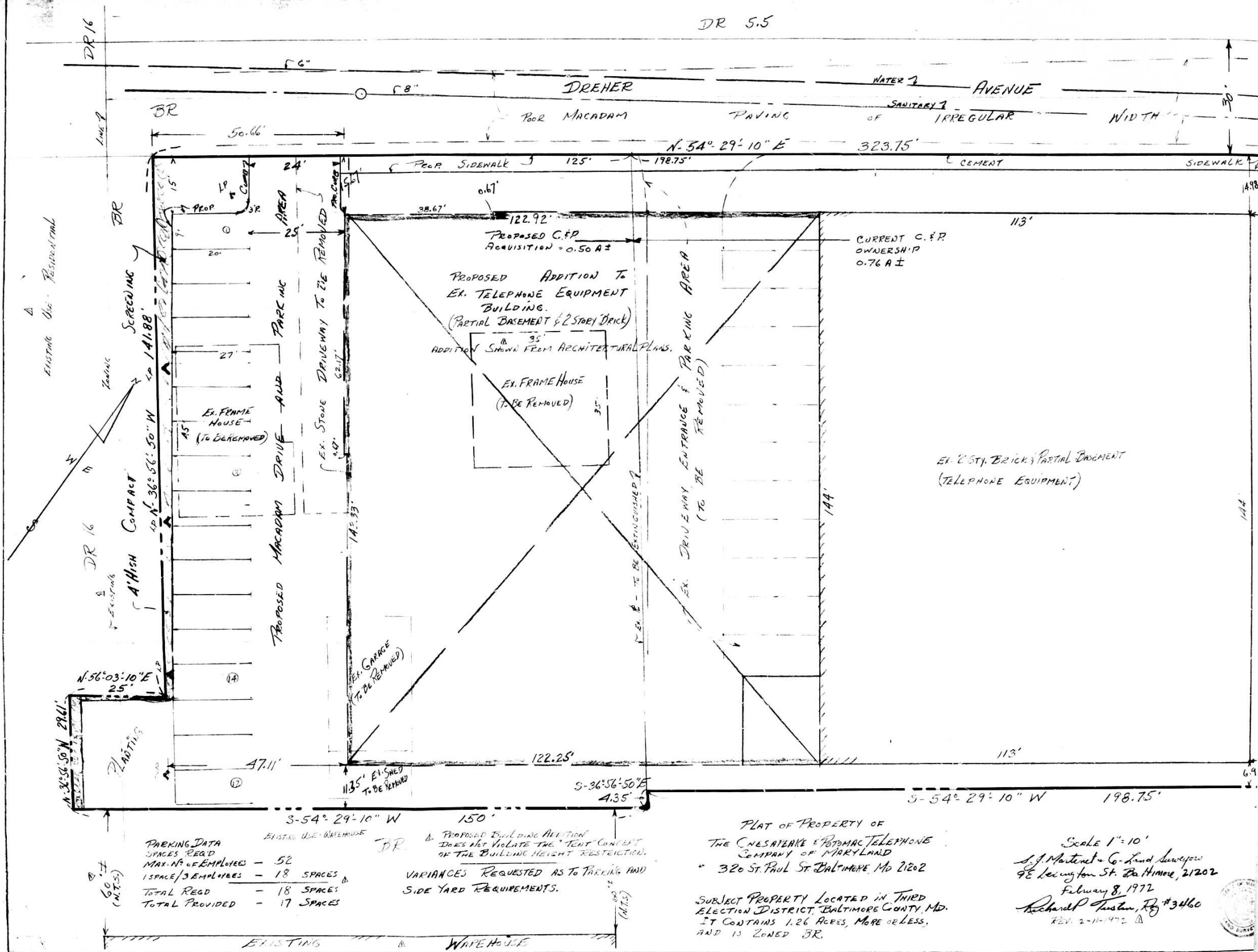
[illegible]

PLAT OF PROPERTY OF
THE CHESAPEAKE & POTOMAC TELEPHONE
COMPANY OF MARYLAND
* 320 ST. PAUL ST. BALTIMORE, MD 21202

SUBJECT PROPERTY LOCATED IN THIRD
ELECTION DISTRICT, BALTIMORE COUNTY, MD.
IT CONTAINS 1.26 ACRES, MORE OR LESS,
AND IS ZONED BR.

Scale 1" = 10'
S. J. Mortenson & Co. Land Surveyors
98 Lexington St. Danvers, 21202
February 8, 1972
Richard P. Tustin, Rg #3460
REV. 2-11-1972 A

DR 5.5



DR 5.5

DREHER AVENUE

WATER 1

SANITARY 1

IRREGULAR WIDTH

BR

POOR MACADAM PAVING

CEMENT SIDEWALK

125'

198.75'

323.75'

14.98'

37.53'

113'

144'

113'

190.75'

150'

113.5' AT S.W. CORNER TO BE REMOVED

14.33'

122.92'

PROPOSED C.F.P. ACQUISITION = 0.50 A±

PROPOSED ADDITION TO EX. TELEPHONE EQUIPMENT BUILDING. (PARTIAL BASEMENT & 2 STORY BRICK)

ADDITION SHOWN FROM ARCHITECTURAL PLANS.

EX. FRAME HOUSE (TO BE REMOVED)

EX. DRIVEWAY, ENTRANCE & PARKING AREA (TO BE REMOVED)

EX. 2 STY. BRICK & PARTIAL BASEMENT (TELEPHONE EQUIPMENT)

CURRENT C.F.P. OWNERSHIP 0.76 A±

EX. GARAGE (TO BE REMOVED)

WAREHOUSE

REISTERSTOWN ROAD (BLACKTOP PAVING)

60' 46'

8'

54° 29' 10" W

BR

VARIANCES REQUESTED AS TO PARKING AND SIDE YARD REQUIREMENTS.

PLAT OF PROPERTY OF THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND

320 ST. PAUL ST. BALTIMORE, MD 21202

SUBJECT PROPERTY LOCATED IN THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD. IT CONTAINS 1.26 ACRES, MORE OR LESS, AND IS ZONED BR.

Scale 1" = 10'

S. J. Mortenson & Co. Land Surveyors

98 Lexington St. Baltimore, 21202

February 8, 1972

Richard P. Tustin, Reg. #3460

REV. 2-11-1972

REV. 5-30-1970

JUL 28 1972

TING USE = WAREHOUSE

VARIANCES REQUESTED AS TO PARKING AND
SIDE YARD REQUIREMENTS.

SUBJECT PROPERTY LOCATED IN THIRD
ELECTION DISTRICT, BALTIMORE COUNTY, MD.
IT CONTAINS 1.26 ACRES, MORE OR LESS,
AND IS ZONED BR

SCALE 1" = 10

S. J. Martenet & Co. Land Surveyors
98 Lexington St. Baltimore, 21202

February 8, 1972

Richard P. Trusten, Reg #3460

REV. 2-11-1972 L
REV. 5-30-1972 L



DR 5.5

