

73-894 206 to 10 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edmond I. Moushabek 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 409.2.b (6) to permit 0 parking spaces... instead of the required nine (9) parking spaces.

See attached description

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

- 1.) The existing structure was built about 1948. At that time offstreet parking was not required and no parking is possible on this site.
- 2.) The property has been used as a bank since that time.
- 3.) The property is zoned B.L. and the only other type of use permitted and anticipated is commercial retail, which requires nine (9) parking spaces that I cannot provide.
- 4.) There is existing metered parking on both Sulphur Spring Road and Carville Avenue, as well as a public metered parking lot 420 feet away.
- 5.) For these reasons I am requesting a Variance to allow me to continue use of this building.

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 Edmond I. Moushabek Legal Owner
Address STONEMANLY STATION ROAD
GLEN BURNIE, MD 21061
766-9216
Petitioner's Attorney
Address 1336 SULPHUR SPRING RD
LIVET

ORDERED BY The Zoning Commissioner of Baltimore County, this... 30th... day

of... August... 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-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the... 13th... day of... October... 1972, at 11:15 clock

Shirley R. DiNenna
Zoning Commissioner of Baltimore County.

(over)

PROTECTIVE
EX 2

ARNOLD R. SILLBGER
ATTORNEY AT LAW
SILLBGER BUILDING
1336 SULPHUR SPRING ROAD
BALTIMORE, MARYLAND 21227

June 10, 1972

Department of Traffic & Engineering
Jefferson Building
Towson, Maryland 21204

Attention: Mr. Clifford, Director
Dear Mr. Clifford:

I am the owner of the property located at 1332-36 Sulphur Spring Road, Arbutus, Maryland, where I conduct my law business and lease space to other offices and businesses. Address Federal Road is located at the end of Spring Road and it is my understanding that they are attempting to obtain certain parking privileges on Sulphur Spring Road. From the corner of Carville Avenue and Sulphur Spring Road to the corner of Spring Avenue and Sulphur Spring Road, where the properties are located, there are six parking meters. These meters and parking spaces are used by all the customers of the various business and offices along the street which number approximately eleven. Parking is scarce in this area and it is necessary and essential to all the business and offices.

This letter is being written to inform you that I am strongly against any special parking privileges being given to any one business or office along this street. An informal consensus has been taken of all the business and offices along the street, with the exception of Federal Federal Home, and they join in with my opposition.

Please contact me in the event any changes are necessary as I would like to attend any meeting or hearing on the matter.

Very truly yours,

Arnold R. Sillbger

DESCRIPTION FOR ZONING PURPOSES OF
PROPERTY KNOWN AS 3426 CARVILLE AVENUE:

Beginning for the same on the northwest corner of Sulphur Spring Road and Carville Avenue in the Thirteenth Election District of Baltimore County and proceed among the plat records of Baltimore County in the subdivision known as Linden Heights Addition in Plat Book #2 No. 7, page 132 and running the following courses and distances:

- (1) binding along the north side of Sulphur Spring Road by a curve to the right having a 25-foot radius for a distance of 36.95'
- (2) westerly along the north side of Sulphur Spring Road 17.80'
- (3) northerly 95' to the south side of an alley 15' wide
- (4) binding along the south side of said alley in an easterly direction 43.1' to the west side of Carville Avenue (formerly Poplar Avenue)
- (5) binding along the west side of Carville Avenue in a southerly direction 70.5' to the point of beginning.

Containing 3600 square feet more or less.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

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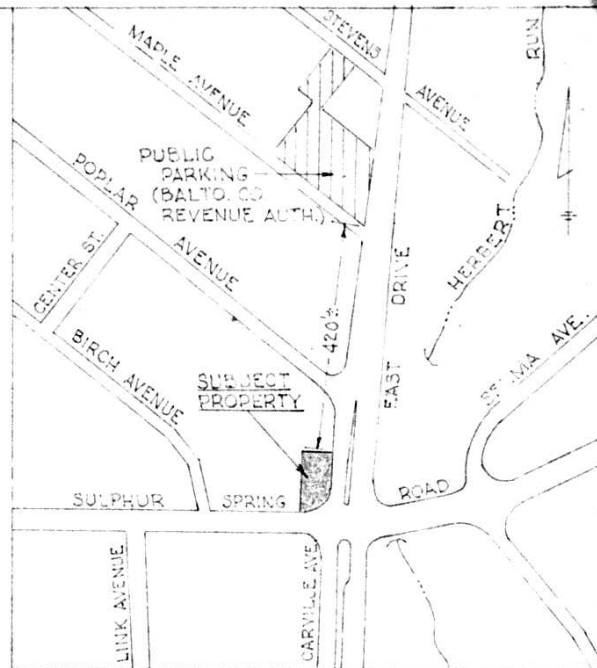
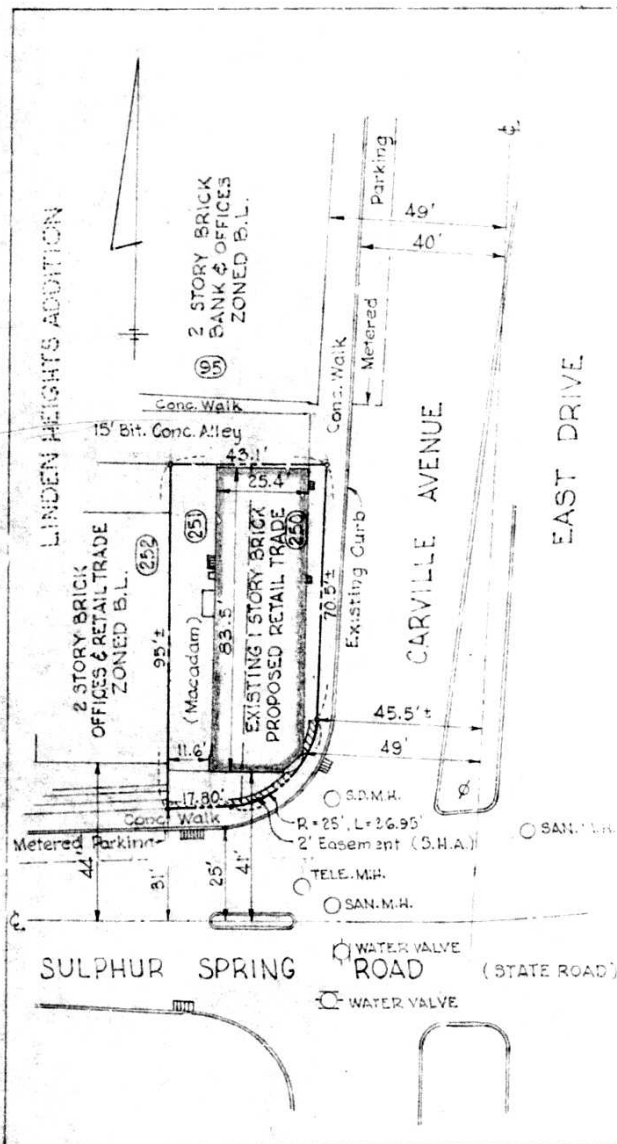
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VICINITY PLAN Scale: 1" = 200'

PARKING DATA

Total Floor Area: - 1800 Sq. Ft.
 1 Parking Space Req'd. per 200 Sq. Ft.
 Parking Spaces Req'd. - 9 Min.
 Parking Spaces Proposed: - None
 Public Parking within 500' of Site

PLAN FOR ZONING PURPOSES

PROPERTY KNOWN AS 5426 CARVILLE AVENUE
 13TH ELECTION DISTRICT, BALTIMORE CO.
 3800 SQ. FT. PROPOSED CHANGE IN USE
 FROM BANKING TO RETAIL TRADE - ZONED B.L.

SCALE: 1" = 20' 10 JULY 1972

