

END:EAM:FHR:8:

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 as zero (0) foot setbacks have been established on other lots in the immediate area

the above Variance should be had; and it further appearing that by reason of the SPARSING of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a rear yard of zero (0) feet instead of the a Variance required thirty (30) feet. should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of December, 1972, that the herein Petition for a Variance should be and the same is granted from and after the date of this Order, subject to a revised plan indicating storage area for damaged vehicles, said area to be screened with two (2) fifty (50) foot lengths of eight (8) foot high stockade fencing at the east and west ends of said area as indicated in red on the Petitioner's site plan marked Exhibit

Deputy Zoning Commissioner of Baltimore County "A", and said plan is to be subject to approval by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

It appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELZER DEPUTY TRAFFIC ENGINEER

November 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 73 - ZAC - October 24, 1972
Property Owner: E.K. & T.M. Gontrum
York Road south of Fairmount Avenue
Variance from Section 238.2 to permit a 0' rear yard setback instead of required 30' District 9

Dear Mr. DiNenna:

No major traffic problems are expected from the requested variance.

Very truly yours,

Michael S. Flanigan
(Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation

State Highway Administration

October 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
Attn: Mr. John J. Dillo

Re: Z/A.C. meeting Oct. 24, 1972
Owner E.K. and T.M. Gontrum
Location W/S York Rd. 360' S of Fairmount Ave. Present Zoning B.R. Proposed Zoning Variance from Section 238.2 to permit a 0' rear yard setback instead of required 30' Dist. 9 acres .378 acres

Dear Mr. DiNenna:

An inspection at the subject site revealed the lack of any barrier between the parking lot and the side-walk area. A concrete curb must be constructed either along the right of way line or along the parking set-back line. The plan must be revised prior to the hearing.

The 1971 average daily traffic count on this section of York Road is 26,000 vehicles.

It is requested that if the petition be granted, the order be made subject to approval of the site plan/the State Highway Administration.

Very truly yours

Charles Lee Chief,
Development Engineering Section

by: John E. Meyers
Asst. Development Engineer

CL-JEN-es

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department



Towson, Maryland 21204

932-7316

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Charles Lee, Chairman
Zoning Advisory Committee

Re: Property Owner: E.K. and T.M. Gontrum

Location: W/S York Road, 360' S of Fairmount Avenue

Item No. 73

Zoning Agenda Tuesday, October 24, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/23/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 1, 1972

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

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 73, Zoning Advisory Committee Meeting, October 31, 1972, are as follows:

Property Owner: E.K. and T.M. Gontrum
Location: W/S York Road, 360' S of Fairmount Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a rear yard setback of 0' instead of required 30'.
District: 9
No. Acres: .378

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:msf

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MD 21204
(410-321)

November 13, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, MD 21204
(410-321)

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 73, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

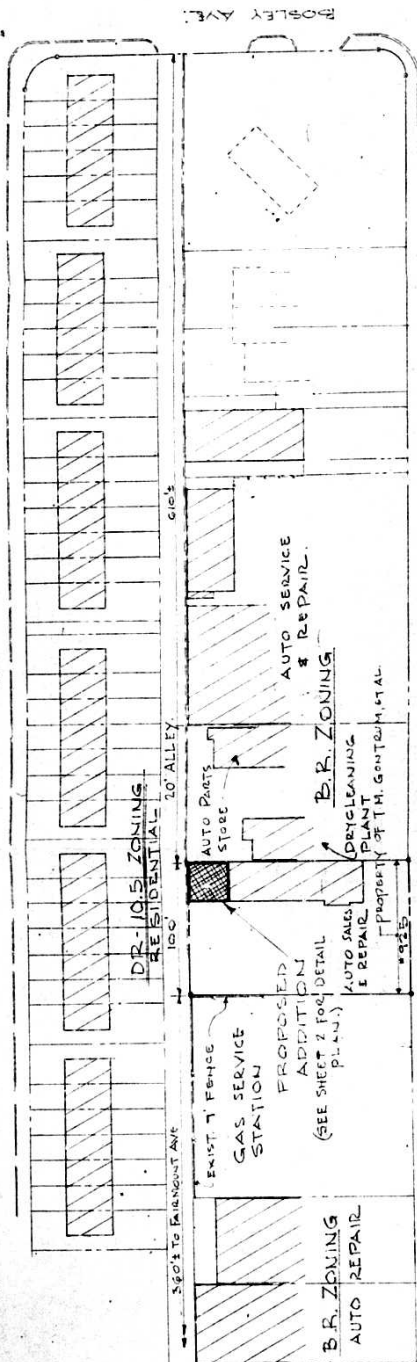
Property Owner: E.K. and T.M. Gontrum
Location: W/S York Road 360' S of Fairmount Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a 0' rear yard setback instead of required 30'.
District: 9
No. Acres: .378 acres

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

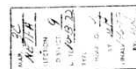
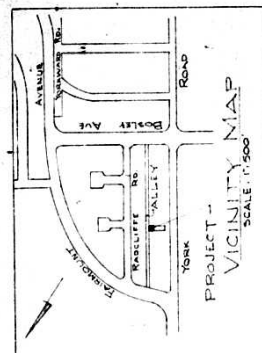
RADCLIFFE ROAD



YORK ROAD

B.R. ZONING PLAN SHOWING ALLEY SETBACKS OF EXIST. STRUCTURES

SCALE: 1" = 50'



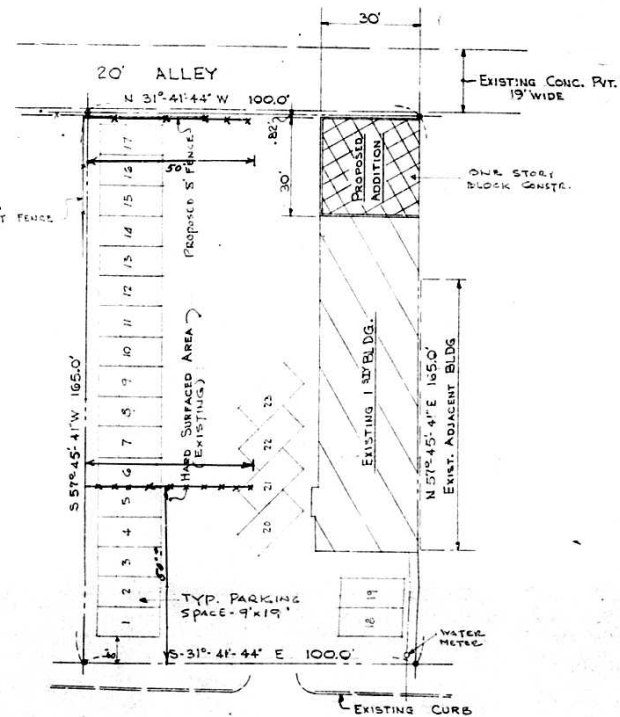
NOTE:
SEE DWG. NO. 2 OF 2 FOR DETAIL PROPERTY DATA.

GENERAL PLAN



PROPOSED ADDITION
E.K. & T.M. GONTROM, OWNER
9TH ELEC. DIST. BALTO. CO. MD.
FREDERICK E. MOTT, JR., P.E.
CONSULTING ENGINEER
SCALE: AS
DATE: 9-12-72
DWS: H2
1 OF 2

Frederick E. Mott, Jr.



YORK ROAD

DATA

AREA OF PROPERTY - 0.578 ACRES
EXISTING USE - B.R.
EXISTING ZONE - B.R.
PROPOSED ZONE - B.R. (NO CHANGE)
AREA OF EXIST. BLDG. - 3020 S.F.
AREA OF NEW ADDITION - 900 S.F.
TOTAL - 3920 S.F.
PARKING REQUIRED - 3920 ÷ 200 = 20
PARKING SPACES PROVIDED - 23
FACILITY USE - AUTO SALES & REPAIR

PET. EXHIBIT "A"



SITE PLAN

PROPOSED ADDITION
E.K. & T.M. GONTROM, OWNER
9TH ELEC. DIST. BALTO. CO. MD.
FREDERICK E. MOTT, JR., P.E.
CONSULTING ENGINEER

SCALE: 1" = 20'
DATE: 9-12-72
DWS: H2
2 OF 2

