PETITION FOR ZONING VAR ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we_E.K. & T.N. SCRUTUM...legal owners. of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof, bereby petition for a Variance from Section 238.2 requiring rear yard set back of 30 feet, to zero setback

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

Lease terminated on Falls Road building because damagec resulting from hurricone Agnes required landlord to use facilities for his own benefit. 6 to 8 jobs may be eliminated unless building variance granted and this property is singular in that the entire block has almost no set-back from the alley.



4

ORDER RECEIVED FOR FILLY

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 tition, and further agree to and are to be bound by the zoning regulations and restrictions of inhigher County adopted pursuant to the Zoning Law For Baltimore County.

Address 2 b W Parron Ave TONISON MA SIDOY

PROPERTY DESCRIPTION

Property owned by T. M. Gontrum and E. K. Gontrum, fronting on York Road, and described as follows:

A percel of the land sold to the above parties fronting on York Road in the land records of Baltimore County in liber (518, No. 2117, folio 87, located approximately 360 feet southerly from Pairmount Avenue along the westerly 20 foot wide alloy property line, beginning South 57 degrees 45 minutes 41 seconds West 165 feet to the Right of May line on York Road, thence South 31 degrees 4 minutes 44 seconds East 100 feet, thence North 57 degrees 4 minutes 44 seconds East 100 feet, thence North 57 degrees 4 minutes 44 seconds escends dest 100 feet to the place of beginning, completing of .378 Acres zere or less.

STENGEL, ASKEW & WILSON

TELEPHONE AREA CODE 301

December 11, 1972

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

Re: Our File 72-193 Petition for Variance #73-138 A

Please enter my appearance as attorney for the petitioners in the above matter and please forward me copies of the zoning comments.

> Very truly yours, 30 Robert A.DiCicco

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Fric Di Nenna, Zoning Commissioner Date. November 30, 1972

Norman E. Gerber, Office of Planning

Petition 73-138-A. East side of York Road 360 feet South of Fairmount Ave.

Petition for Variance for rear yard.

Petitioner - Edwin K. Gontrum and Thomas M. Gontrum

9th District

HEARING: Monday, December 11, 1972 (10:15 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

In view of past construction practices in this area, the granting of the variance would not be inconsistent with adjacent development.

NEG:n

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 5, 1972

Hr. Edwin K. Gontrum 26 W. Pennsylvania Aver Towson, Haryland 21204

JOHN J. DILLON, JR - Chairman

WEATHERS

BUREAU OF

------NAME OF THE CAME PARATRIAL PAY LORSEST

RE: Variance Petition Item 73 E.K. & T.M. Gontrum - Petitioners

Dear Mr. Gontrum:

The Zoning Advisory Committee has reviewed the plans submitted The Coning Advisory committee has reviewed the plans summittee 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.

this review and inspection.

The subject property is leasted on the west side of York Read, 1500 feet rought of Firmount Amenum, in the 9th Mistrict of Baltimore County. This 8R zoned property is in the 9th Mistrict of Baltimore County. This 8R zoned property is in 1500 per 1500 pe

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 be forwarded to you in the near future.

Then / Hellower JOHN J. DILLON, JR. Chairman, Zoning Advisory Committee

JJD:JD Enclosure

Baltimore County Maruland Bepartarent Of Public Borks

COUNTY OFFICE BUILDING November 20, 1972

Bareau of Engineerin

Mr. S. Eric DiMenna Zoning Commissioner County Office Puilding Towson, Maryland 21204

Re: Item #73 (1972-1973)
Property Owner: E. K. and T.W. Sontrum
W/S York Ed., 360: S. of Fairmount Avenue
Present Zoning: B.H.
Proposed Zoning: Variance from Section 238.2 to permit
a 01 mar yard actback instead of required 301
District: 9th No. Ares: 378 cares:

Dear Mr. DiNenna:

York Road (Mi. h5) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

The existing 20-foot alley serves both the residential properties on the east and the commercial-business properties fronting on York Road. It is commercial in nature and is posted one-way, southerly from Fairmount Avenue to Bosley Avenue.

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

Storm Drains:

The Petitioner must provide pecessary drainage facilities (temporary or permanent) to prevent cretting any misances 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 are available and serving this property.

Very truly yours,

END: EAM: FWR: ss



MI CRUFILMED

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

VED FOR FILLING

November 1, 1972

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

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

Property Owner: E.K. and T.H. Gontrum Location: 4/5 York Road, 360' S of Mairmount Avenue Present Zoning: 1.B. Proposed Zoning: Variance from Section 238.2 to permit a rear yard setback of 0' instead of required 3C'. District: 3 No. Acres: .378

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

Very truly yours, Thomas H. Devlin, Director BJREAU OF ENVIRONMENTAL SERVICES BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

November 9, 1972

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

Re: Item 73 - ZAC - October 24, 1972 Property Owner: E.K. 6 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

No major traffic problems are expected from the requested variance.

(Michael S. Flanigan Traffic Engineer Associate



David H. Fisher

Hr. S.Eric DiNenna Zoning Commissioner Att: Hr. John J. Dilles

Re: Z/A.C. meeting Oct. 24,1972 Owner E.K and T.H Gontrum Location My Tork 46, 560' 3 of Fairmount Ave. Prient Zenings 18. Proposed Coning Variance from Section 238.2 to permit: a 'O'rear yard' setuac' instead of required 30' Dist. 3 acress 1,30 acress 1,30

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 Adminitration.

Very truly yours

Charles Lee Chief, Development Engineering Section John & Mydox by: John & Meyers Asst, Development E gineer

CL-JEM-es

Baltimore County Fire Department

Maryland 21204 025-7310

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

Attention: Mr. Odivesockoomposew, Chairman Zoning Advisory Committee

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

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

Zoning Agenda Tuesday, October 24, 1972

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 Norks.

() 2. A second means of wehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning (Comperations).

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Nationa. Fire Protection Association Standard No. 101

National Fire Protection Association Standard No. 101

The Life Safety Code", 1970 Edition prior to occupancy.

5. Site plans are approved as drawn.

7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. Aggo The L. Noted and Loud H. Acuste.
Planning Group
Special Inspection Division
Pier Prevention Bureau

mls 4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Comments on Item #73, Zoning Advisory Committee Meeting, October 24, 1972,

Location: W/S York Road 360's of Fairmount Avenue Present Zonings B.R. Proposed Zoning: Variance from Section 238.2 to permit a 0' rear yard setback instead of required 30'

Districts 9 No. Acres: .378 acres

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

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

HVR: mne

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 1 1972. Item

CERTIFICATE OF POSTING H73-135-A NG DEPARTMENT OF BALTIMORE COUNTY Location of property: Els of year hel 366 de y Jeaning one Must 14 1411 Date of return: 11/3 c/72

PETITION		MAPPING			PROGRESS		SHE	FT		
FUNCTION	Wall Map		Original		Duplicate		Trocing		200 Sheet	
Descriptions checked and outline plotted on map	date	by	date	by	date	by	date	by	date	by
Petition number added to outline										
Denied										10.70
Granted by ZC, BA, CC, CA										_
Reviewed by:			C	evise hange	d Plan	ns:	or desc	riptio	n\	



ORIGINAL OFFICE OF TOWSON TOWSON, MD. 21204

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 weeks/before the 27 day of November 1972; that is to say, the same was inserted in the issues of November 22, 1973.

STROMBERG PUBLICATIONS, Inc.



CERTIFICATE OF PUBLICATION

TOWSON, MD November 23, 1972. THIS IS TO CERTIFY, that the annexed advertisement was puglished in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore Cc Md., once weeth day of ____ December _____, 19.72, the first publication

appearing on the 23rd day of November

Cost of Advertisement, \$_

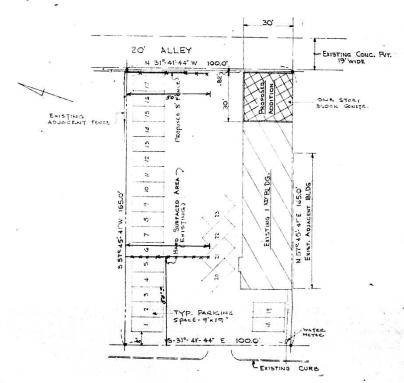
5837 BALTIMORE COUNTY, MARYLAND OFFICE OF PINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT eting of property #73-138-44 4.0 CHS

OFFICE OF FINAN RE	VENUE DIVISION	m. 5804
DATE NOV. 20, 19	72 ACCOUNT 01-6	62
	AMOUNT_	25.00
WHITE - CASHIER TOWSON Ford Sale York Road Towson, Md. 21204		YELLOW - CUSTOMER
Petition for Vari	ance for E. K. Gon	trus

PROPOSED ADDITION

E.K. * T.M. GONTROM, OWICE

9th, ELECT, DST, 18470, Co., MD. TREEFERICK & MATTON. PLAN GENERAL BOSLEY AVE. STRUCTUR SML EXIST. 9P CKS ROA CLIFFE DR-10.5 ZONING RESIDENTIAL B.R. ZONING SHOWING レイ GAS SERVICE STATION FROPO J. FEHCE AUTO αĊ B



YORK ROAD

DATA

AREA OF PROPERTY - 0.378 AGREST EXISTING USE - B.R. EXISTING ZONE - B.R. PROPOSED ZONE - BR. (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 = 25
FACILITY DOE-AUTO SALES & REPAIR

PET. EXHIBIT "A"



SITE PLAN PROPOSED ADDITION
E.K. & T.M. GONTRUM, OWNER.
9th ELEC. DISTR. BALTO. Co. MD
DWG Nº

FREDERICK E. MOTT JR., P. E. CONSULTING ENGINEER 2 OF 2