

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

April 10, 1973

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

Re: Item 155 - ZAC - February 27, 1973
 Property Owner: William E. Sr. & James E.
 Blankenship
 SW corner Fifth Ave. & Crafton Ave.
 Variance from Section 409.2b(6) to permit 0
 parking spaces instead of required 42
 District 12

Dear Mr. DiNenna:

The petitioner is requesting a parking variance from the required 42 parking spaces to 0 parking spaces. This department agrees that a furniture store does not need as many parking spaces as normally required for stores, but, some parking should be provided to prevent the furniture store from creating a hardship on the neighborhood.

The petitioner should also be required to provide a workable loading area.

Very truly yours,

Michael S. Flanigan
 Traffic Engineer Associate

MSF:nc

73-240-A
Sub 10 1255

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William E. Blankenship Sr.
James E. Blankenship, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part thereof, hereby petition for a Variance from Section 409.2b(6) to permit 0 parking spaces instead of the required 42.

A variance was granted on March 3, 1971 to permit 0 parking spaces instead of the required 31.
At the present time additional retail and storage space is needed that will require an additional 11 spaces to be variances.

MAN	
SECTION	
DISTRICT	
TYPE	
NEARBY	
EV	
IRREG	10/16/73
FILE	411

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition. We and our heirs, assigns and assigns are bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: J.E. Blankenship
Legal Owner: W.E. Blankenship
Address: 6914 Holabird Ave
Baltimore, Md. 21222

ORDERED By The Zoning Commission of Baltimore County, this 9th day of March, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 11th day of April, 1973, at 10:00 o'clock.

ORDER RECEIVED FOR FILING

DATE April 12, 1973



10:00A
4/11/73



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesaapeake Ave.
Towson, Maryland 21284

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 2, 1973

Mr. William E. Blankenship, Sr.,
6714 Holabird Avenue
Baltimore, Maryland 21222

Re: Variance Petition
Item 155
William E. Blankenship, Sr.
James E. Blankenship - Petitioners

Dear Mr. Blankenship:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Holabird Avenue, approximately 50 feet west of the center line of Crafton Avenue, in the 12th District of Baltimore County. This commercial (C-1) zoned property is currently improved with a two story furniture store. The subject furniture store had applied for and was granted a previous variance to the parking regulations (Case #71-222). The property to the west is improved with residential dwellings as are the properties to the rear of this site. The property on the corner of Holabird and Crafton Avenues is improved with a one story liquor store. There is curb and gutter existing along Holabird and Crafton Avenues.

This petition is accepted for filing, however, revised site plans must be submitted to this office prior to the hearing date that clearly reflect the comments of the Bureau of Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and

Mr. William E. Blankenship, Sr.,
Item 155
April 2, 1973

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.

Very truly yours,
John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

Mr. J. GAEJJD
(Enclosure)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

Division of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF
March 14, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #155 (1972-1973)
Property Owner: William E. and James E. Blankenship
S/W cor. Holabird Ave. and Crafton Ave.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b(6) to permit 0 parking spaces instead of required 42
District: 12th No. Acres: .14 acre

Dear Mr. DiNenna:

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:
Holabird Avenue, an existing County street, is improved as a 40-foot closed-type roadway cross-section on a 50-foot right-of-way. Further highway improvements are not required at this time.

Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. in connection with the further development of this site will be the full responsibility of the Petitioner.

Since the existing 10-foot residential alley is inadequate to serve as a commercial type alley, it is proposed that the alley ultimately be widened to 20 feet. No alley improvements are required at this time; however, a 5-foot widening will be required to be established along the rear of this property in connection with any grading or building permit application. The plan should be revised to indicate this proposed widening.

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.

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #155 (1972-1973)
Property Owner: William E. and James E. Blankenship
Page 2
March 14, 1973

Water and Sanitary Sewers:
Public water supply and sanitary sewerage are available and serving this property.

Very truly yours,
Elsworth H. Diver
Elsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:ms
9 & 10 SE Position Sheets
SE 3 E Topo

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21284

March 14, 1973

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 21284

Dear Mr. DiNenna:

Comments on Item 155, Zoning Advisory Committee Meeting March 6, 1973, are as follows:

Property Owner: William E. Sr. & James E. Blankenship
Location: S/W corner Fifth Avenue and Crafton Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b(6) to permit 0 parking spaces instead of required 42
District: 12
No. Acres: .14

Metropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,
Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVB:ms
cc: L.A. Schuppert
W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
Jefferson Building
Towson, Md. 21284
46-2311

March 6, 1973

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #155, Zoning Advisory Committee Meeting, February 27, 1973, are as follows:

Property Owner: William E. Sr. and James E. Blankenship
Location: S/W corner Fifth Avenue, and Crafton Avenue
Present Zoning: B.L.
Proposed Zoning: Variance from Section 409.2b(6) to permit 0 parking spaces instead of required 42
District: 12
No. Acres: .14 acres

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

Very truly yours,
Richard S. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

February 10, 1973

ZONING DESCRIPTION

All that piece or parcel of land situate, lying and being in the Twelfth Election District of Baltimore County, State of Maryland and described as follows to wit:

Begin at the Southwest corner of Fifth Avenue and Crafton Avenue and proceed South 4 degrees, 55 minutes, 35 seconds East along Crafton Avenue (25.00 feet West of the centerline of Crafton Avenue) for 135.00 feet, then turn 90 degrees Westward in line with the South boundary of the 10 foot alley between Holabird Avenue and Fifth Avenue and proceed South 85 degrees, 4 minutes, 25 seconds West for 25.00 feet. This point constitutes the Northeast corner of the property and serves as the point of origin for this zoning description.

Proceeding from the above established Northeast property corner, the Northern property line runs 50.00 feet parallel with and 5 feet from the centerline of the afore-referenced 10 foot alley South 85 degrees, 4 minutes, 25 seconds West to the Northwest property corner. The Western property line proceeds South 4 degrees, 55 minutes, 35 seconds East for 122.39 feet to the Southwest property corner. The Eastern property line proceeds from the Northeast property corner South 4 degrees 55 minutes, 35 seconds East for 123.88 feet to the Southeast property corner. The Southern property line is on a curve parallel with and 25.00 feet (radially dimensioned) outside of the curve of Holabird Avenue. The Southern property line therefore curves into the property slightly and is slightly longer than 50.00 feet. The curve data for Holabird Avenue is as follows:

- P.C. 188+82.09 Delta 6 deg. 05' 00"
S 9,064.31 W 25,781.09 Degree 3 deg. 30' 00"
P.T. 189+69.03 Radius 1,637.14'
S 9,067.74 W 25,695.09 Tan.L. 86.89'
P.T. 190+55.86 Curve L. 173.81'
S 9,080.36 W 25,609.03 E 2.30'

The above described property contains approximately .14 acres.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

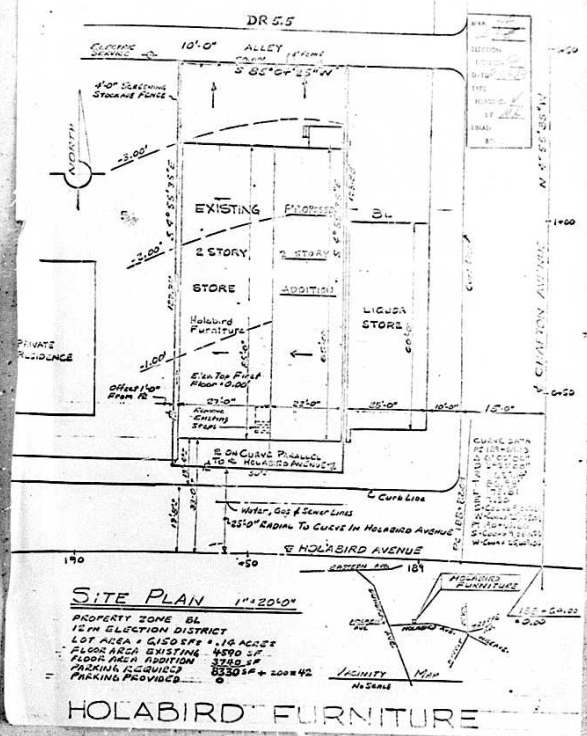
TO: S. Eric DiNenna, Zoning Commissioner Date: April 6, 1973
FROM: William E. Serber, Chief Land Use Master Plans
SUBJECT: Petition #73-240-A. Southwest corner of Fifth and Crafton Avenues Petitioner- William E. Blankenship, Sr. and James E. Blankenship

12th District

HEARING: Wednesday, April 11, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make.

In view of the variances previously granted the Office of Planning and Zoning will offer no further comments on this petition.



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 Petitioners as the area to be built upon is not of sufficient size to accommodate parking spaces and otherwise serves no useful purpose, therefore the same Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, Md. that the herein Petition for a Variance should be and the same is hereby GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, Md. that the herein Petition for a Variance should be and the same is hereby DENIED.

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 Petitioners as the area to be built upon is not of sufficient size to accommodate parking spaces and otherwise serves no useful purpose, therefore the same Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

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

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. March 23, 1973 Dundalk, Md. 21222

THIS IS TO CERTIFY that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY IN MATTER OF PETITION OF Wm. E. BLANKENSHIP, SR. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, ONE (1) week before the 23rd day of March, 1973; that in to say, the same was inserted in the issue of March 22, 1973

Kimbel Publication, Inc. Publisher. By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1973
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., ONE (1) week before the 23rd day of April, 1973, that is to say, the first publication appearing on the 22nd day of March, 1973.

THE JEFFERSONIAN, Inc. Publisher. By: [Signature]

Cost of Advertisement, \$

Form for Baltimore County Office of Planning and Zoning. Includes fields for date, petitioner, and attorney, with signatures of S. Eric DiNenna and William E. Blankenship, Sr.

Form for Baltimore County Office of Planning and Zoning. Includes fields for date received, date of hearing, and signatures of S. Eric DiNenna and William E. Blankenship, Sr.

PETITION MAPPING PROGRESS SHEET table with columns for FUNCTION, Wall Map date, Original date, Duplicate date, Tracing date, and 200 Sheet date.

CERTIFICATE OF POSTING form for Zoning Department of Baltimore County. Includes fields for district, date of posting, petitioner, and location of property.

BALTIMORE COUNTY, MARYLAND No. 8272 MISCELLANEOUS CASH RECEIPT. DATE April 12, 1973 ACCOUNT 01-466 AMOUNT \$69.50

BALTIMORE COUNTY, MARYLAND No. 8206 MISCELLANEOUS CASH RECEIPT. DATE March 19, 1973 ACCOUNT 01-466 AMOUNT \$25.00

ORIGINAL RECEIVED FOR FILING

DATE April 12, 1973 BY [Signature]