

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 177 - ZAC - March 27, 1973
Property Owner: Joseph and Helen Ziemiński
1310 Franklin Avenue
Variance from Section 238.1 to permit a setback of 15'8" instead of
required 25'
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested
variance to the front yard setback.

Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

73-384-A #177 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph & Helen Ziemski, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 235.1 to permit setback of 15 feet instead of the required 25 feet.

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

1. There is at present no storm protection at this location and in order to solve this problem it is proposed to build an 8 foot wide by 9 feet 4 inch long masonry storm enclosure at the main first floor entrance to the Essex Pleasure Club, 1310 Franklin Ave., Essex, Maryland, 21221.

2. Since there are members of the club who are wheel chair or handicapped members this additional protection is necessary to permit wheel chair members particularly, access within the enclosure to turn while opening and closing doors.

3. This enclosure will also help solve a drainage problem which exists at present along the front of this building.

see attached description

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE August 7, 1972

Contract purchaser _____

Address 1310 Franklin Ave. Baltimore, Md. 21221

Petitioner's Attorney _____

Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1972.

of _____, 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 Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1972, at 10:00 o'clock.

County, on the _____ day of _____, 1972, at 10:00 o'clock.

_____ Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 7, 1973

COUNTY OFFICE BUILDING
1100 EASTERN AVENUE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

INDUSTRIAL DEVELOPMENT

Mr. Joseph F. Ziemski
1309 Eastern Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item 177
Joseph & Helen Ziemski - Petitioners

Dear Mr. Ziemski:

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 Franklin Avenue, 165 feet west of Essex Avenue, in the 15th District of Baltimore County. This commercial (C-2.1) property is currently improved with a two-story brick building which is used as a private pleasure club. The property to the south of the subject building is improved with a junior company storage yard. The property to the west of the site is occupied with an automatic car wash, and the property to the north is presently used for tire sales and a service garage. The properties to the east are zoned residential and improved with one family detached dwellings that front on Essex Avenue.

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.

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

JJD:JG:EDJ
(Enclosure)
cc: Mr. Charles A. Logan,
612 E. 34th Street (21219)

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 18, 1973

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

Mr. E. Eric DiKenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #177 (1972-1973)
Property Owner: Joseph and Helen Ziemski
1310 Franklin Avenue
Present Zoning: C-2.1
Proposed Zoning: Variance from Section 235.1 to permit a setback of 15' instead of required 25'
District: 15th No. Acres: 0.5 acre

Dear Mr. DiKenna:

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.

General:

The Bureau of Public Services provided comments to the Essex Pleasure Club, Inc., October 15, 1971 for this property in conjunction with Building Application #817-71 (32528) Grading. Copies of those comments are attached for your consideration.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:ENR:PM:GAS

1-5M Key Sheet
7-NE 30 Pos. Sheet
NE 2 H Topo
90 Tax Map

Encls:

Baltimore County Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

October 15, 1971

Bureau of Public Services
GEORGE A. HUGHES, P.E.
CHIEF

Essex Pleasure Club, Inc.
Box 7772
Baltimore, Maryland 21221

Re: Bldg. Appl. #817-71 (32528)
Grading
Essex Pleasure Club
1310 Franklin Avenue
2042 W of Essex Avenue
District 15

Gentlemen:

The captioned application has been approved, subject to the following comments.

STORM DRAIN COMMENTS - Highway Comments:

Access to this site shall be from Essex Avenue through the partially improved and county maintained Franklin Avenue. The Developer shall be responsible for the construction and maintenance of the service road needed to gain access to this property.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to indicate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer 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 Developer's cost responsibilities include the acquiring of easements and rights-of-way - both on-site and off-site - including the decline in fee to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveying, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

On-site drainage facilities serving only areas within the site do not require construction under a county contract. Such facilities are considered private. Therefore, construction and maintenance shall be the Developer's responsibility.

RECEIVED

OCT 18 1971

ENGINEER JOHN A. HUGHES
BUREAU OF ENGINEERING

RECEIVED

OCT 14 1971

ENGINEER JOHN A. HUGHES
BUREAU OF ENGINEERING

Essex Pleasure Club, Inc.

-2-

October 14, 1971

Re: Bldg. Appl. #817-71 (32528)
Grading
District 15

Storm Drain Comments, Contd:

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 Developer.

Sediment Control Comments:

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.

Water Comments:

Public water is available to serve this property. There is an existing 8-inch water main in Essex Avenue, as shown on Drawing 226-4529 (3).

Permission to obtain a watered connection from this existing main may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his on-site water service system. He is responsible for all accompanying right-of-way acquisition costs.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This Charge will be in addition to the normal front foot assessment and permit charges.

The total Water System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

Sanitary Sewer Comments:

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in Essex Avenue, as shown on Drawing 226-4529 (1).

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his on-site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Essex Pleasure Club, Inc.

-3-

October 15, 1971

Re: Bldg. Appl. #817-71 (32528)
Grading
District 15

Sanitary Sewer Comments, Contd:

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This Charge is in addition to the normal front foot assessment and permit charges.

The total public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit.

STATE HIGHWAY ADMINISTRATION COMMENTS:

The taking for the State Highway Improvement is correctly indicated on the subject plan; however, the taking is a right-of-way and not an easement, as noted on the plan.

Very truly yours,
George A. Hughes, Chief
Bureau of Public Services

CA:ED:EDJ

cc: Charles A. Logan
612 E. 34th Street 21219

Edward A. McDonough
Walter Gross
B.A.P.S.
File 1966-71

RECEIVED

OCT 18 1971

ENGINEER JOHN A. HUGHES
BUREAU OF ENGINEERING

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
James J. O'Donnell
Acting Administrator

March 29, 1973

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

Re: Item 177
2.A.C. Meeting March 27, 1973
Property Owner: Jos. & Helen Ziemski
Location: 1310 Franklin Ave.
Present Zoning: C-2.1
Proposed Zoning: Variance from Section 235.1 to permit a setback of 15' 8" instead of required 25'
District: 15
No. Acres: 0.5 acres
SOUTHEAST FREEWAY

Dear Sir:

The State Highway Administration right of way, as indicated on the subject plan, is correct.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:EMK

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

OCT - 2 1973

Zoning Commissioner of Baltimore County

mls
4/25/72

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

John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

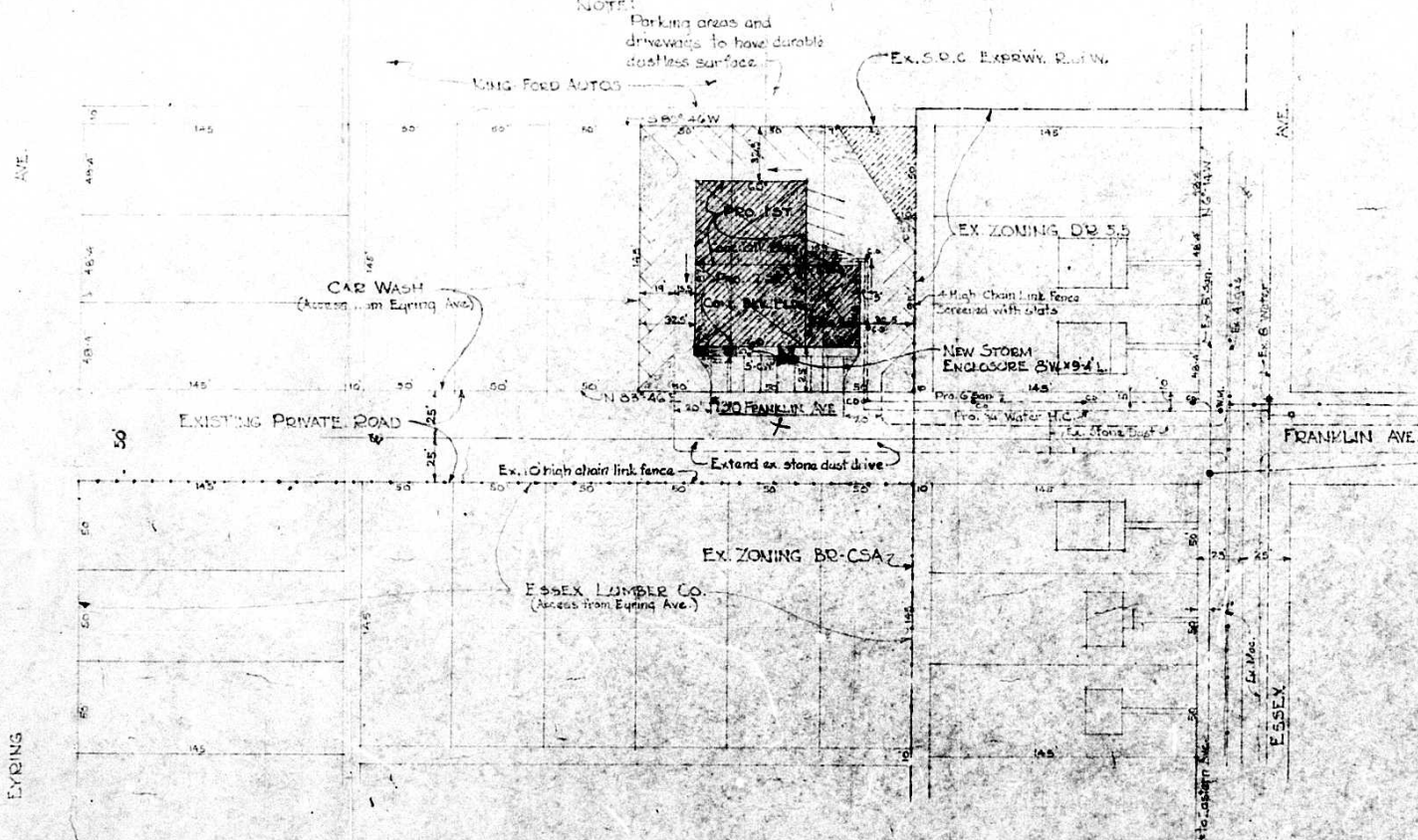
WNP/al

beginning for the south at point 145 feet westerly from the r.v. intersection of the property lines of Maxey and Franklin Aves., thence S 6 degrees 14 minutes W 145 feet, thence S 82 degrees 40 minutes W 110 feet, thence S 5 degrees 11 minutes E 110 feet, thence ending on the N.W. corner of Franklin Ave., S 82 degrees 40 minutes E to place of beginning, since the same tract of land abuts against the same road as the northern boundary of said section 14, except for the small portion of the same road known as the "back yard," containing approximately .6 acre.

WDF : NEG : DM

Posted by VZ-20 Signature _____ Date of return: 9-76-78

H. EMBLE PARKS, PRESIDENT	MARCUS M. GOTSARIS	I. HAROLD WILLIAMS, JR.
EUGENE C. HESS, VICE-PRESIDENT	JOSEPH N. MCGOWAN	RICHARD W. TRACEY, VICE
MRS. ROBERT L. BERNEY	ALVIN LORECF	MRS. RICHARD K. WILLIAMS

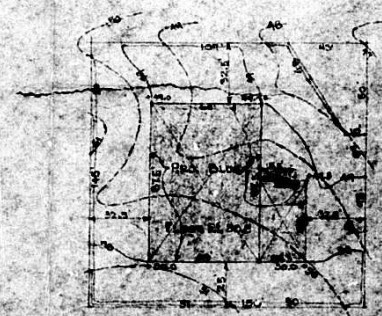


NOTE:
Parking areas and
driveways to have durable
dustless surface.

PARKING DATA
Existing Use - Vacant
Proposed Use - Private Pleasure Club
Total Floor Area - 1587'²
Total Membership - 128
1 parking space per 300' = 26 sps. reqd.
1 parking space per 6 member = 22 sps. reqd.
Total spaces supplied - 31
Total Lot Area - 22425'²

New Storage Room Floor Area - 2880'²
Number of Employees - 2
Add. Parking Spaces reqd. - 1
Total Parking Spcs. reqd. 27
Total Parking Spcs. supplied - 31

8/9/72 Revision



GRADING PLAN
SCALE: 1" = 50'

PLOT & PARKING LAYOUT
SCALE: 1" = 50'

MAP: 10
NEPA
ELECTION
DISTRICT: E
D. To: 9-9-73
TYPE
H. J. Z. G.
BY: M.L.
DATE: 9-14-73

REVISION	DATE	BY
Additional parking spaces, sewer, water, electric, etc.	12/1/71	Charles A. Logan
Additional parking spaces for Storage Room Addition	8/9/72	Charles A. Logan
New Storm Enclosure	2/16/73	Charles A. Logan



PLOT, GRADING & PARKING PLANS
FOR
ESSEX PLEASURE CLUB INC. AND/OR DAVID AKERS
Box 1172, BALTIMORE MD 21221
ELECTION DISTRICT 15
CHARLES A. LOGAN
REG. PROFESSIONAL ENGINEER NO. 808
BALTIMORE, MD
AUGUST 23, 1971
SCALE: 1" = 50'
SHEET: 1 OF 1

Charles A. Logan

