

74-5580A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John P. Roche and Linda C. Roche, 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 232.2b to allow a side yard of zero

(0) feet in lieu of the required twelve (12) feet, and from Section 232.3b to allow a rear yard of zero (0) feet in lieu of the

required twenty (20) 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. Strict compliance with the Regulations would cause practical difficulty and unreasonable hardship due to the fact that the tract has an irregular shape and is narrow toward the rear, among other problems.
2. The requested variances are in strict harmony with the spirit and intent of the Regulations, and these variances will have no adverse effect upon the health, safety, and general welfare of the area.

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. I further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: John P. Roche
Address: 6057 Falls Road
Baltimore, Maryland 21209
Legal Owner: Linda C. Roche
Address: 6057 Falls Road
Baltimore, Maryland 21209
Attorney: Allen I. Baron
1300 Merc.-Bank & Trust Bldg.
21201
James D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Avenue
Towson, Md. 21204
ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 1973.

of _____, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at _____ o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John P. Roche and Linda C. Roche, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R.5.5 zone to an B.L. zone; for the following reasons:

1. In classifying the property D.R.5.5, the County Council committed errors as set out on the attached exhibit, which is incorporated by reference herein; and
2. Since the property was last classified by the County Council, the neighborhood has changed substantially in character, as set out on the attached exhibit, which is incorporated by reference herein.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ N.A.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification, and/or Special Exception advertising, posting, etc. upon filing of this petition, and further agree to be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: John P. Roche
Address: 6057 Falls Road
Baltimore, Maryland 21209
Legal Owner: Linda C. Roche
Address: 6057 Falls Road
Baltimore, Maryland 21209
Attorney: Allen I. Baron
1300 Merc.-Bank & Trust Bldg.
21201
James D. Nolan, Petitioner's Attorney
204 W. Pennsylvania Ave.
Towson, Md. 21204
ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 1973.

of _____, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at _____ o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

- 3.) For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
Attorney for the Petitioners

POINTS OF ERROR COMMITTED BY THE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY D.R.5.5

The Petitioner states that the Baltimore County Council committed at the very least the following error and very probably additional errors in classifying the subject property D.R.5.5.

1.) There is a very large amount of commercial zoning in this neighborhood including a B.L. zone to the south, a B.L. zone on the east side of Falls Road, as well as a very large B.M.-C.N.S. zone located a short distance to the north, and hence this presently vacant, undeveloped property is completely inappropriate for D.R.5.5 utilization, and it was error for the Council to so zone the property.

2.) That this section of Falls Road is ideally suited to serve neighborhood and area commercial needs, and it was error to place the subject property in a D.R.5.5 zone.

3.) For such other and further errors as shall be disclosed during the course of the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

- 1.) That the B.M.-C.N.S. zone located a short distance to the north was recently increased in size by means of a petition case.
- 2.) That this neighborhood is undergoing a change to commercial usage, and this change has rapidly accelerated since the Council last considered this area.

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Re-classification from a D.R.5.5 Zone to a B.L. Zone, together with Variances to permit zero side and rear yard setbacks. The property in question is unimproved, contains one-quarter of an acre, more or less, and is located on the northwest corner of Falls Road and Fairfield Avenue, in the Third Election District of Baltimore County.

Testimony was presented on behalf of the Petition by the owner, Mr. John P. Roche, and two experts in the field of real estate and land surveying.

The subject property has been owned by the Petitioner's family since the civil war days and has been personally owned by him since 1957. He has been in the real estate business for approximately twelve years and has purchased many properties in the area. His holdings include the brick row homes and commercial businesses directly opposite the subject property on the east side of Falls Road. He emphasized that he has never sold any of these holdings and that he has a personal interest in the development and future of this area.

Mr. Hugh Gelston, the Petitioner's real estate expert, described the area and pointed out several land uses in close proximity to the subject property that precluded logical development of the site under the present D.R. 5.5 classification. Recommendations from the Planning Board concur with his opinion and recommend that the property be placed in a B.L. zoning category.

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-2008

RESIDENCE: 771-4592

March 29, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY OF
JOHN P. ROCHE AND WIFE
FAIRFIELD AVENUE AND FALLS ROAD
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point formed by the westernmost right of way line of Falls Road and the northernmost right of way line of Fairfield Avenue, running thence and binding on the northernmost line of Fairfield Avenue westerly 130' more or less, thence leaving the north side of Fairfield Avenue and running at right angles to said Fairfield Avenue northerly 110' thence running N77°39' E 75' more or less, to intersect the westernmost side of Falls Road, running thence and binding on the westernmost side of Falls Road S12°18' E 131' to the place of beginning.

CONTAINING 0.25 acres of land more or less.

Being the land of John P. Roche and Linda C. Roche, his wife.



E. F. RAPHEL
Eugene F. Raphael
Registered Professional
Land Surveyor #220

Testimony by Mr. Eugene F. Raphael adequately described difficulties that would be encountered in developing the small irregularly shaped tract under the present setback requirements.

After reviewing the testimony and other evidence presented in this case, the Deputy Zoning Commissioner is of the opinion that the present D.R. 5.5 classification is in error and that the Variances requested should be granted. However, in order to protect the light, air and general welfare of the occupants in the dwellings located in close proximity to the side and rear property lines of the subject property, the location of any future building placed on the subject property must be restricted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of October 1973, that the herein described property or area should be and the same is hereby Re-classified from a D.R.5.5 Zone to a B.L. Zone, and that the herein requested Variances from Section 232.2B and Section 232.3B to permit side and rear yards of zero feet in lieu of the required twelve feet and twenty feet, respectively, should be and the same is hereby Granted. Said granting is subject to the following restrictions:

1. No building shall be located within seventy feet of the center line of Falls Road during the time that the dwelling on the adjoining property is utilized or occupied for residential premises.
2. No building shall be constructed with seventy feet of the center line of Fairfield Avenue.
3. Development of the subject property shall be subject to approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

James S. Hahn
Deputy Zoning Commissioner of
Baltimore County

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 11, 1973

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 #14, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: John and Linda Roche
Location: NWCC of Fairfield Avenue and Falls Road
Present Zoning: D.R.5.5
Proposed Zoning: Re-classification to B.L. Variances to Section 232.2b - side yard and Section 232.3b - rear yard
District: 3
No. Acres: 0.25

The site plan should be revised to show the proposed widening for Falls Road along with the required 8 foot parking setback from that line.

The petitioner should be careful about the height and location of the proposed screening along Falls Road, so as not to create any sight distance problems at the driveway or at the intersection of Fairfield Road and Falls Road.

The proposed exterior lighting should be limited to 8 feet in height and directed away from all residential properties and streets.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
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
PROJECT PLANNING
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Reclassification & Variance
John P. Roche, et ux -
Petitioner
Item No. 14
Fifth Zoning Cycle

Dear Mr. Nolan:

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, 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 northwest corner of Fairfield Avenue and Falls Road in the Third District of Baltimore County. This property, which is currently zoned D.R. 5.5, is requesting a reclassification to B.L. and variances to Section 232.2b for a side yard and Section 232.3b for rear yard. Currently, this undeveloped tract of land is directly adjacent to a house on the west side of the property that fronts on Fairfield Avenue and is also directly adjacent to another house that is immediately to the north of this property and fronts on Falls Road. The property immediately to the south on the southwest corner of Falls Road and Fairfield Avenue is zoned Business Local and is improved with a liquor store. The properties on the east of Falls Road is improved with a small portion of row homes and single family dwellings and is zoned D.R. 5.5, with the exception of the corner of Lake Avenue and Falls Road, which is zoned Business Local. Curb and gutter does not currently exist along Falls Road at this location. However, curb does exist along Fairfield Avenue at this location.

James D. Nolan, Esquire
April 13, 1973
Page Two

A review of the comments from the Bureau of Engineering and the State Highway Administration indicates that the widening is correctly shown along Fairfield Avenue however, Falls Road is proposed to be developed on a 70 foot right-of-way, which would be 35 feet from the center-line of Falls Road on this side of the street. This would have a direct conflict with the proposed development of this property and at least two (2) parking spaces would be eliminated. Also, the Petitioner may wish to add another variance to this petition from Section 232.2b to allow a setback of 4 feet instead of the required 10 feet for side yard from the proposed right-of-way and widening of Falls Road.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973, will be forwarded to you well in advance of the date and time.

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

JJD:gc

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

Bureau of Engineering
ELLENWORTH H. DIVER, P.E. CHIEF

April 16, 1973

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

Re: Item #14 (April to October 1973 - Cycle V)
Property Owner: John and Linda Roche
Fairfield Avenue and Falls Road
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to B.L. and a Variance from Section 232.2b to permit side yard of 0' instead of required 12' and from Section 232.3b to permit rear yard of 0' instead of required 20'
District: 3rd No. Acres: 0.25 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Falls Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Fairfield Avenue is an existing road which shall be ultimately improved with a 30-foot curb and gutter street on a 50-foot right-of-way. A highway widening is to be provided on Fairfield Avenue. This widening line is to be 25 feet from the centerline of the existing right-of-way.

Storm Drainage:

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

Falls Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

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.

Item #14 (April to October 1973 - Cycle V)
Property Owner: John and Linda Roche
Page 2
April 16, 1973

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

Ellenworth H. Diver, P.E.
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:BAW:CDWSS

0-SE Key Sheet
23 NW 7 Pos. Sheet
NW 7 B Topo
79 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. LUPPOLO, P.E. Director
Wm. T. NELSON Deputy Traffic Engineer

April 26, 1973

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

Re: Item 14 - Cycle Zoning V - April to Oct. 1973
Property Owner: John & Linda Roche
Fairfield Avenue & Falls Road
Reclass. to B.L. variances to Section 232.2b - side yard & Section 232.3b - rear yard - Dist. 3

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 5.5 to BL of .25 acres.

This tract is not of sufficient size to create capacity problems in itself. However, should the commercial area be expanded, additional studies will be required to determine the adequacy of capacity at the intersection of Falls Road and Lake Avenue.

Very truly yours,

Charles Lee, Chief
Charles Lee, Chief
Development Engineering Section
Assistant Traffic Engineer

CRM:nc



Maryland Department of Transportation
State Highway Administration

Harry R. Hug, Jr.
Secretary
James J. O'Donnell
Acting Administrator

April 18, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

RE: RECLASSIFICATION April 1973
Property Owner: John & Linda Roche
Location: Fairfield Ave. and Falls Road (Rte. 25)
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass to B.L. and a Variance from Section 232.2b
District: 3
No. Acres: 0.25 acres

Dear Mr. DiNenna:

The proposed entrance into the subject site must be a depressed curb type. The proposed roadside curb along Falls Road must be 20' from the existing centerline and not 18' as indicated on the plan. The radius return into Fairfield Avenue must be 30'.

There is a 70' right of way proposed for Falls Road (35' from center) that must be and coded on the plan. The development should be planned accordingly. The plan should be revised prior to the hearing.

The 1972 average daily traffic count on this section of Falls Road is 7,600 vehicles.

Very truly yours,

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

CLJ:MDP

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
872-7310

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

Attention: Mr. Jack Dillon
Zoning Advisory Committee

Re: Property Owner: John and Linda Roche

Location: Fairfield Avenue and Falls Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
14

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 100 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 _____ 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 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: *John E. Meyers* Noted and Approved: *James J. O'Donnell*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/23/72

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 12, 1973

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

Re: Item 14 Z.A.C. Meeting of:

Property Owner: John and Linda Roche
Location: Fairfield Avenue and Falls Road
Present Zoning: D.R. 5.5
Proposed Zoning: ReClass to B.U. and a Variance from Section 232.2b to permit side yard of 0' instead of required 12' and from Section 232.3b to permit rear yard of 0' instead of required 20'

District: 3
No. Acres: 0.25 acres

Dear Mr. DiMenna:

no effect on student population.

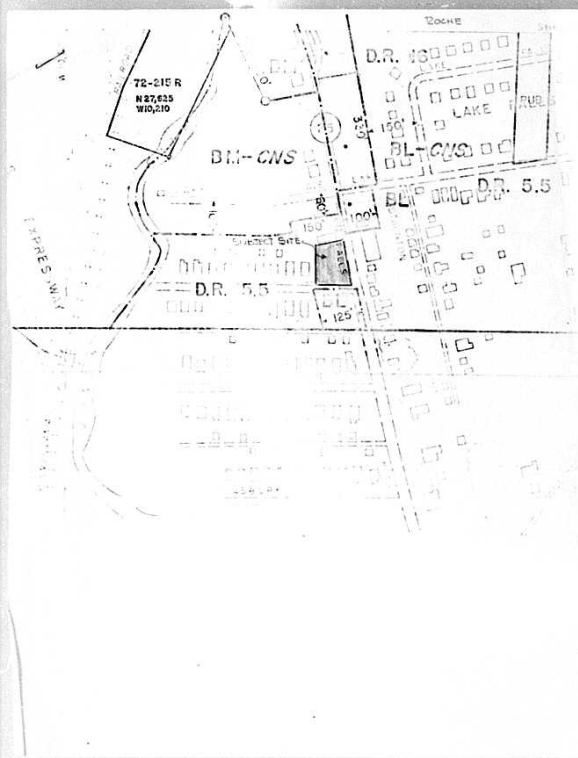
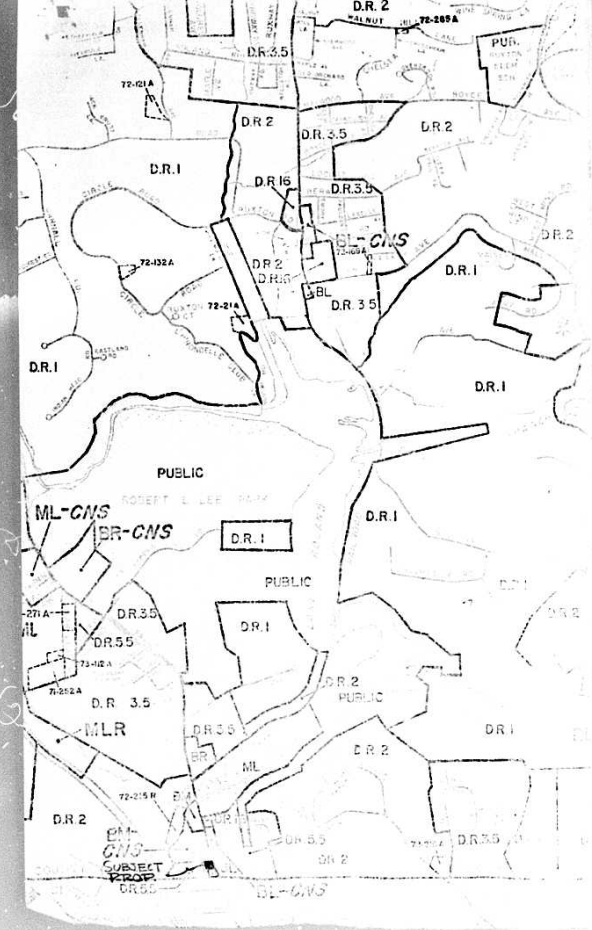
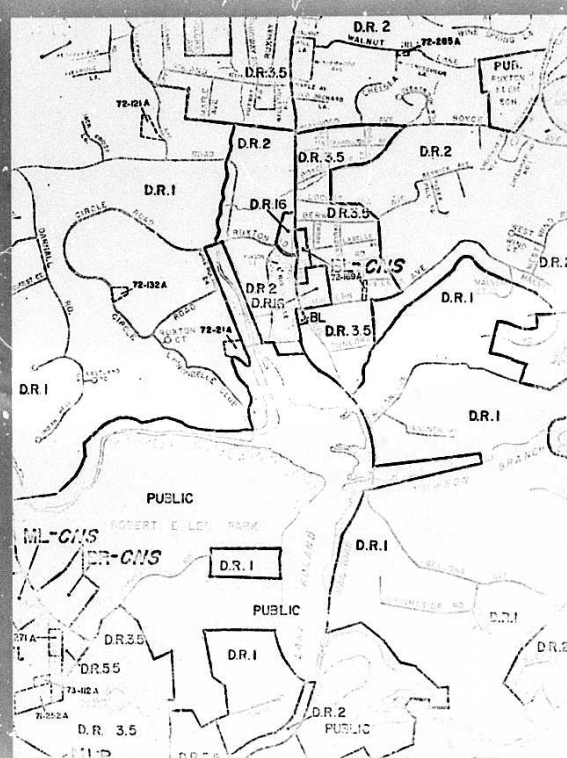
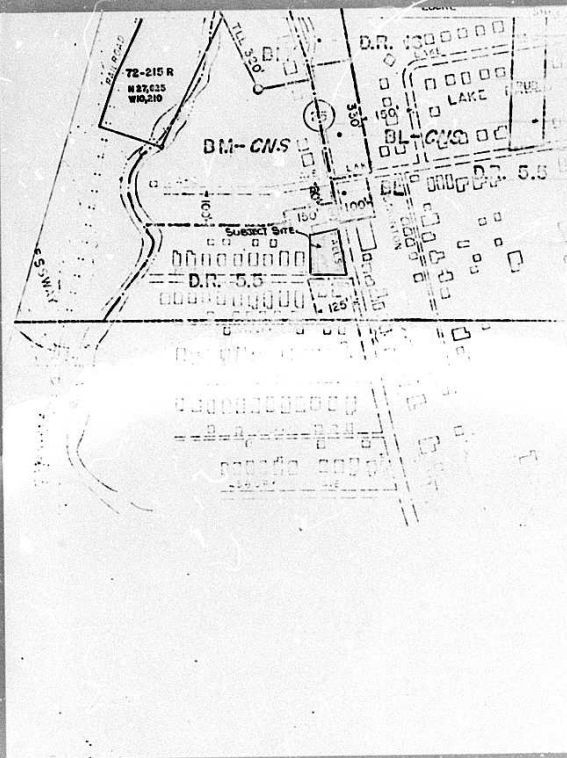
Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

MNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. GERRY

MARCUS H. ROSSMAN
JOSIE H. WIGGAM
ALVIN COOPER
JOHN W. WHEELER, SECRETARY

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. MICHAEL K. HUBBELL



CERTIFICATE OF PUBLICATION

TOWSON, MD., August 23, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time, consecutive weeks before the 13th day of September, 1973, the first publication appearing on the 23rd day of August 1973.

THE JEFFERSONIAN
L. L. Smith
Manager

Cost of Advertisement, \$.....

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 August 27 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiMenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 27 day of August 1973 that is to say, the same was inserted in the issue of August 23, 1973.

STROMBERG PUBLICATIONS, Inc.

By *Paul Morgan*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: August 24, 1973

Posted for: *Q. Petition For Reclassification of Lot 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 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1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 30th day of THURSDAY
1973
1973. Item # _____

[Signature]
S. ERIC DYREMAN
Zoning Commissioner

Petitioner FROCHE Submitted by WILLIAM
Petitioner's Attorney NGA BA Reviewed by [Signature]

* This is not to be interpreted as acceptance of the Petition or assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 1st day of April 1973

[Signature]
S. ERIC DYREMAN
Zoning Commissioner

Petitioner John P. Roche, et al
Petitioner's Attorney James D. Nolan Reviewed by [Signature]
Chairman
Zoning Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # _____									
Previous case: _____	_____ No									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12403

DATE September 13, 1973 ACCOUNT 01-662
James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204 AMOUNT \$126.67

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Posting and advertising for John P. Roche
Petition for reclassification
#74-58-RA

SEP 13 1973

12667 MSC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8334

DATE May 3, 1973 ACCOUNT 01-662
AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Nolan, Plumbhoff and Williams
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Reclassification for John P. Roche

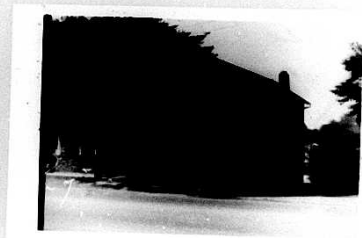
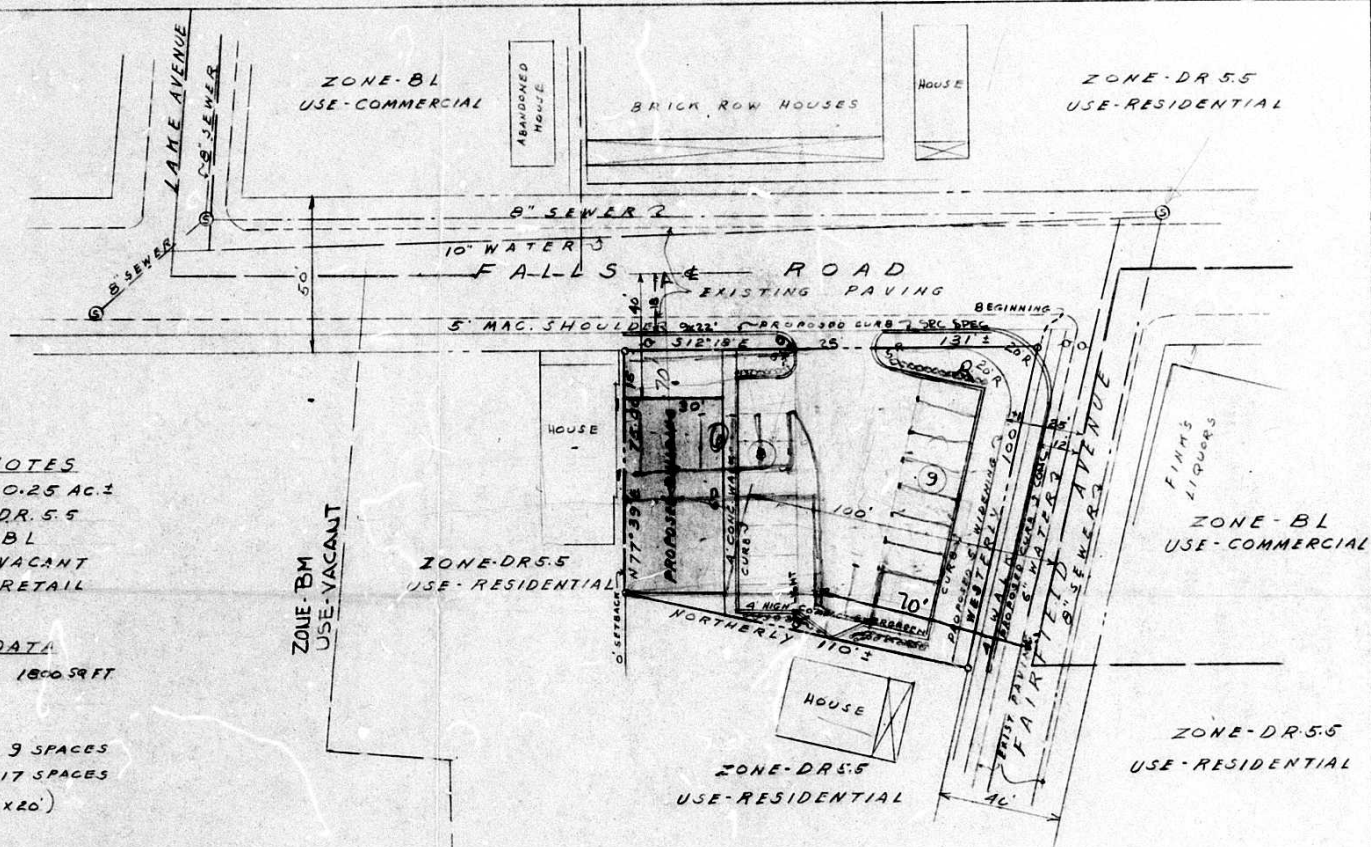


EXHIBIT # 1-A



GENERAL NOTES

AREA OF PROPERTY - 0.25 AC.±
EXISTING ZONE - D.R. 5.5
PROPOSED ZONE - B1
EXISTING USE - VACANT
PROPOSED USE - RETAIL

PARKING DATA

AREA OF BUILDING - 1800 SQ FT
PARKING RATIO:
1 SPACE/200^{sq}
TOTAL REQUIRED - 9 SPACES
TOTAL PROVIDED - 17 SPACES
(PARKING SPACES 9'x20')

VARIANCE REQUESTED FROM

1. SECTION 232.26 OF ZONING REGULATIONS TO ALLOW A SIDE-YARD OF 0' INSTEAD OF THE REQUIRED 12'
2. SECTION 232.36 OF ZONING REGULATIONS TO ALLOW A REAR YARD OF 0' INSTEAD OF THE REQUIRED 20'

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF

JOHN P. ROCHE

3RD ELECT. DIST. BALTO. CO. MD.

SCALE 1"=30' MARCH 26, 1973

B. F. RAPHAEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
1100 COLLEGE AVE., SUITE 200
CHICAGO, ILL. 60606-3109



PETITIONER'S EXHIBIT 1

GENERAL NOTES

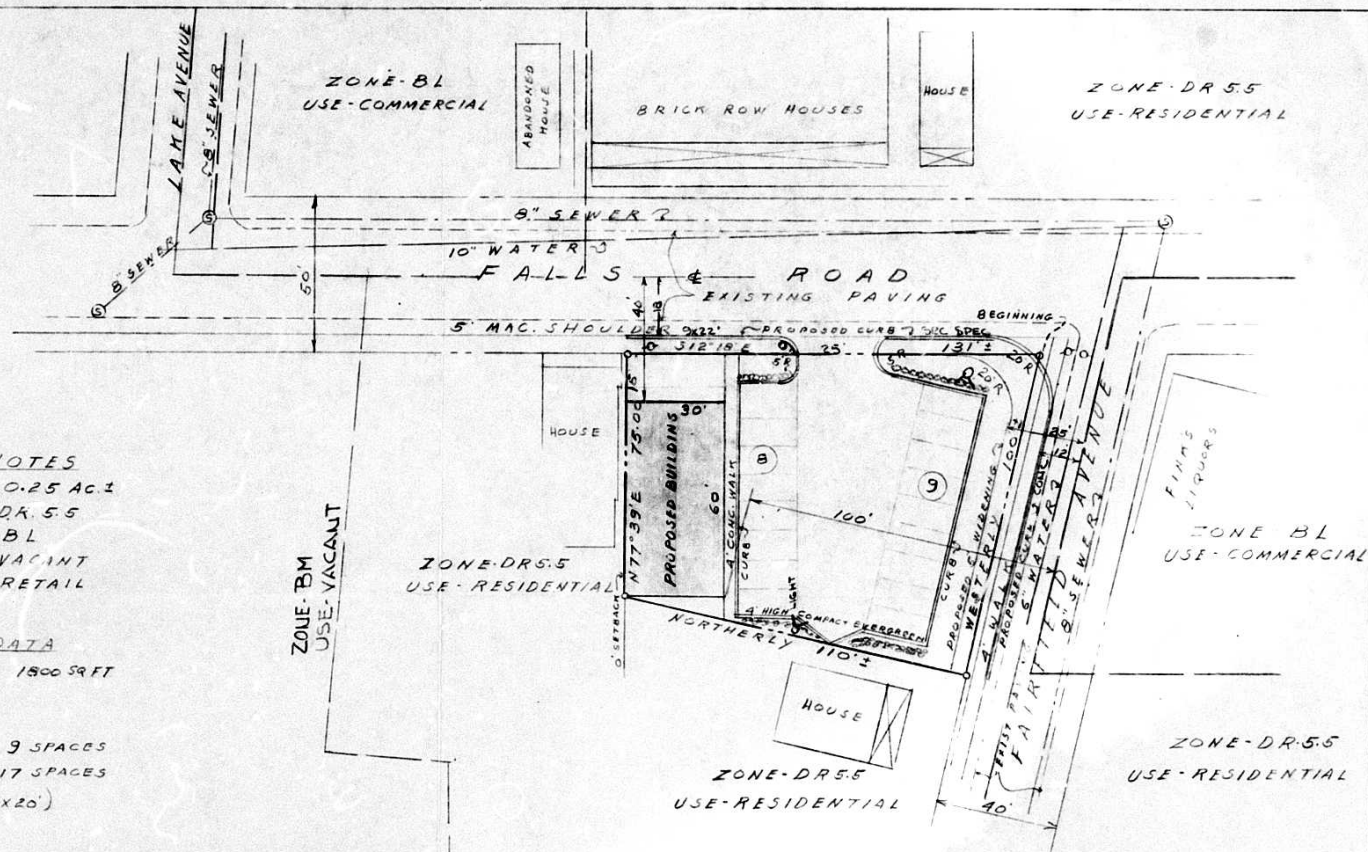
AREA OF PROPERTY - 0.25 AC.±
EXISTING ZONE - DR. 5.5
PROPOSED ZONE - BL
EXISTING USE - VACANT
PROPOSED USE - RETAIL

PARKING DATA

AREA OF BUILDING - 1800 SQFT
PARKING RATIO:
1 SPACE/200'±
TOTAL REQUIRED - 9 SPACES
TOTAL PROVIDED - 17 SPACES
(PARKING SPACES 9'x20')

- VARIANCE REQUESTED FROM
1. SECTION 232.26 OF ZONING REGULATIONS TO ALLOW A SIDE-YARD OF 0' INSTEAD OF THE REQUIRED 12'
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E. Raphael



PLAT TO ACCOMPANY ZONING PETITION
PROPERTY OF

JOHN P. ROCHE

3RD ELECT. DIST. BALTO. CO. MD.

SCALE 1"=30' MARCH 26, 1973