

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **KNOTT INDUSTRIES, INC.**, legal owner, 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 255.1 (a) 238.21 to permit a sideyard setback of three (3) feet instead of the required thirty (30) feet

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

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

KNOTT INDUSTRIES, INC.
Francis J. McCommiss, Vice President
Contract purchaser
Address: 1726 Whitehead Road
Baltimore, Md. 21207
Petitioner's Attorney
Address: 1726 Whitehead Road
Baltimore, Md. 21207
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of October, 1973 at 10:00 o'clock

(over)

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

Director of Engineering
ELLSWORTH N. DYER, P.E. CHIEF

August 11, 1973

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

Re: Item #23 (1973-1974)
Property Owner: Knott Industries, Inc.
W/S Woodlawn Dr., 418.03' S. Security Blvd.
Existing Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 to permit a side yard setback of 3' instead of the required 30'.
District: 1st No. Acres: 0.6552 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.

General:

Baltimore County utilities and highway improvements are not involved. However, the Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within the utility easement traversing this property. During the course of grading or construction on this site, protection must be afforded by the contractor to protect the sanitary sewer and prevent any damage thereto. Any damage sustained would be the full responsibility of the Petitioner.

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:as

L-32 Key Sheet
5 NW 23 Pos. Sheet
NW 2 F Topo
95 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 23, 1973

CHIEF OF BUREAU OF
ENGINEERING
TOWSON, MARYLAND 21204

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

RE: Variance Petition
Item 23
Knott Industries, Inc.

A. Owen Hennegan, Esq.,
406 Jefferson Building
Towson, Maryland 21204

Dear Mr. Hennegan:

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 west side of Woodlawn Drive, 418 feet south of Security Blvd., in the First District of Baltimore County. This property is currently improved with what was a Plain 'N' Fancy donut shop. The property is zoned M.L.

The petitioner proposes to convert this abandoned use to a bank with a drive-in facility. The drive-in facility will be located on the south side of the building. It would possibly have as many as three islands - the closest would be located 3 feet from the property line. This would necessitate construction of a driveway along the rear of the building for stacking spaces. Currently the property is being used as a parking lot for the existing office facilities that are in this area.

A. Owen Hennegan, Esq.,
Item 23 - Knott Industries, Inc.
August 23, 1973

Curb and gutter exists along Woodlawn Drive at this location.

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.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: John Carroll Dunn, Architect
8 E. Mulberry Street
Baltimore, Md. 21202

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

832-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Knott Industries, Inc.

Location: W/S Woodlawn Drive 418.03' S. Security Blvd.

Item No. 23 Zoning Agenda July 24, 1973

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

Reviewer: *Paul H. Reincke* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E.
DIRECTOR

Wm. T. Mullen
DEPUTY TRAFFIC ENGINEER

August 7, 1973

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

Re: Item 23 - ZAC - July 24, 1973
Property Owner: Knott Industries, Inc.
W/S Woodlawn Drive, 418.03' S. Security Boulevard
Variance from Section 255.1 to permit a side yard setback of 3 feet instead of the required 30 feet
District 1

Dear Mr. DiNenna:

This Department has reviewed the subject petition and has the following comments:

1. The plan should be revised to show the entrance to the Social Security complex.
2. The southern most entrance to this site should be lined up with the entrance to the Social Security complex.
3. The petitioner should expect problems with vehicles entering and exiting this site at the southern most entrance because three lanes of traffic exiting Social Security complex in the afternoon.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 2, 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 21204

Dear Mr. DiNenna:

Comments on Item 23, Zoning Advisory Committee Meeting July 24, 1973, are as follows:

Property Owner: Knott Industries, Inc.
Location: W/S Woodlawn Dr., 418.03' S. Security Blvd.
Present Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 to permit a side yard setback of 3' instead of required 30'.
District: 1
No. Acres: 0.6552

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mms

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting Sept 29, 1973
Posted for: PETITION FOR VARIANCE
Petitioner: KNOX INDUSTRIES, INC.
Location of property: W/S OF WOODLAWN DR. 118.03' S.E. SEVERY BLVD.
Location of Sign: W/S OF WOODLAWN DR. FRONT EXISTING BLDG 1514 WOODLAND DRIVE
Remarks: _____
Posted by: Thomas L. Balaban Date of return: OCTOBER 5, 1973
Signature

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>FTH</u>					Revised Plans: Change in outline or description Yes _____ No _____					
Previous case: _____					Map # _____					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 23

A. Owen Hennegan, Esq.
486 Jefferson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this _____ day of _____ 1973.

S. Eric Dineen
Zoning Commissioner

Petitioner: Knox Industries, Inc.

Petitioner's Attorney: A. Owen Hennegan
c/o: John Casella, Esq., Architect
8 E. Mulberry Street
Baltimore, Md. 21202

Reviewed by: J. P. Dineen
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of

July 1973, Item # _____

S. Eric Dineen
Zoning Commissioner

Petitioner: Knox Ind Inc Submitted by: Hennegan

Petitioner's Attorney: Hennegan Reviewed by: FTH

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

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

No. 12430

DATE Sept. 24, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Moore, Moore, Hennegan, Rumanan & Carney
406 Jefferson Building
Towson, Md. 21204
Petition for Variance for Knox Industries, Inc.
874-98-A

483 9 09 SEP 24

250 C REC

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

No. 12480

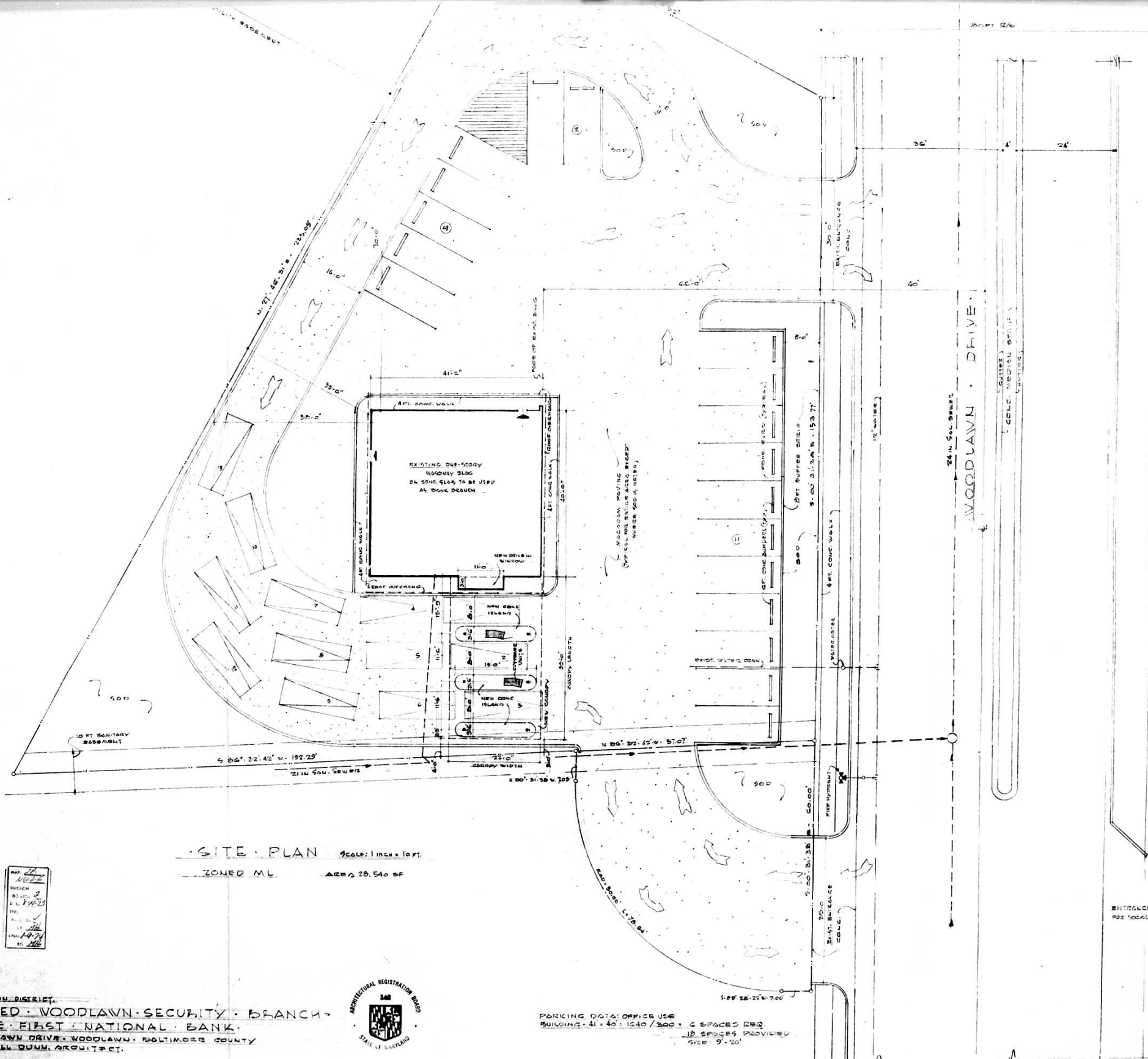
DATE Oct. 17, 1973 ACCOUNT 01-662

AMOUNT 72.50

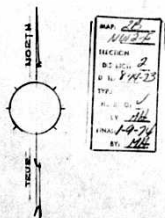
WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Moore, Moore, Hennegan, Rumanan & Carney
406 Jefferson Building
Towson, Md. 21204
Advertising and posting of properties for Knox Industries, Inc. 874-98-A

250 C REC



· SITE · PLAN · SCALE: 1" = 10' ·
 ZONED M1 AREA 20,540 SF



FIRST NATION DISTRICT
 PROPOSED WOODLAWN SECURITY BRANCH
 FOR THE FIRST NATIONAL BANK
 1918 WOODLAWN DRIVE WOODLAWN BALTIMORE COUNTY
 JOHN CARROLL DUNN ARCHITECT



PARKING DATA: OFFICE USE
 BUILDING 41' x 40' = 1640 / 300 = 5.47 SPACES REQ.
 10 SPACES PROVIDED
 SIZE: 9' x 20'

ENTRANCE & EXIT
 FOR SOCIAL SECURITY TRAFFIC



