PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-98,

1, or we_NNOTT_INDUSTRIES__INCs_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. tion for a Variance from Section 255.1 (800 238,2) 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

1. 7-14-7 1974 1497

Property is to be posted and advertised as prescribed by Zoning Regulations.

10 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 Balfleyer County adopted pursuant to the Zoning Law For Baltlumor County.

Francis J. McCoinness, Vice President

By Legal Owner Address 1726 Whitehead Road a Over Hennigen

Baltimore, Md. 21207

MG 25 'TO Allet 1967. Tables

1967. 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 Baltidging in Townson, Baltimore

Zowing Commissioner of Baltimore County



Baltimore County, Maryland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

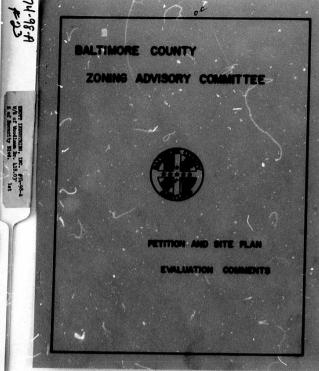
August 1h. 1973

Re: Item #23 (1973-1974) Item #23 (1973-1974)
Proporty Comer: Mnott Industries, Inc.
W/S Woodlawn Dr., blab.03' S. Security Blvd.
Existing Confine: M.L.
Proposed Zonding: Wariance from Section 255.1 to permit
a side yard setback of 3' instead of the required 30'
District: lat No. Acres: 0.6552 acre

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.

Baltimore County utilities and highway improvements are not involved. However, the Petitioner is cautioned that no encreachment by construction of any structure, including footings will be permitted within the utility assument reversing 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 demange thereto. Any demange mustained would be the full responsibility of the Petitioner.

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



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Chairman MINUFES

BURGAL OF

Item 23 Knott Industries, Inc.

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. STATE ROADS COMM

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

RE: Variance Petition

These comments are nc. 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 petitioner proposes to convert this abu-doned use to a bank with a drive-in facility. The driver 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.

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MELZER

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

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 patitioner should expect problems with vehicles entering and
exiting this site at the southern most entrance because three lames of
traffic exiting Social Security complex in the afternoon.

Very truly yours,

michaells Houngan Michael S. Flanigan Traffic Engineer Associate

MSF/pl

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

- 2 -

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.

Am I Weller

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

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

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

JJDJr.:JD

Enclosure

August 2, 1973

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:

District: 1 No. Acres: 0.6552

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

Very truly yours,

HVB:mne

mls 4/16/73

Jeffern Bldg Petitioner's Attorney

406

Baltimore County Fire Department

Towson, Maryland 21204 021-7310

Re: Property Owner: Knott Industries, Inc.

Item No. 23

J. Austin Deitz

Pursuant to your request, the referenced property has been surveyed by this Gureau and the comments below marked with an "%" 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 whicle access is required for the site. () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

Special Inspection Division

ORDERED By The Zoning Commissioner of Baltimore County, this

day of October

Mr. S. Bric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Office of Planning and Zoning Baltimore County Office Puilding Towson, Haryland 21204 Attention: Rr. Jack Dillon, Chairman Zoning Advisory Committee Location: W/S Woodlawn Drive 418.03' S. Security Blvd.

Zoning Agenda July 24, 1973

of the Fire Prevention Loge prays to Communication of operations.

(x) 5. The buildings and structures existing or proposed on the site shall compty with all applicable requirements of the site shall compty with all applicable requirements of the site shall compty with all applicable requirements of the site shall be shall be

Reviewer: Lot Roge Mark & Hoted and Faul H Rainche Deputy Chief Fire Prevention Bureau

August 23, 1973

PEACEU DEPARTMENT

THERE PEPARTMEN

Dear Mr. Henregan:

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.

Property Owner: Knott Industries, Inc. Location: W/S Woodlawn Dr., 418.03' S of Security Blvd. Present Zoning: M.L. Proposed Zoning: Variance from Section 2'5.1 to permit a side yard setback of 3' instead of required 30'.

Choses H Devling
Thomas H. Devlin Director
BUREAU OF ENVIRONMENTAL SERVICES

ant to the advertisement, posting of property, d public hearing on the above Be and it appearing that by reason of the following finding of facts that strict compliance with ltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the above 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, a Variance to permit a side yard setback of three (3) feet instead of the required thirty (30) feet should be granted. EDERED by the Zoning Commissioner of Baltimore County, this 3/ 3/ 198 73 that the herein Petition for a Variance should be and the January, roun and ante accurate thirty (30) feet is subject to the approval of blan by the Department of Public and the Office of Planning and Zoning Commissioner of Billimore County a site plan by the Department of Public Works and the Office of Planning and uant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of..... IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196 that the above Variance be and the same is hereby DENIED Zoning Commissioner of Baltimore County



August 14, 1973

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

Dear Mr. Di Nenna

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.
Existing Zoning: L.C.
Proposed Zoning: Variance from Section 255.1 to permit a side yard setback of 3 ft. instead of the required 30 ft.
Election District: 1
No. Acres: 0.6552 Acres

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

John L. Wimbley

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date:August 2, 1973

Mr. S. Eric DiMenna Zoning Cormissioner County Office Building Towson, Maryland 2120L

Z.A.C. Meeting of : July 24, 1973

Ros Ttom 23 Property Owner: Knott Industries, inc. Location: see agenda Present Zoning: M.L. Proposed Zoning: Variance

District: 1 No. Acres: 0.6552

WNP/ml

No bearing on student population,

Very truly yours,

W. Wiltetweel

TO STATE OF THE PARTY OF THE PA

FHONE: HAMILTON 6-0322

KELLER & KELLER

ALTIMORE, MARYLAND 21206

State Registered Land Surveyors 3914 WOODLEA AVENUE



DESCRIPTION

July 5th, 1973.

BETINING for the same at a point on the West side of Voodlaws Drive, formerly Clarks Avenue), 80' wide, distent 18.03' more or lass, Southerly, measured along the sold West side of said Woodlaws Drive, from the Southerly and of the bond at the Southerst course of said Voodlaws Drive and the Southerst could be bond at the Southerst course of said Voodlaws Drive and the Southerst the end of the first or South Oct1138' East 193.00' of the second proced of the district or South Oct1138' East 193.00' of the second proced of land which by Lease dated August 184, 1967 and recorded arough the Land Records of Seltimore County in Liber 0.7.6, 24925 folic 196 etc; was leased by the Garden Construction Corporation to the Sum Oll Company; and running themse from said place of beginning, and binding on the said West side of said Woodlaws Drive, South Oct 198 Seat 19,77' to the center of a 10' Saintary Eastend Prive, South Oct 198 Seat 19,77' to the center of a 10' Saintary Eastend Prive, South Oct 1980 and West side of said Woodlaws Drive South Oct 1980 and West side of said Woodlaws Drive and running South 89-28'22" West 7,00'; thence Worthwesterly, by a line curving to the right, having a redius of 50' a distance of 78.5% (the ohere of said are being North 19941'138' Mest 70,711) and North Oct311'38' Mest 7,700'; the intersect the center 110 of said of 18 Saintary Eastern 1995 the Easternmost side of a 10' wide Storm Drain Reservation and Utility Eastern and Utility Eastern and Saintary Bast 235,09' to the end of the 2nd line of the said 2nd proced of 180 Enterior Bast 235,09' to the end of the 2nd line of the said 2nd proced of 180 Enterior day of the Easter 1995 and 180 Enterior 1995 and 180 Enter

CONTAINING 28,540 SQUARE FEST of lend, more or less or 0.6552 Acre

SUBJECT to a 10° Sanitary Rasement as shown on plat.



BA TIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date October 12, 1973

FROM William D. Fromm, Director Office of Planning

SURJECT Petition #74-98-A. West side of Woodlawn Drive (formerly Clarke Avenue)
418.03 feet South of Security Boulevard. Petition for Variance for a Side Yard. Petitioner-Knott Industries, Inc.

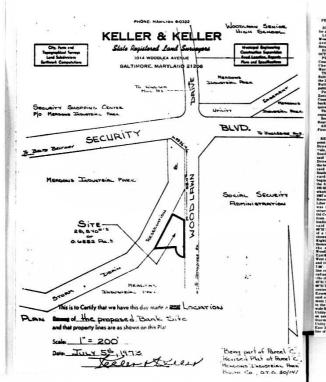
1st District

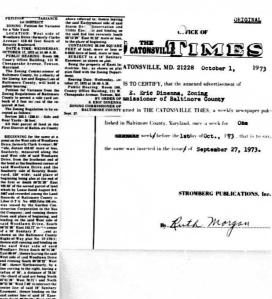
HEARING: Wednesday, October 17, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to make at this time.

WDF:NEG:r









CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertiserrer was ring on the 27th day of September 19...73

1-SIGN (

74-98-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Yoursen, Maryland

District. 12t	Date of Posting Sept 29, 1973
Posted for PETITION FOR VARIANCE	
Petitioner KNEW INDUSTRIES, INS.	
Location of property: W/S OF WOODLAND	DR. 418.03' S OF Servery
BAUD,	150
Location of Signa: W/S of Wood Laws Dr	FRONT EXISTING BLOG. 1514
WOODLAND PRIVE,	
Remarks:	
Posted by Llionas L. Raland	Date of return OCTOBER 5, 1873
Posted by Llouis & Roland	Date of return: OCTOBER 5, 1973

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
		Мор		ginal		licate	220000000	cing	200	Sheet
FUNCTION	date	by	dete	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:			(Chang			or des	ripti	on	
Previous case:			,	Мар #			_			NO

COUNTY OFFICE OF PLANNING AND ZONING Item 23
County Office Building 111 V. Chesapeeke Avenue Touson, Meryland 21204
etition has been received and accepted for filing
of1973.
Amongon Reviewed by Man 1 Bills 4

BALTIMORE COUNTY OFFICE OF FLANNING AND ZONING
County Office Building III W. Chempeule Avanur Torson, Maryland 2(204
/ Your Patition has been received * this 26th day of
July 1972, 11001
Hill.
Partitioner Kantt Ind The Submitted by Henrica
Politican's Attended Hearth & Reviewed by FT of
* This is not to be interperted as accaptance of the Puttien for antigoment of a houring date.

AMOUNT \$25,00	BALTIMORE COUNT OFFICE OF FINAN RI MISCELLANEOUS C	VENUE DIVISION	10. 12430
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106 Jefferson Building Townon, Md. 21204 Petition for Variance for Enott Industries, Inc. 471,074	WHITE - CASHIER		YELLOW - CUSTOMES
Arlunda A	106 Jefferson B Towns, Ma. 21:	ailding 20h	
25.00 PSC	Petition for V	wience for Enott 1	industries, Inc.
	#74-98-A	9 9850 24	2 5.0 0 MSC

SALTIMORE COUNTY, MARYLAND
OFFICE OF FIRMAGE. SEVENUE DIVISION
MINISTELLANCED CASH RECEIPT

FATE Oct. 17, 1973 ACCOUNT DIAGGE

AMOUNT 72.50

MINISTELLANCE DIAGRET PRINT ACCOUNT DIAGGE

AMOUNT 72.50

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