

75-236-A #151 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Donald J. O'Rourke, 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 238.2 to permit 31 feet between structures instead of the required sixty (60) 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.

Contract purchaser
Address
Petitioner's Attorney
Prot-stant's Attorney

FORWARDED BY The Zoning Commissioner of Baltimore County, this 4th day of March 1975, 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 7th day of April 1975 at 10:30 clock

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 7, 1975

FROM: William D. Frome, Director of Planning

SUBJECT: Petition #75-236-A. Petition for a Variance for Distance between Structures North side of Joppa Road 140 feet East of Green Pastures Drive Petitioner - Donald J. O'Rourke

9th District

HEARING: Monday, April 7, 1975 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Frome
William D. Frome, Director of Planning
Office of Planning and Zoning

WDF:REG:rw

PETITION FOR VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT 31 FEET BETWEEN STRUCTURES INSTEAD OF THE REQUIRED 60 FEET. North side of Joppa Road 140 feet East of Green Pastures Drive, 9th District.

DONALD J. O'ROURKE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 75-236-A

ORDER TO ENTER APPEARANCE

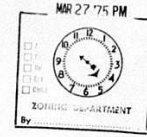
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Heston, III
CHARLES E. HESTON, III
Deputy People's Counsel

John W. Hession, III
JOHN W. HESSON, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 26 day of March, 1975 to Donald J. O'Rourke, c/o Mr. Donald Potter, O'Connor Lumber Company, 1610 East Joppa Road, Towson, Maryland 21204, Legal Owner.



I WILL NOT ATTEND. JWH.

FRED H. DOLLENBERG
PHIL L. GERHOLD
PHILIP A. CROSS
JOHN F. ETZEL

DOLLENBERG, GERHOLD, CROSS & ETZEL
Registered Professional Engineers & Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

823-4470

January 6, 1975

Zoning Description

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

Beginning for the same on the north side of Joppa Road, 70 feet wide, at a point distant 140 feet measured easterly along the north side of Joppa Road from the center line of Green Pastures Drive, thence binding on the north side of Joppa Road, North 89 degrees 24 minutes East 260 feet, thence leaving Joppa Road and binding on the outline of the property of the petitioners herein, North 1 degree 15 minutes East 262.49 feet, thence running for a line of division, South 89 degrees 36 minutes 30 seconds West 59.99 feet and thence binding on the outline of the property of the petitioners herein the two following courses and distances viz: South 66 degrees 03 minutes West 200 feet and South 1 degree 16 minutes West 256 feet to the place of beginning.

Containing 1.55 Acres of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the zoning commissioner.



April 21, 1975

Mr. Donald J. O'Rourke
c/o Mr. Donald Potter
O'Connor Lumber Company
1610 East Joppa Road
Towson, Maryland 21204

RE: Petition for Variance N/S of Joppa Road, 140' E of Green Pastures Drive - 9th Election District Donald J. O'Rourke - Petitioner NO. 75-236-A (Item No. 152)

Dear Mr. O'Rourke:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

cc: John W. Hession, III, Esquire
People's Counsel
Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Donald Potter
O'Connor Lumber Company
1610 East Joppa Road
Towson, Md. 21204

Item 152

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 4th day of March 1975

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Donald J. O'Rourke

Petitioner's Attorney

Reviewed by Franklin T. Hession, Jr.
Franklin T. Hession, Jr.
Chairman
Zoning Advisory Committee

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

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

February 27, 1975

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

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

Re: Item #152 (1974-1975)
Property Owner: Donald J. O'Rourke
N/S of Joppa Rd., 140' E. of Green Pastures Drive
Existing Zoning: R
Proposed Zoning: Variance from Sec. 238.2 to permit 31' between structures instead of the required 60'.
No. of Acres: 1.55 Acres District: 9th

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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #152 (1974-1975).

Very truly yours,

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

END:FAM:FR:rs

N-W Key Sheet
37 NE 10 Pos. Sheet
NE 10 C Topo
70 Top Map

Zoning Commissioner of Baltimore County

MEMBERS
 ZONING ADMINISTRATION
 HEALTH DEPARTMENT
 BUREAU OF
 FIRE PREVENTION
 DEPARTMENT OF
 TRAFFIC ENGINEERING
 STATE HIGHWAY
 ADMINISTRATION
 BUREAU OF
 ENGINEERING
 PROJECT AND
 DEVELOPMENT PLANNING
 INDUSTRIAL
 DEVELOPMENT
 COMMISSION
 BOARD OF EDUCATION
 OFFICE OF THE
 BUILDINGS INSPECTOR

All parking areas, entrances, etc. are existing, and the petitioner proposes no change in them for purposes of this request.

cc:Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204

Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

John L. Wimbley
Planning Specialist II
Project and Development Planning

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

GHSV/pc

No bearing on student population.

W. Nick Petrovich.,
Field Representative

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 454-3211 ZONING 454-3311

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-236-1A

District 9th Date of Posting 3-20-78
 Posted for Herring, Marjory Ann, 2nd 1975 C. 14132 RM.
 Petitioner Donald T. C. Herring
 Location of property NW 1/4, Joppa, S.E. 140' E. of River, Benton Township
 Location of Signs 1 sign, Benton Co. 14-100 Joppa Rd. B. Hwy 209
 to Searles Co.
 Remarks _____
 Posted by Marj H. Niess Date of return 3-27-78

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND.

ZONING: Petition for a Variance for Distance between Structures.

LOCATION: North side of Joppa Road 140 feet East of Green Pasture Drive.

DATE & TIME: MONDAY, APRIL 7, 1975 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Planning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 20 feet between structures instead of the required 40 feet.

The Zoning Ordinance to be proposed is as follows:

All that parcel of land in the North District of Baltimore County, beginning for the same on the north side of Joppa Road, 70 feet wide, in a platted district 140 feet measured westerly along the north side of Joppa Road from the center line of Green Pasture Drive, thence running on the north side of Joppa Road, North 89 degrees 14 minutes East 200 feet, thence leaving Joppa Road and bounding the western line of the property of the petitioner, thence North 1 degree 19 minutes East 202.49 feet, thence running for a line of division, South 89 degrees 50 minutes 30 seconds West 58.4 feet and thence bounding the western line of the property of the petitioner, thence the two following courses and distances viz: South 89 degrees 40 minutes West 200 feet and South 1 degree 19 minutes West 100 feet to the place of beginning.

Containing 1.50 Acres of land more or less.

Being property of Donald J. O'Rourke as shown on plat filed with the Zoning Department.

Hearing Date: Monday, April 7, 1975 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
ZONING COMMISSIONER OF BALTIMORE COUNTY
Mar. 31

THE TOWSON TIMES

TOWSON, MD. 21204

March 21, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION- NORTH SIDE OF JOPPA ROAD

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one successive

weeks before the 7 day of April 1975 that is to say, the same

was inserted in the issue of March 21, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Carson

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND

ZONING: Petition for a Variance for Distance between Structures.

LOCATION: North side of Joppa Road 140 feet East of Green Pasture Drive.

DATE & TIME: Monday, April 7, 1975 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for Variance from the Zoning Regulations of Baltimore County to permit 20 feet between structures instead of the required 40 feet.

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All that parcel of land in the North District of Baltimore County, beginning for the same on the north side of Joppa Road, 70 feet wide, in a platted district 140 feet measured westerly along the north side of Joppa Road from the center line of Green Pasture Drive, thence running on the north side of Joppa Road, North 89 degrees 14 minutes East 200 feet, thence leaving Joppa Road and bounding the western line of the property of the petitioner, thence North 1 degree 19 minutes East 202.49 feet, thence running for a line of division, South 89 degrees 50 minutes 30 seconds West 58.4 feet and thence bounding the western line of the property of the petitioner, thence the two following courses and distances viz: South 89 degrees 40 minutes West 200 feet and South 1 degree 19 minutes West 100 feet to the place of beginning.

Containing 1.50 Acres of land more or less.

Being the property of Donald J. O'Rourke, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, April 7, 1975 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
ZONING COMMISSIONER OF BALTIMORE COUNTY
Mar. 31

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 1975

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

at one time, consecutive weeks before the 7th day of April 1975, the first publication

appearing on the 20th day of March 1975.

THE JEFFERSONIAN.

L. Lankford
Manager.

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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>JPH</u>									
Revised Plans: Change in outline or description									Yes No
Previous case:									
Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20th day of March 1975 Item # .

Eric D. Brown
S. Eric D. Brown
Zoning Commissioner

Petitioner O'Rourke Submitted by Brown (Architect)

Petitioner's Attorney Reviewed by

* 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. 17940

DATE March 17, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Cicero N. Brown, Jr.
501 York Road
Towson, Md. 21204
Petition for Variance for Donald J. O'Rourke
#75-236-2 250002

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

No. 17990

DATE April 10, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

The O'Connor Lumber Co.
1510 N. Joppa Rd.
Towson, Md. 21204
Advertising and posting of property #75-236-A
#80000000 340000

$$\frac{22.03}{230.42}$$

- site plan
- elevations
- structural notes
- finishing details
- etc. details
- finishing plan
- structural plan

- building sections, door schedule & structural notes
- wall sections, flashing details
- roof framing, foundation plan & misc. details
- mechanical & plumbing plan
- electrical plan

TOTAL RETAIL AREA -	$\frac{4000 \text{ SQ FT}}{200}$	= 20 SPACES
TOTAL OFFICE AREA -	$\frac{200 \text{ SQ FT}}{500}$	= 4 SPACES
TOTAL EMPLOYEES -	$\frac{25}{8}$	= 4 SPACES
TOTAL REQUIRED -		33 SPACES
TOTAL PROJECTED -		54 SPACES

LOCATION PLAN

1. 9TH ELECTION DISTRICT
2. AREA 4.92 ACRES
3. ZONING DR
4. PROPOSED HSE. LUMBER & SUPPLY STORAGE
5. HOURS OF OPERATION MON-SAT 8TO 6

* J O P P A - R O A D

PLOT PLAN
SCALE 1"=20'

REVISED
2- -4
EXAMINERS AND REGISTRARS
1901-A
STATE OF MARYLAND
C. LEONARD BROWN

FOR
O'CONNOR LUMBER CO.

BURDETTE, KOEHLER & MURPHY CONSULTING ENG.	DANIEL M. PEARCE STRUCTURAL ENG.
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ISSUE DATE	12-2-74
COMM. NO.	74-7
SCALE	1"=20'
DWG NO.	A-1