## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

	76-10.0
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Charles D. Malone & Christine M. Malone	76-10.0
I, or we,legal owner_of the property site County and which is described in the description and plat attached hereto and made	
hereby petition for a Variance from Section. 409, 26, (6) to parentt	
O offstreet perking in lieu of the required 4 spaces.	
and the second second	

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

See attached description

property is to be posted and advertised a: prescribed by Zoning Regulations.

For we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this stilled and further agree to and are to be bound by the zoning regulations and restrictions of lines. County adopted pursuant to the Zoning Law For Baltimore County.

Address III Reverside Struc

Petitioner's Attorney Nadress 75 AM

Mr. & Mrs. Charles D. Malone

111 Riverside Drive Baltimore, Maryland 21221

Dear Mr. & Mrs. Malone

Copy of said Order is attached.

cc. John W. Hessian, III, Esquire People's Counsel

ORDERED By The Zoning Commissioner of Baltimore County, this 20th

197 5, that the subject matter of this petition be advertised, as required by the Zoning Lav of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public nearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of July . 197 5 at 10:30 clock

ORBER RECEIVED

Qui la hanca Zoning Commissioner of Baltimore County.

RE: Petition for Variance NE/corner of Riverside Drive and

Charles D. Malone, et ux -

Petitioners NO. 76-3-A (Item No. 216)

Virginia Avenue - 13th Election

Christine In France Charles D. Melone Legal Owner

Protestant's Attorney

July 7, 1975

I have this date passed my Order in the above referenced matter.

Very truly yours.

S. ERIC DI NENNA

Zoning Commissioner

PETITION FOR VARIANCE FOR OFF-STREET PARKING.

OF

CHARLES D. MALONE and CHRISTINE M. MALONE

BALTIMORE COUNTY

REFORE THE

Case No. 76-3-A, Item 216

## ORDER TO ENTER APPEARANCE

142 w 4

15110

17 AA 10 AA

Pursuant to the authority contained in Section 524.1 of the Baltinuse County Charter, I hereby enter my aprearance in this proceeding. You are ted 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

HEREBY CERTIFY That a copy of the foregoing Order was mailed this \_/3 # day of June, 1975 to Charles D. Malone and Christine M. Malone, III Riverside Drive, Baltimore, Maryland 2122i, Legal Owners.

JUN 1 3 75 PM



I will not attend. JWH.

July 11, 1975

Mr. George J. Martinak, President Essex Improvement Association, Inc. 408 C. rreis Avenue Baltimore, Maryland 21221

> RE: Petition for Variance NE/corner of R verside Drive and Virginia Avenue - 15th Election Charles D. Malone, et ux -NO. 76-3-A (Item No. 216)

Dear Mr. Martinak

Enclosed please find a copy of my Order that was passed in the

I would appreciate you contacting me at your earliest convenience so that we may discuss another matter.

Very truly yours.

18/ Zoning Commissioner

SED/srl

Enclosur

S. ERIC DI NENNA

I feel that it is a hardship as far as a financial burden is concerned.

I do not feel that it is necessary to have a parking pad put on my property for the use of a 3 night maximum period of time (Tues, Med, EThurs-7:00 to 10:00 p.m.). This is not always the case because some weeks I only have class 2 nights a week. There is approximately four to five cars there a night of which one may use my driveway. Most of the ladies that come to my shop come in car pools due to the fact that they know each other quite well and that it isn't trully safe to travel alone in the evening. There is approximately 8 to 12 people a night attending my shop for class. The average is not enough to werrant the additional expense of installing and upkeeping this expense of a lot. I do not feel that it is a problem to my neighbors as the letters explain that have been given to me to use at the time of the public hearing. My neighbors also have no can be used to the subsection of the complete of the subsection of the complete that is not a problem to Mrs. Olson in the area. They feel that my shop is not a problem to Mrs. Olson in the area. They feel that my shop is not a problem to Mrs. Olson in the area. They feel that my shop is not a problem to Mrs. Olson, whoever the sphorhood and have no complaints about it! Mrs. Olson, whoever the shop is open; and can be to the number of nights I have class; when the shop is open; and can be opened to the opened to the seale shop but more of a club. The shop is only opened to those parties that I know. It is not opened to the general public every hour of the day or one hour of the day and will never be opened that way! I feel I should be able to have who I want in my home.

Another reason for not installing a lot would be parking would become a

Another reason for not installing a lot would be parking would become a problem to my neighbors due to the amount of spaces used constantly by the Essex Moose Lodge surrounding my property. If I put a lot in it would send these members further down the street where there is not as much open on the street spaces available to those neighbors. Members of the Essex Moose monopolizes these spaces just about everynight and weekend. I have no complaints about them as long as they don't block my driveway. I do not feel they should have to park and walk a further distance to their cars.

For these reasons I ask that my shop be excused and be allowed to use on the street parking as many other shops in Essex have the priviledge:

DESCRIPTION FOR VARIANCE

0

Located on the Northeast corner of Riverside Drive & Virginia Avenue and known as lots # 5 & 6 as shown on Plat of Essex, Section A. Said plat rded among land records of Baltimore County in Liber 3, Polic 15. Also known as 111 Riverside Drive.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date June 25, 1975

FROM William D. Fromm, Director of Planning

SUBJECT.\_Petition\_£76-3-A.\_\_Fetition\_for Variance for Off-Street Parking.
Northeast corner of Riverside Drive and Virginia Avenue.
Petitioner - Charles D. Malone and Christine M. Malone

15th District

HEARING: Wednesday, July 2, 1975 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on this patition at this time.



BALTIMORE COUNTY **ZONING PLANS** ADVISORY COMMITTEE

Ben



PETITION AND SITE PLAN

EVALUATION COMMENTS



Office of Planning and Zoning Saltimore County Office Building Towsen, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Charles D. & Christine M. Malone

Location: NE/C of Riverside Dr. & Virginia Avenue

Zoning Agenda May 27, 1975

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with un "x" are applicable and required to be corrected or incorporated into the final plans for the property.

Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Norks.

( ) 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.

EXCEEDS the maximum allowed by the Fire Department.

() is. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or seginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Fire Frotection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior

( ) 6. Site plans are approved as drawn.

(XXIX 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: At James Kell Approved: Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING

Franklin'T: Hogans XXXXXXXXXXXXXX

> MEDSERA SEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERS

> STATE HIGHWAY ADMINISTRATION DUREAU OF

INCOMPRIAL DEVELOPMENT BOARD OF EDUCATIO OFFICE OF THE BUILDINGS ENGINEER Mr. Charles D. Malone 111 Riverside Drive Baltimore, Maryland 21221

RE: Variance Petition Item 216 Charles D. & Christine L. Malone - Petitioners

June 18, 1975

The Zoning Plans 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 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 recard 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 at the northeast corner of Riverside Drive and Virginia Avenue, and is currently improved with a frame dwelling and frame garage. The current zoning of this property, B.L., permits a retail use of this property, but only in conjunction with required off street parking.

The petitioner is requesting a Variance to permit zero parking spaces instead of the required 4 spaces, in order that the barement and garage on this property may be utilized as a ceramic shop, without installation of off street parking facilities. The petitioner proposes to continue his residence at this location.

Mr. Charles D. Malone Re: Item 216 June 18, 1975 Page 2

Adjacent properties exist as single family residences, with commercial uses along Riverside Drive as it approaches the Eastern Avenue business district.

As noted in the comments of the Department of Traffic Engineering, problems are not anticipated by this parking Variance for the use as proposed; however, more intense utilizations of this parcel could not be afforded a similar comment.

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.

Franklin T. Hogans, Jr. Chairman, Zoning Plans Advisory Committee

FTH:JD Enclosure

## Baltimore County Fire Department

RECEIVED FOR



Mr. S. Eric Di Nenna, Zoning Com Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building Towson, Maryland 21204

WILLIAM D. FROMM

S FRIC DINENNA

Dear Mr. DiNenna

Comments on Item \$216, Zoning Advisory Committee Meeting, May 27, 1975, are as follows:

Property Owner: Charles D and Christine M. Malane Location: NE/C of Riverside Drive and Virginia Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Variance from Sec. 409128(6) to permit 0 parking space; in lieu of the required 4 spaces
No. of Acres: 14900 square feet
District: 15th

ALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Petitioner Charles D. & Christine M. Helen

Petitioner's Attorney

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

June 9, 1975

John 2 Wintly

John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3381

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-



May 21, 1975

DONALD J. ROOP, M.D. M.P.H.

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

Dear Mr. DiNenna:

Comments on Item #216, Zoning Advisory Committee Meeting, May 27, 1975, are as follows:

Property Owner: Charles D, & Christine M, Walone Location: NE/C of Riverside Dr. 4 Virginia Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: Variance from Sec. 409.28 (6) to permit 0 parking spaces in lieu of the required 4 spaces. No. of Acres: 14000 sq.ft. District: 15th

Public water and sewer existing

No health hazards anticipated.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Very truly yours,

#HVB/pi

BALTIMORE COUNTY, MARYLAND



EUGENE J. CLIFFORD. P.E.

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 216 - ZAC - May 27, 1975 Property Owner: Charles D. & Christine M. Malone Location: NE/C of Riverside Dr. & Virginia Ave. Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 409.2B (6) to permit 0 parking spaces in lieu of the required 4 spaces. No. of Acres: 14900 sq. ft.

Dear Mr. DiNenna:

The requested variance to parking is not expected to cause any traffic as long as this is a resident and .gramic shop

> Very truly yours Brichael S. Hamige

Michael S. Flanigan Fraffic Engineering Associate

MSF/bza

Date: May 27, 1975

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

Z.A.C. Meeting of: May 27, 1975

: Idem
Property Owner: Charles D. & Christine M. Malone
Location: NE/C of Riverside Dr. & Virginia Ave.
Present Zoning: D.R. S. from Section 409.2B (6) to permit 0 parking spaces
in lieu of the required 4 spaces.

Districts

Dear Mr. DiNenna:

No effect on student population.

WNF/m

EUGENE C. HESS. ----MRS ROBERT L. BERNEY

ZONING: Pelition for Variance for Off-Street Parking. LOCATION: Northeast corner of Ri-verside Drive and Virginia Avverside Drive and Virginia Avenue.

DATE & TIME. Wednesday, July 2, 1572 at 10730 A.M.

PUBLIC HEARING, Room 164, County Office Building, 111 W. Cheny peaks Avenue, Towson, Maryland

timore County, will hold positive hearing. The Versiner from the Zoning Repulations of Baltimore County to y-mile reco Old-Street Parking Spaces instead of the required 4 space. The Zoning Reputation to be ex-Section 49% to the Section 49% t

MARCUS M. BOTSARIS JOSEPH N. MEGOWAN ALVIN LORECK

RICHARD W. "AACZY, V.M.D MAS RICHARD K WUERFE

CERTIFICATE OF PUBLICATION

Very truly yours,

Which Feliand

W. Nick Petrovich., Field Representative.

1975 day of \_\_\_\_July \_\_\_\_\_, 19.75, the first publication appearing on the 12tb day of June

L. Leank Structur

Cost of Advertisement, \$.

Being the property of Charles D. Mal we and Christine M. Malone, as shown on plat plan filed with the Zoning Department.

No. 21654

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

DATE July 2, 1975 ACCOUNT 01-662

AMOUNT \$57.00

WHITE - CASHIER Charles D. Malone

111 Riverside Dr. Baltimore, Md. 21221 Advertising and posting of property 4 7,8763-A



June 24, 1975

RE: Variance Petition Item 216 Charles D. & Christine H. Helone - Petitioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE AVILOTES 111 W. Chemapeaks Avenu Towsen, Maryland 2120

XXXXXXXXXXXXX

Mr. Charles D. Malone 111 Riverside Drive Beltimore, Maryland 21221 Franklin T. Hogans,Jr HUMBERS

BUREAU OF FIRE PREVENTION

DEPARTMENT OF STATE HIGHWAY ADMINISTRATION

PROJECT AND

BOARD OF EDUCATION OFFICE OF THE

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you June 18, 1975 under the above referenced subject.

Franklin T. Hogans, JR.

Chairman, Zoning Plans Advisory Committee

FTH:JD Enclosure

IL LOCATION: Northeast cor-ner of Riversade Drive and Virginia Arcene. DATE a TIME WEDNES-DAY, JULY 2, 1975 at 18:20 AM. PUBLIC HEARING. Rose BM, County Office Building, 111

OFFICE OF

ESSEX TIMES

ESSEX, MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTHEAST CORNER OF RIVERSIDE DRIVE

was inserted in THE ESSEX TIMES, a weekly newspaper published in

week before the 2nd, day of July 1975 that is to say, the same

was inserted in the issues of June 12,1975

STROMBERG PUBLICATIONS, Inc.

By C. Current

No. 20258 BALTIMORE COUNTY MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT 01-652 DISTRIBUTION

Petition for Variance for Charles Malone

JA7114W 5

May 5, 1975

Bepartment Of Jublic Berks COUNTY OFFICE BUILDING

I-SW Key Sheet 3 NE 26 Pos. Sheet NE 1 G Topo 97 Tax Map

#76-3-A

Date of Posting 6-12-75

Date of return: 61/2/7/

co: J. Trenner

June 13, 1975

Mr. S. Eric DiNemna Zoning Commissioner County Office Building Towarn, Maryland 2120h

Item #216 (1974-1975) AND READ (1976-1975)
Property Owner: Charles 0. & Christine M. Malone
M/E cor. of Riverside Dr. & Virginia Av.,
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 109,28 (6) to
permit 0 punking spaces in 14eu of the required h spaces,
M. o. of Acres: 11,900 sq. ft.
District: 15th

Dear Mr. DiNemna:

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

Riverside Drive and Virginia Avenue, existing County roads, are proposed to be 36-foot closed section roadways on 50-foot rights-of-way in the vicinity of this property; no further highway improvements are required at this time.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down-stream of the property. A grading pemit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide mecessary drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the consonariation 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.

CERTIFICATE OF POSTING

Posted for Hearing West July 2, 1975 & 10:30 AM.

Location of property ME/CER. 4 Series de Us. + Juginia De

Location of Signe I Sign Bout I on Com & Maluraide De t

Wirginia an Can be sun Beth stut

er Chorles D. malines

Posted by Most H. Hear

ARTMENT OF BALTIMORE COUNTY

Water and Samitary Sewer:

Public water supply and sanitary sewerage are serving this residence.

Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: BAM: FWR: 58

DISTRICT

000

EVISTING USE - RESIDENCE
PROPOSED " - RESIDENCE + CHARIC
STOP

TOTAL AZER OF BASEPOST V = 864/205 = 45P.

PARKING PROVIDED - O SPACES

1.1

DF

LOCATION SURVEY 111 RIVERSIDE DRIVE, EALTINGRE COURTY, 121.

DEELCE DE

used for the establishment

| REG. NO. 2590 | property lines.

ASSA SAVED CACEPYS
FROM SAUTHOUT CASSAULT
FROM SAUTHOUT CASSAULT
RECEIPTON OF DATE
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MATERIAL SAUTHOUT
MATE

MANK & KUNST

231 ST. PAUL PLACE

8/20/73 JUB NO.

SCALE

DATE

1"= 30

D.R.

5.5

BALTIMORE, MARYLAND 21202

B.L.-CCC

139.08

160.52

(50 ET WIDE)

- VARIANCE PLAT FIR MALONE - PUBLIC FASHITIES EXISTING

LYTTE

GATE -PAD Z

AREA OF LOT = 14900 59. FT. 1

LOT4 5 & 6, Block K, Section A. ESSEX, Plat Book W.P.C. 3, Folio 15

This plat is not to be

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Descriptions checked and Petition number added to Denied Granted by Reviewed by: M.B Revised Plans: Change in outline or description\_\_\_\_Yes Previous case: Map #