

76-20-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles E. Zulauf
I, or we, LOUANN ZULAUF, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 238.1 to permit a front yard

setback of 9.5 feet in lieu of the required 25 feet and 238.2

to permit a rear yard setback of "0" feet, and a side yard

setback of "0" feet in lieu of the required 30 feet respectively of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. State of Maryland fencing makes addition necessary to supplement for loss of retail trade - storage room will allow room for wholesale trade;
2. Position of original building on lot will not lend itself to addition without setback variance;
3. Present building is unsightly to neighborhood.

See attached description

MAP 415
NEG 8A
ELECTION
DATE JUL 15
D. 11 4-23
TYPE
BY 101
BY 101

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 213 VIRGINIA AVE

BALTO. MD. 21221

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of June 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 100, County Office Building in Towson, Baltimore County, on the 21st day of June 1975 at 10:15 o'clock

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

10:15 AM
7/10/75

September 26, 1975

Mr. & Mrs. Charles E. Zulauf
213 Virginia Avenue
Baltimore, Maryland 21221

RE: Petition for Variances
NW/corner of Eastern Boulevard and
Stemmers Run Road - 15th Election
District
Charles E. Zulauf, et ux -
Petitioners
NO. 76-20-A (Item No. 233)

Dear Mr. & Mrs. Zulauf:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: J. W. Skinner III

RE: PETITION FOR VARIANCES
NW/corner of Eastern Boulevard and
Stemmers Run Road - 15th Election
District
Charles E. Zulauf, et ux - Petitioners
NO. 76-20-A (Item No. 233)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of September, 1975, that the Order, dated July 25, 1975, passed in this matter, should be and the same is hereby AMENDED on Page 2, Paragraph 1, Line 3, to read "front yard of 9.5 feet" in lieu of "side yard of 9.5 feet".

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE September 26, 1975

BY John P. Layzell

July 25, 1975

Mr. & Mrs. Charles E. Zulauf
213 Virginia Avenue
Baltimore, Maryland 21221

RE: Petition for Variances
NW/corner of Eastern Boulevard and
Stemmers Run Road - 15th Election
District
Charles E. Zulauf, et ux - Petitioners
NO. 76-20-A (Item No. 233)

Dear Mr. & Mrs. Zulauf:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Skinner

RE: PETITION FOR VARIANCES
NW/corner of Eastern Boulevard and
Stemmers Run Road - 15th Election
District
Charles E. Zulauf, et ux - Petitioners
NO. 76-20-A (Item No. 233)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for setback Variances to the front, side and rear yards that would permit an addition to be added to a service station as presently converted to a ceramic shop.

The property contains less than one-half of an acre and is bounded on three sides by Eastern Boulevard, Stemmers Run Road and Catherine Avenue. The fourth side is bound by unimproved residue property owned by the State Highway Administration, and the property on the opposite side of Catherine Avenue is the site of an existing junior high school. Catherine Avenue, a gravel dead end road, serves only the subject property and the aforementioned State property. No access is provided to the school by way of this road.

Testimony and evidence presented during the course of the hearing established that the subject property is irregular in shape and that the existing service station building is situated at an angle in close proximity to the westernmost property line. All of this creates practical difficulties in expanding and remodeling the structure.

Without reviewing the evidence in detail but based on said testimony and evidence, together with a personal on-site inspection of the subject property, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with practical difficulties. The remodeling, addition and general improvements will enhance the site and should be of benefit to the community. By the same token, it is also evident that the extent of the Variances requested could have a detrimental effect on the area, and, for this reason, the Variances should only be granted in part.

ORDER RECEIVED FOR FILING

DATE July 25, 1975

BY John P. Layzell

DESCRIPTION

Beginning at a point on the Northwest corner of Eastern Blvd. and Stemmer Run Road, and thence running along the North side of said boulevard S 55° 54' 07" 159.46 square feet, thence N 38° 26' 48" W 92.80 feet along the State Highway Administration Right of Way, thence N 62° 33' 12" E 169.72 feet along the South side of Catherine Avenue, and thence S 59° 35' 17" E 29.19 feet, S 27° 38' 48" E 35.00 feet, S 07° 59' 35" W 15.74 feet along the West side of Stemmers Run Road to the point of Beginning.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of July, 1975, that the herein requested Variance to permit a side yard of 9.5 feet in lieu of the required 25 feet is hereby GRANTED; and the herein request to permit a side yard setback of zero feet in lieu of the required 30 feet adjacent to the north 3° degree 26 minute 48 second west 92.80 property line is hereby DENIED. However, a Variance to permit a side yard setback of 5 feet in lieu of the required 30 feet is hereby GRANTED; and the herein request to permit a rear yard setback of zero feet adjacent to Catherine Avenue is hereby DENIED. The granting of the above Variances shall be subject to the following restrictions:

1. Prior to occupancy of the proposed addition, the parking lot shall be paved with asphalt over the entire parking surface.
2. Wheel stops for all parking spaces adjacent to street right-of-way lines shall be installed and permanently anchored.
3. A site plan, including, among other things, an acceptable parking pattern, which shall be approved by the Department of Public Works, Office of Planning and Zoning and, specifically, by the Department of Traffic Engineering.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 25, 1975

BY John P. Layzell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date July 19, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-20-A. Petition for Variance for Front, Side and Rear Yards.
Northwest corner of Eastern Boulevard and Stemmers Run Road.
Petitioner - Charles E. Zulauf and Louann Zulauf

15th District

Hearing: Monday, July 21, 1975 at 10:15 A.M.

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



RE: PETITION FOR VARIANCE
for front, side and rear yards.
Northwest corner of Eastern
Boulevard and Stemmers Run
Road,
15th District.
CHARLES E. ZULAUF AND
LOUANN ZULAUF

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 76-20-A, Item # 233

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us 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.

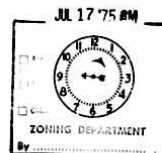
John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 17th day

of July, 1975 to Charles E. Zulauf and Louann Zulauf, 213 Virginia Avenue,
Baltimore, Maryland 21221, Legal Owners.

John W. Hession, III
John W. Hession, III



I will not attend. JWH.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 13, 1975

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

Re: Item 233 - ZAC - June 17, 1975
Property Owner: Charles E. & Louann Zulauf
Location: NW/C of Eastern Blvd. & Stemmers Run Rd.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.1 to permit a front yard setback of 9.5' in lieu of the required 25' & 238.2 to permit a rear yard setback of 0' and a side yard setback of 0' in lieu of the required 30'.
No. of Acres: 14180.985 sq. ft.
District: 15th

Dear Mr. DiNenna:

The requested variances to the front, side and rear yard setbacks are not expected to cause any major traffic problems.

The parking lot is of poor design and should be redesigned.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

NSF/bza

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

June 26, 1975

Franklin T. Hogans, Jr.
Chairman

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 ENGINEER

Mr. Charles E. Zulauf
213 Virginia Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
Item 233
Charles E. & Louann Zulauf -
Petitioners

Dear Mr. Zulauf:

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 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 at the northwest corner of Eastern Boulevard and Stemmers Run Road, and is currently improved with a one-story block building previously used as a gas station, now converted to a ceramic shop. The property to the north is improved with a Baltimore County Junior High School; the property to the west is undeveloped lands within the State Highway Administration right of way; the properties to the west and south across Stemmers Run Road and Eastern Boulevard, respectively, are improved with commercial uses.

The petitioner is requesting yard variances to permit the construction of an addition to the existing building to be used as storage in conjunction

Mr. Charles E. Zulauf
Re: Item 233
June 26, 1975
Page 2

with the ceramic shop.

Field inspection revealed the parking area of this site to be surrounded by a fence erected by the State Highway Administration, and it is the protection of this fence which generates the comment of the State Highway Administration herein concerning the required wheel stops for the parking area. These wheel stops must be installed, therefore, in accordance with the approved plan for this property. It was also noted that what is indicated as an existing asphalt parking lot is not completely paved, and this Committee suggests that any construction permits required be approved only upon on site compliance with the aforementioned approved plan.

As per the comments of the Department of Traffic Engineering, the petitioner should redesign his parking area prior to the hearing.

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,
Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD
Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 18, 1975

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

Z.A.C. Meeting of: June 17, 1975

Re: Item 233
Property Owner: Charles E. & Louann Zulauf
Location: NW/C of Eastern Blvd. & Stemmers Run Road
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.1 to permit a front yard setback of 9.5' in lieu of the required 25' and 238.2 to permit a rear yard setback of 0' and a side yard setback of 0' in lieu of the required 30'.

District: 15th
No. Acres: 14180.985 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMERIE RYAN, President
EUGENE C. HICKS, Vice-President
MR. ROBERT L. BERRY

MARCUS M. BOTSARIS
JOSEPH N. MCDONAH
ALVIN LOBECK
JOSHUA R. WHEELER, Superintendent

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



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 12, 1975

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

Attn: Mr. Franklin Hogans

Re: Z.A.C. Meeting,
June 17, 1975
Item 233, Ceramic
Shop, Charles Zulauf
Northside Eastern
Blvd. (Rte 150) at
west side Stemmers
Run Rd. side and rear
yard variances

Dear Mr. DiNenna,

The subject site was investigated in November of 1974, when a change of occupancy permit was issued for the ceramic shop, application No. 66031 (1360-74). The plan that was submitted indicated wheel stops near the Eastern Blvd. right of way line. An inspection made on June 10, 1975, revealed that the wheel stops have not yet been installed although the ceramic shop has been in operation for some time. It is essential that the stops be installed in order to protect the State Highway Administration's fence. It is our opinion that the subject petition should not be considered until the wheel stops have been installed.

Very truly yours,

Charles Lea, Chief
Bur. of Engineering Access Permits

by: John E. Mayers

CL-JER/es

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 27, 1975

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 #233, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Charles E. and Louann Zulauf
Location: NW/C of Eastern Blvd. and Stemmers Run Road
Existing Zoning: B.R.
Proposed Zoning: Variance from Sec. 238.1 to permit a front yard setback of 9.5' in lieu of the required 25' and 238.2 to permit a rear yard setback of 0' and a side yard setback of 0' in lieu of the required 30'.
No. of Acres: 14180.985 sq. ft.
District: 15th

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,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3291

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

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

July 7, 1975

Re: Item #233 (1974-1975)
Property Owner: Charles E. & Louann Zulauf
N/W cor. of Eastern Blvd. & Stemmer Run Rd.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.1 to permit
a front yard setback of 5.5' in lieu of the required
25' and 238.2 to permit a rear yard setback of 0' and
a side yard setback of 0' in lieu of the required 30'.
No. of Acres: 14180.985 sq. ft. District: 15th

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.

Highways:

Eastern Boulevard (Md. 150) and Southeast Freeway (Md. 702) are State Roads; therefore, all improvements, intersections, entrances and drainage requirements as they affect these roads come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Catherine Avenue, an existing public road, has been severed by the Southeast Freeway. The portion remaining in the vicinity of this property, which is being used as the entrance for this site, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way (minimum). Highway improvements including any necessary highway right-of-way widening and reversible easements for slopes will be required in connection with any grading or building permit application.

Stemmer Run Road is an existing County road for which no further highway improvements are proposed in this immediate vicinity.

Construction or reconstruction of sidewalk, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner in connection with this site.

Item #233 (1974-1975)
Property Owner: Charles E. & Louann Zulauf
Page 2
July 7, 1975

Highways: (Cont'd)

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Storm Drains:

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this site.

Very truly yours,

Ellsworth W. Diver
Ellsworth W. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:FWH:es

1-SE Key Sheet
9 MS 31 Pos. Sheet
MS 31 Topo
90 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 13, 1975

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 #233, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Charles E. & Louann Zulauf
Location: NW/C of Eastern Blvd. & Stemmer Run Rd.
Existing Zoning: BR
Proposed Zoning: Variance from Sec. 238.1 to permit a front yard setback of 5.5' in lieu of the required 25' & 238.2 to permit a rear yard setback of 0' and a side yard setback of 0' in lieu of the required 30'.
No. of Acres: 14180.985 sq. ft.
District: 15th

Metropolitan water and sewer are available to the site. If this variance is granted, no health hazard is anticipated.

Very truly yours,

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

@HVB:mah@

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of May 1975. Filing Fee \$ 25. Received Check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Zulauf Submitted by Same
Petitioner's Attorney _____ Reviewed by PDH

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

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

OFFICE OF

THE
ESSEX TIMES

ESSEX, MD. 21221

July 3 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTHWEST CORNER OF EASTERN BOULEVARD

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

Baltimore County, Maryland, once a week for one xxxxxxxxxx

on July 3, 1975, that is to say, the same

was inserted in the issues of July 3, 1975

STROMBERG PUBLICATIONS, Inc.

By A. Curran

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 3, 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 on one time successive weeks before the 21st day of July 1975, the first publication appearing on the 3rd day of July 1975.

THE JEFFERSONIAN.

L. Leach
Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Charles E. Zulauf
113 Virginia Avenue
Baltimore, Maryland 21221
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of June 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Charles E. & Louann Zulauf

Petitioner's Attorney _____

Reviewed by Franklin T. Hoggins, Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 21693

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 28, 1975 ACCOUNT 01-662

AMOUNT \$59.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Ceramic Rug Ltd.
Eastern Blvd. & Stemmer Run Rd.
Baltimore, Md. 21221
Advertising and posting of property 776-20-1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting July 2, 1975
Posted for: Hearing Monday July 21, 1975 @ 10:15 A.M.
Petitioner: Charles E. Zulauf
Location of property: N.W. corner of Eastern Blvd. & Stemmer Run Rd.
Location of Sign: 1 Sign. West to corner facing Eastern Blvd.
Remarks: Mark H. Hoggins Date of return: July 10, 1975
Posted by: Mark H. Hoggins Signature

BALTIMORE COUNTY, MARYLAND No. 21646

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 27, 1975 ACCOUNT 01-662

AMOUNT \$59.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Ceramic Rug Ltd.
Eastern Blvd. & Stemmer Run Rd.
Baltimore, Md. 21221
Advertising and posting of property 776-20-1

BALTO. COUNTY PROPERTY
NO ZONE
JUNIOR High School

CATHERINE AVE.

N 62° 33' 2" E

169.72

CONC. WHEEL STOPS

CONCRETE APPROACH

9' 8" Notes

Proposed
Addition
- STORAGE -

EXISTING
ONE STORY CONCRETE
BLOCK
CEMENT SHED
11x26.6'

7 PARKING SPACES
EXISTING

PROPOSED BLDG LINES

38.53'

PROPOSED BLDG LINE

0' SIDE YARD

9.5' FRONT YARD
SETBACK

CONC. WHEEL STOPS

55° 54' 07"

159.46'

EXISTING
ASH. PAVING
ENTIRE LOT

10 PARKING SPACES
EXISTING

5' SIDE YARD
38.53' 38.53' 38.53' 38.53'

STEAMERS RUN ROAD

PROPERTY ZONE BR
15TH ELECTION DISTRICT
AREA = 14180.955 SQ. FT.
CITY OF BALTO.

MD. RTE. 150 FINESTON BLVD.

EX. 8" SAN.

2906
15 PARKING SPACES
17 PARKING SPACES
15x20'

