

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Larry Kamner, 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 409.2(6) to permit 99 off-street parking spaces in lieu of the required 155 spaces and Sec. 238.2 to permit a corner side street setback of 0 ft. in lieu of the required 30 ft. and an interior side yard setback of 0 ft. in lieu of the required 30 ft. and Sec. 1802.2B (504 V.B.2) to permit side yard setbacks of 0 ft. & 0 ft. in lieu of the required 25 ft. for a sub-grade parking structure, and also a rear yard setback of 8 ft. in lieu of the required 30 ft.

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

- High pedestrian traffic in area (primarily from Towson State College);
- Available public parking garages in Towson (within 5 min. walk);
- Mixed times of peak hours for retail establishments intended to be placed in building;
- All the above limit the need for parking.

See attached description

CON'T., SEE ATTACHED SHEET

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 Larry Kamner Legal Owner
Address 40 York Road
Towson, Md. 21204

Jerome Weiner Petitioner's Attorney
Address 4 E. Burke Ave.
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of August, 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 5th day of September, 1975, at 1:30 o'clock P.M.

Heidi M. Kenna
Zoning Commissioner of Baltimore County
(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Larry Kamner, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve off-street accessory business parking in a residential zone, residential zone, 1st-grade and on-grade.

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

I, or we, agree to pay expenses of above Special Hearing 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 Larry Kamner Legal Owner
Address 40 York Road
Towson, Md. 21204

Jerome Weiner Petitioner's Attorney
Address 4 E. Burke Ave.
Towson, Md. 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 5th day of August, 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 5th day of September, 1975, at 1:30 o'clock P.M.

Heidi M. Kenna
Zoning Commissioner of Baltimore County
(over)

RE: PETITIONS FOR VARIANCES AND SPECIAL HEARING SE/corner of York Road and Linden Terrace - 9th Election District
Larry Kamner - Petitioner
NO. 76-58-ASPH (Item No. 8)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Larry Kamner for Variances, from Section 409.2.b(6), to permit 99 off-street parking spaces in lieu of the required 155 spaces; Section 238.2, to permit a corner side yard setback of zero feet in lieu of the required 30 feet and an interior side yard setback of zero feet in lieu of the required 30 feet; and Section 1802.2.B (504 V.B.2), to permit side yard setbacks of zero feet in lieu of the required 25 feet for a sub-grade parking structure and a rear yard setback of 8 feet in lieu of the required 30 feet. Additionally, a Special Hearing for off-street parking in a residential zone was requested.

The subject property is located on the southeast corner of York Road and Linden Terrace, in the Ninth Election District of Baltimore County.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the Variances, in part, would not adversely affect the health, safety, or general welfare of the community. By reason of failure to show practical difficulty or unreasonable hardship, the Variance to permit a corner side yard setback of zero feet in lieu of the required 30 feet should not be granted; however, a Variance to permit a corner side yard setback of 10 feet in lieu of the required 30 feet should be granted. Furthermore, as the Petitioners plans meet the prerequisites of Section 409.4, a use permit for off-street parking in a residential zone should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of January, 1976, that the Variances to permit 99 off-street parking spaces in lieu of the required 155 spaces, to permit a corner side yard setback of 10 feet in lieu of the required 30 feet and an interior side yard setback of zero feet in lieu of the required 30 feet, and to permit side yard setbacks of zero feet in lieu of the required 25 feet for a sub-grade parking structure and a rear yard setback of 8 feet in lieu of the required 30 feet should be and the same are hereby GRANTED, from and after the date of this Order.

It is further ORDERED that a Special Hearing for off-street parking in a residential zone should be and the same is hereby GRANTED, from and after the date of this Order.

All of the above are subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

It is further ORDERED that the Variance to permit a corner side yard setback of zero feet in lieu of the required 30 feet should be and the same is hereby DENIED.

Heidi M. Kenna
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: September 19, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-58-A, Petition for Variance for Off-Street Parking, Side and Rear Yards, Petition for Special Hearing for Off-Street Parking in a residential zone, Southeast corner of York Road and Linden Terrace, Petitioner - Larry Kamner

9th District

HEARING: Wednesday, September 24, 1975 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The concept of utilizing the property in such a manner as to preserve the outward appearance of the existing structure is a desirable one. As such, the building setback variances would not be necessarily objectionable. However, A Policy Plan for Towson adopted by the Planning Board, April 17, 1975 calls for intensive land uses, which have a high degree of reliance on pedestrian access thereby reducing auto parking needs, be located within the proposed Towson Ring Road system. This property lies outside that "system" and is located well beyond the distance that most pedestrians would likely walk from core public parking, existing or proposed to be built. Therefore, the proposed use intensity would appear to be inconsistent with that plan. If there are any parking overflows due to their development, additional cars would be attempting to park on neighborhood streets which is very undesirable.

The staffs therefore suggest that the parking variance be denied and that the petitioner seek additional parking.

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

WDF:NEG:rw

DESCRIPTION - #40 YORK ROAD

SPECIAL HEARING FOR VARIANCE IN DR-16 ZONE
VARIANCE TO YARD SETBACKS IN DR-16 ZONE

Beginning for the same at a point on the south east corner of York Road and Linden Terrace 173.17 along the south side of Linden Terrace, south 85 degrees 23 minutes 40 seconds east 46.83 feet, thence running south 13 degrees 18 minutes 46 seconds west 169.14 feet, thence running north 79 degrees 51 minutes 17 seconds west 240.00 feet, thence running north 20 degrees 21 minutes 20 seconds east 149.64 feet to the place of the beginning.

building sciences incorporated

DESCRIPTION - #40 YORK ROAD

VARIANCE FOR NUMBER OF PARKING SPACES

Beginning for the same at a point on the south east corner of York Road and Linden Terrace, south 85 degrees 23 minutes 40 seconds east 220.00 feet, thence running south 13 degrees 18 minutes 46 seconds west 169.14 feet, thence running north 79 degrees 51 minutes 17 seconds west 240.00 feet, thence running north 20 degrees 21 minutes 20 seconds east 149.64 feet to the place of the beginning.

building sciences incorporated

DESCRIPTION - #40 YORK ROAD

VARIANCE TO SIDE YARD SETBACKS IN A BR-CT ZONE

Beginning for the same at a point on the south east corner of York Road and Linden Terrace, south 85 degrees 23 minutes 40 seconds east 173.17 feet, thence running south 20 degrees 21 minutes 20 seconds west 169.14 feet, thence running north 79 degrees 51 minutes 17 seconds west 240.00 feet, thence running north 20 degrees 21 minutes 20 seconds east 149.64 feet to the place of the beginning.

RE: PETITION FOR VARIANCE
Southeast corner of York Road
and Linden Terrace, 9th District
LARRY KAMNER, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-58-ASPH

ORDER TO ENTER APPEARANCE

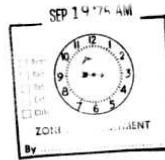
Mr. Commissioner:

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. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 19th day of September, 1975, a copy of the foregoing Order was mailed to Jerome Weiner, Esquire, 4 East Burke Avenue, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1975

Jerome Weiner, Esq.
4 E. Burke Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item 9
Larry Kamner - Petitioner

Dear Mr. Weiner:

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, currently zoned B.R. and D.R. 16, is located on the southeast corner of York Road and Linden Terrace, in the 9th Election District of Baltimore County. It is currently improved with a large stone and frame building, occupied by the Tuxedo House, and accessory parking areas to the sides and rear of the existing building. Surrounding the property to the north is the C&P Telephone Company building and large residences along Linden Terrace. Residences and a combination boarding house and office exist to the east and southeast; a vehicle impoundment lot and clothing store exist to the south, and to the west across York Road, is a restaurant, delicatessen, and gas station. Curb and gutter currently exist along both York Road and Linden Terrace.

The petitioner is requesting assorted setback variances, a parking variance and a Special Hearing

New construction of retail space within the setback lines of the BR-CT would require the demolition of the existing stone and frame building now housing the Tuxedo House. Due to the architectural merit and historic significance of the stone portion of this building, it would be desirable to retain this structure. In order to preserve this space as a covered entry court without adversely affecting the economic viability of this project, it is requested that the side yard setback requirements be waived. Furthermore, construction to the side yard property line permits a maximum concentration of sub-grade parking on the BR-CT portion of the site in partial fulfillment of the required parking ratio.

Construction to the side yard property line and within 8 feet of the rear property line permits a maximum concentration of sub-grade parking in the DR-16 portion of the site in partial fulfillment of the required parking ratio.

Jerome Weiner, Esq.
Re: Item 8
August 5, 1975
Page 2

to permit accessory off street parking (sub-grade and on-grade) in the residentially zoned portion of the subject property. The proposed work consists of removing the existing frame building and allowing the existing stone building to remain as an entry to the proposed two-story structure (approximately 31,000 square feet) which will be utilized for retail trade. Side yard variances are requested for the proposed building and underground parking structure. Ninety-nine parking spaces in lieu of the required 155 will be provided, of which 79 will be below grade and 20 spaces on-grade.

Revised plans reflecting the comments of the Bureau of Engineering, State Highway Administration, and Project and Development Planning must be submitted prior to the hearing date.

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. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

PTH:NBC:JD

Enclosure

January 13, 1976

Jerome Weiner, Esquire
4 East Burke Avenue
Towson, Maryland 21204

RE: Petitions for Variances and
Special Hearing
SE/corner of York Road and
Linden Terrace - 9th Election
District
Larry Kamner - Petitioner
NO. 76-58-ASPH (Item No. 8)

Dear Mr. Weiner:

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/sew

Attachments

cc: Mr. W. Fred Walker
Vice President
Towson Minor Improvement Assn., Inc.
201 Linden Avenue
Towson, Maryland 21204

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

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

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

July 25, 1975

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

Re: Item #8 (1975-1976)

Property Owner: Larry Kamner
S/E cor. of York Road and Linden Terrace
Existing Zoning: BR-CT & DR 16
Proposed Zoning: Variance from Sec. 409.2(6) to permit 99 offstreet parking spaces in lieu of the required 155 spaces and Sec. 238.2 to permit a corner side street setback of 0' in lieu of the required 30' and an interior side yard setback of 0' in lieu of the required 30' and Sec. 1802.28 (SOM 1.2) to permit side yard setbacks of 0' and 0' in lieu of the required 25' for a subgrade parking structure, and also a rear yard setback of 5' in lieu of the required 30'.
Special Hearing to approve offstreet accessory business parking in a residential zone (subgrade and on grade).
No. of Acres: 1.00 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:

The submitted plan must be revised to more accurately relate, to scale, existing and proposed improvements, onsite and offsite, and the relative location thereof, to the centerlines and right-of-way lines of both Linden Terrace and York Road, and the ownership of adjacent properties, and topography.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road 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.

Linden Terrace is an existing improved County street; further highway improvements are not required at this time. Highway right-of-way widening consisting of a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading, building or other permit application.

Maryland Department of Transportation
State Highway Administration
July 15, 1975

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

Att: Mr. Franklin Hoggans

Re: Z.A.C. Meeting, July 8, 1975 Property Owner: Larry Kamner
Location: SE/C of York Rd. (Rte 45) & Linden Terrace
Existing Zoning: BR-CT & DR 16
Proposed Zoning: Variance from SEC. 409.2 (6) to permit 99 offstreet parking spaces in lieu of the required 155 spaces & Sec. 238.2 to permit a corner side street setback of 0' in lieu of the required 30' & interior side yard setback of 0' in lieu of the required 30' & Sec. 1802.28 (SOM 1.2) to permit side yard setbacks of 0' & 0' in lieu of the required 25' for a sub-grade parking structure, & also a rear yard setback of 5' in lieu of the required 30'. Special Hearing to approve offstreet accessory business parking in a residential zone (sub-grade and on grade).
No. of Acres: 1.00 District: 9th

Dear Mr. DiNenna,

The subject plan indicates a proposed 25' wide entrance from York Road, however the entrance scales 20' in width. The plan should be revised in order to conform with the dimension.

The corner of York Road and Linden Terrace must be improved by constructing new curb and gutter on a 30' radius. The plan should be revised accordingly.

The parking variance of 99 spaces in lieu of the required 155 spaces could cause traffic problems on site that may be extended onto the highway. This situation would be especially critical considering the heavy volume of traffic on York Road, 16300 vehicles, average daily traffic count, 1974.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

CL-JEH/es

by: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Item #8 (1975-1976)
Property Owner: Larry Kamner
Page 2
July 25, 1975

Highways: (Cont'd)

The construction and/or reconstruction of sidewalks, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner in connection with further improvement of this site.

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:

This area, particularly the alley and properties south of this site have experienced storm drainage problems over the years.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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 property which is tributary to the Jones Falls Sewerage System and subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellisworth N. Diver, P.E.
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:PMW:es

cc: D. Grise
J. Trenner

N-W Key Sheet
34 NE 3 Pos. Sheet
NE 9 A Topo
70 Tax Map

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 11, 1975

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

Dear Mr. DiNenna:

Comments on Item 8, Zoning Advisory Committee Meeting,
July 8, 1975, are as follows:

Property owner: Larry Kammer
Location: SE/C of York Road & Linden Terrace
Existing Zoning: BR-CT & DR 16
Proposed Zoning: Variance from Sec. 409.2(6) to permit 99
offstreet parking spaces in lieu of the
required 155 spaces and Section 238.2 to permit
a corner side street setback of 0' in lieu of
the required 30' & an interior side yard
setback of 0' in lieu of the required 30' &
Sec. 1802.2B (504V.B.2) to permit side yard
setbacks of 0' & 0' in lieu of the required
25' for a sub-grade parking structure, & also
a rear yard setback of 8' in lieu of the required
30'.
Special Hearing to approve offstreet accessory
business parking in a residential zone (sub-grade
and on grade.)

No. of Acres: 1.00
District: 9th

Public water and sewer existing. If a food service facility
is proposed, complete plans and specifications must be submitted to the
Division of Food Protection, Baltimore County Department of Health, for
review and approval prior to construction.

-2-

The building or buildings on this site may be subject to a permit
to construct and a permit to operate any and all fuel burning and
processing equipment. Additional information may be obtained from the
Division of Air Pollution Control, Baltimore County Department of
Health.

Very truly yours,

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

HYB/mk

cc: Leo Schuppert
William Phillips

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 9, 1975

Z.A.C. Meeting of: July 8, 1975

Re: Item 8
Property Owner: Larry Kammer
Location: SE/C of York Rd. & Linden Terrace
Present Zoning: BR-CT & D.R. 16
Proposed Zoning: Variance from Section 409.2(6) to permit 99 offstreet parking
spaces in lieu of the required 155 spaces & Section 238.2 to
permit a corner side street setback of 0' in lieu of the re-
quired 30' & an interior side yard setback of 0' in lieu of
the required 30' & Section 1802.2B(504V.B.2) to permit side
yard setbacks of 0' & 0' in lieu of the required 25' for a
sub-grade parking structure, & also a rear yard setback of 8'
in lieu of the required 30'. Special Hearing to approve off-
street accessory business parking in a residential zone (sub-
grade and on grade).

District: 9th
No. Acres: 1.00

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WHP/ml

EMILIE PARKS, President
LUCY C. HERS, Vice President
MRS. ROBERT L. BERRY

MARCUS M. BOITARD
JUDITH M. MCDONALD
ALVIN LUBICK

T. BYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD A. RUCIFEL

JOSHUA W. WHEELER, Superintendent

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 31, 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 #8, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: Larry Kammer
Location: SE/C of York Road & Linden Terrace
Existing Zoning: B.R.-1. and D.R. 16
Proposed Zoning: Variance from Sec. 409.2(6) to permit 99 offstreet parking spaces in lieu of the
required 155 spaces and Sec. 238.2 to permit a corner side street setback of 0' in lieu of the
required 30' and an interior side yard setback of 0' in lieu of the required 30' and
Sec. 1802.2B(504V.B.2) to permit side yard setbacks of 0' and 0' in lieu of the required
25' for a sub-grade parking structure, and also a rear yard setback of 8' in lieu of the
required 30'.
Special Hearing to approve offstreet accessory business parking in a residential zone.
(sub-grade and on grade).

No. of Acres: 1.00
District: 9th

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.

All road right-of-ways must be shown on the site plan.

The driveways must be drawn to scale.

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 494-3311 ZONING 494-3311

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MELLEN
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 22, 1975

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

Re: Item 8 - ZAC - July 8, 1975
Property Owner: Larry Kammer
Location: SE/C of York Rd. & Linden Terrace
Existing Zoning: BR-CT & DR 16
Proposed Zoning: Variance from Sec. 409.2 (6) to permit 99
offstreet parking spaces in lieu of the
required 155 spaces & Sec. 238.2 to permit
a corner side street setback of 0' in lieu
of the required 30' & an interior side yard
setback of 0' in lieu of the required 30' &
Sec. 1802.2B (504V.B.2) to permit side yard
setbacks of 0' & 0' in lieu of the required
25' for a sub-grade parking structure & also
a rear yard setback of 8' in lieu of the
required 30'.

Special Hearing to approve offstreet accessory
business parking in a residential zone
(sub-grade and on grade).

No. of Acres: 1.00
District: 9th

Dear Mr. DiNenna:

This petition is for several variances and the only one that is
expected to cause traffic problems is the variance to parking. Should this
site generate a need for parking greater than provided, the only other parking
is on residential streets and this parking is in demand due to the nearness
of Towson State College.

This plan should be redrawn to scale and resubmitted.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance- Larry Kammer

was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
weeks before the 24th day of Sept. 1975 that is to say, the same
was inserted in the issues of Sept. 5, 1975.

STROMBERG PUBLICATIONS, Inc.

By: E. L. Stroman

PETITION FOR VARIANCE
AND SPECIAL HEARING
IN DISTRICT
ZONING

LOCATION: Southeast corner
of York Road and Linden
Terrace.
DATE & TIME: WEDNESDAY
SEPTEMBER 10, 1975 at
1:30 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of
Baltimore County, by authority
of the Zoning Act and Regulations
of Baltimore County, will
hold a public hearing on the
Petition for Variance from
the Zoning Regulations of
Baltimore County to permit 99
off-street parking spaces in-
stead of the required 155
spaces; and to permit a corner
side yard setback of zero feet
instead of the required 30 feet
and an interior side yard set-
back of zero feet instead of
the required 30 feet; and to
permit a rear yard setback of
8 feet instead of the required
30 feet. All that parcel of land is
located in the North District of
Baltimore County.

SPECIAL HEARING FOR
PARKING IN DR-16 ZONE
VARIANCE TO YARD
SETBACKS IN
DR-16 ZONE

Beginning for the same at a
point on the south east corner of
York Road and Linden Terrace
175' along the south side of
Linden Terrace south 85
degrees 20 minutes 40 seconds
east 140 feet, thence running
south 15 degrees 18 minutes 40
seconds west 100 feet, thence
running north 70 degrees 31
minutes 17 seconds west 70
feet, thence running north 30
degrees 31 minutes 17 seconds
east 140 feet to the place of be-
ginning.

VARIANCE FOR NUMBER
OF PARKING SPACES

Beginning for the same at a
point on the south east corner of
York Road and Linden Ter-
race, south 85 degrees 20
minutes 40 seconds east 140
feet, thence running north 15
degrees 18 minutes 40 seconds
west 100 feet, thence running
north 70 degrees 31 minutes 17
seconds west 70 feet, thence
running north 30 degrees 31
minutes 17 seconds east 140
feet to the place of the be-
ginning.

Being the property of Larry
Kammer, as shown on plat plan
filed with the Zoning Depart-
ment.
Hearing Date: Wed. Sept. 10,
1975 at 1:30 P.M.
Public Hearing: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Sept. 5

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 6, 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 in each
week, one time, successive weeks before the 24th
day of September, 1975, the first publication
appearing on the 1st day of September,
1975.

THE JEFFERSONIAN
S. L. Stroman
Manager.

Cost of Advertisement, \$.....

NOTICE: Public Hearing for Variance from the Zoning Regulations of Baltimore County to permit 99 off-street parking spaces in lieu of the required 155 spaces; and to permit a corner side yard setback of zero feet instead of the required 30 feet; and to permit an interior side yard setback of zero feet instead of the required 30 feet; and to permit a rear yard setback of 8 feet instead of the required 30 feet. All that parcel of land is located in the North District of Baltimore County.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 9-4-75
Posted for: Hearing held Sept. 24, 1975 at 1:30 P.M.
Petitioner: Larry Kammer
Location of property: SE. Cor. of York Rd. & Linden Terrace
Location of Signs: Signs posted on York Rd. 2 days. Posted on
Linden Terrace.
Remarks:
Posted by: M. H. H. Signature Date of return: 9-11-75

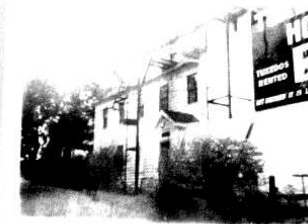
[illegible]

Item 8

Petitioner's Attorney

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

Building Sciences, Inc., 1155 Washington Ave.
Troy, Md. Petition for Warrant and Search Warrant
for Larry Tanner
#76-11-1074



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Describe petition checked and outline petition message										
Petition not scheduled to file										
Revised Plan:										
Change in outline or description										
Yes										
No										
Map #										

Jerome Weiner, Esq.
 4 E. Burke Ave., BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 Towson, Md. 21204

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

Item # _____

Your Petition has been received and accepted for filing this 6th day of August 1978

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Larry Kanner

Petitioner's Attorney _____ Reviewed by Franklin T. Hogans, Jr.
 Franklin T. Hogans, Jr.,
 Chairman,
 Zoning Plans
 Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3rd day of July 1978 Item # _____

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Larry Kanner Submitted by Larry Kanner

Petitioner's Attorney Larry Kanner Reviewed by Larry Kanner

* 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

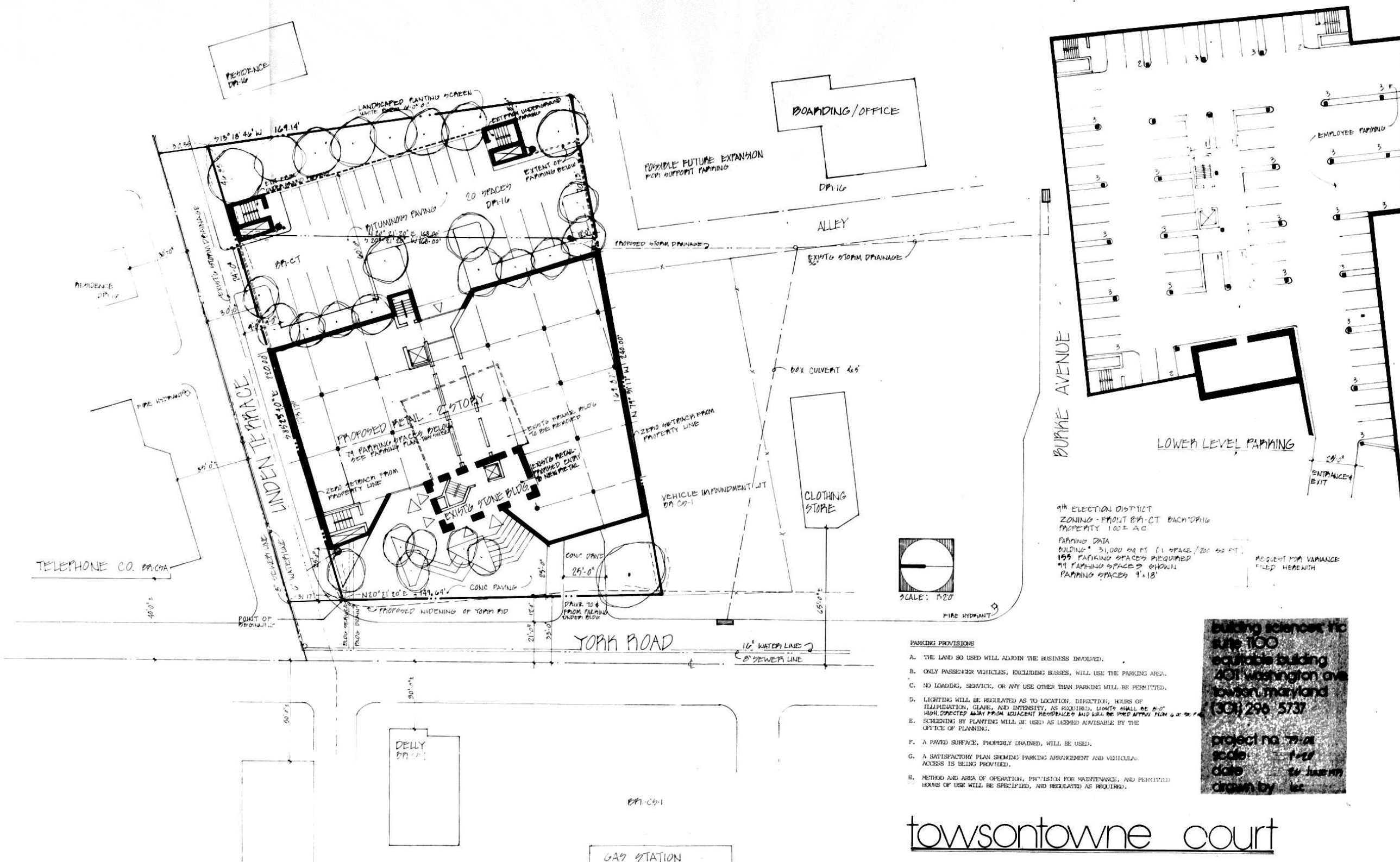
No. 23319

DATE Aug. 8, 1978 AMOUNT \$25.00

RECEIVED FROM Building Sciences, Inc., 401 Washington Ave., Towson, Md. Petition for Variance and Special Hearing for Larry Kanner

#76-58-ADPH





9th ELECTION DISTRICT
 ZONING - FRONT BA-CT BACK DR-16
 PROPERTY 1.00 ± AC.
 PARKING DATA
 BUILDING 31,000 SQ. FT. (1 SPACE / 200 SQ. FT.)
 199 PARKING SPACES REQUIRED
 99 PARKING SPACES SHOWN
 PARKING SPACES 9'x18'
 REQUEST FOR VARIANCE
 FILED HEREWITH

- PARKING PROVISIONS**
- THE LAND SO USED WILL ADJOIN THE BUSINESS INVOLVED.
 - ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THE PARKING AREA.
 - NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING WILL BE PERMITTED.
 - LIGHTING WILL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED. LIGHTS SHALL BE 6'0" HIGH, DIRECTED AWAY FROM ADJACENT RESIDENCES AND WILL BE USED AT ALL TIMES FROM 6:00 PM TO 6:00 AM.
 - SCREENING BY PLANTING WILL BE USED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING.
 - A PAVED SURFACE, PROPERLY DRAINED, WILL BE USED.
 - A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICLE ACCESS IS BEING PROVIDED.
 - METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE WILL BE SPECIFIED, AND REGULATED AS REQUIRED.

building sciences inc.
 suite 100
 equitable building
 401 Washington Ave
 Towson, Maryland
 (301) 296 5737
 project no. 75-01
 scale 1/20
 date 26 JAN 87
 drawn by lsc

towsontowne court

