

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Cecil E. Cochran, 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 255.1 and 238.2 to permit rear yard set back of 27 feet instead of the required 30 feet and side yard set back of 17 feet instead of the required 30 feet and side yard set back of 20 feet instead of the required 30 feet.

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

That the proposed building will be attached and made a part of the existing building now located on the premises that was constructed in 1940 and which existing building cannot be moved. The proposed location of building will allow better utilization of the premises which will be used for storage of equipment and parking.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 _____ Legal Owner _____
Address _____ Address 2841 Eastern Blvd.
Baltimore, Maryland 21221
Petitioner's Attorney _____ Protestant's Attorney _____
Robert J. Romadka _____
Address 809 Eastern Boulevard
Baltimore, Maryland 21221

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

of February 1976 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of April, 1976 at 10:00 clock A.M.

Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
South side of Eastern Boulevard 150 feet : OF BALTIMORE COUNTY
Northwest of Emala Avenue, 15th District :
CECIL E. COCHRAN, Petitioner : Case No. 76-201-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. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of April, 1976, a copy of the foregoing Order was mailed to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.



DESCRIPTION FOR VARIANCE CECIL E. COCHRAN

BEGINNING ON THE SOUTH SIDE OF EASTERN BOULEVARD APPROXIMATELY 150 FEET MORE OR LESS NORTHWEST OF EMALA AVENUE AND THENCE RUNNING S 10° 55' W 214.90' FROM EASTERN BOULEVARD THENCE RUNNING 21.5 FEET IN AN EASTERLY DIRECTION TO THE POINT OF BEGINNING AND CONTINUING ALONG THE FOLLOWING COURSES AND DISTANCES: NORTH 79° 05' WEST 180.45 FEET, SOUTH 10° 55' EAST 138.97 FEET, SOUTH 80° 23' EAST 201.50 FEET, NORTH 10° 55' EAST 134.39 FEET TO THE PLACE OF BEGINNING AND CONTAINING APPROXIMATELY 0.66 ACRES.

April 6, 1976

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variances
S/S of Eastern Blvd., 150' NW of
Emala Avenue - 15th Election District
Cecil E. Cochran - Petitioner
NO. 76-201-A (Item No. 104)

Dear Mr. Romadka:

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

Very truly yours,
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 17, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-201-A. Petition for Variance for a Rear and Side Yard.
South side of Eastern Boulevard 150 feet, more or less, Northwest of Emala Ave.
Petitioner - Cecil E. Cochran

15th District

Hearing: Monday, April 5, 1976 at 10:00 A.M.

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

William D. Fromm
Director of Planning

WDF:JGH:nb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hession, Jr.
Chairman

March 1, 1976

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Variance Petition
Item 104
Cecil E. Cochran - Petitioner

Dear Mr. Romadka:

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 on the south side of Eastern Blvd., 150 feet northwest of Emala Avenue, and is currently improved with a one-story building and outside material storage yard enclosed with a fence. The petitioner is requesting a Variance to permit a rear yard setback of 27 feet in lieu of the required 30 feet, and side yard setback of 17 and 20 feet in lieu of the required 30 feet, in order that an addition to the existing building may be constructed for additional equipment storage.

This property is serviced in its uses by an existing 30 foot right-of-way used in common with three contiguous commercial operations: a gas station, a service garage, and a hardware store.

Robert J. Romadka, Esq.
Re: Item 104
March 1, 1976
Page 2

In accordance with the comments of the Project and Development Planning section, the adjacent ownership property of the service garage must be shown on the plan, and if it is in the ownership of the petitioner, an overall site plan must be submitted.

The proposed parking area to be located in the existing fenced in enclosure is presently overflowing with stored materials. This parking area must be paved with a durable and dustless hard surface and, of course, must not be subject to blockage.

The petitioner's plan must also be revised to reflect the comments of the State Highway Administration. Plans must be revised 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. Hession, Jr.
FRANKLIN T. HESSON, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Palmer, Clark & Woerner, Inc.
4 N. Aylenbury Road
Timonium, Md. 21093

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

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

January 12, 1976

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

Re: Item #104 (1975-1976)
Property Owner: Cecil E. Cochran
S/S of Eastern Blvd., 150' NW of Emala Ave.
Existing Zoning: ML
Proposed Zoning: Variance from Sec. 255.1 & 238.2 to permit rear yard setback of 27' instead of the required 30' and side yard setbacks of 17' and 20' instead of the required 30'.
No. of Acres: 0.66 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.

General:

Baltimore County utilities and highway improvements are not involved. Access to this site appears to be private, via the 30-foot driveway and/or the 30-foot right-of-way.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #104 (1975-1976).

Very truly yours,

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

END:EAM:FWK:ss

1-NE Key Sheet
14 NE 38 Pos. Sheet
NE 4 J Topo
91 Tax Map

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a rear yard setback of 27 feet instead of the required 30 feet and side yards of 17 feet and 20 feet instead of the required 30 feet, should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6TH day of April, 1987, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... day of ... 1987, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Harry R. Hughes
Edward M. Evans
Administrators

November 25, 1975

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

Attention: Mr. Franklin Hogans

Dear Mr. DiNenna:

Re: Z.A.C. Meeting
Item 104. Property Owner: Cecil E. Cochran
Location: S/S of Eastern Blvd.
(Route 150) 150' NW of
Emala Ave.
Existing Zoning: ML
Proposed Zoning: Variance from Sec. 255.1 & 238.2 to permit rear yard setback of 27' instead of required 30' & side yard setbacks of 17' & 20' instead of the required 30'

No. of Acres: 0.66
District: 15th

The entrance is channelized, to some extent, with concrete curb, however, it is inadequately paved. New paving must be applied from the existing edge of paving of the shoulder to a point at least as far as the right of way line. The paving must be done under permit from the State Highway Administration.

The plan must be revised to indicate existing edge of paving of traveled way of Eastern Blvd., existing edge of shoulder and proposed paving.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John S. Meyers

CLJ:EHvrd

cc: Mr. J.L. Wimbley

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

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

833-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Cecil E. Cochran

Location: S/S of Eastern Blvd. 150' NW of Emala Avenue

Item No. 104

Zoning Agenda December 2, 1975

Gentlemen:

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

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 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.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

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

() 6. Site plans are approved as drawn.

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

NOTE: Fire hydrants shall be provided and located in accordance with Section 6d of the Baltimore County Department of Public Works, Water Main Design requirements.

Reviewed: [Signature] Approved: [Signature]

Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



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

December 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #104, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Cecil E. Cochran
Location: S/S of Eastern Blvd. 150' NW of Emala Ave.
Existing Zoning: ML
Proposed Zoning: Variance from Sec. 255.1 & 238.2 to permit rear yard setback of 27' instead of the required 30' & side yard setbacks of 17' & 20' instead of the required 30'.
No. of Acres: 0.66
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 8, 1975

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

Z.A.C. Meeting of: December 2, 1975

Re: Item 104
Property Owner: Cecil E. Cochran
Location: S/S of Eastern Blvd. 150' N.W. of Emala Ave.
Present Zoning: M.L.
Proposed Zoning: Variance from Section 255.1 & 238.2 to permit rear yard setback of 27' instead of the required 30' and side yard setbacks of 17' and 20' instead of the required 30'.

District: 15th
No. Acres: 0.66

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrucci
Field Representative



WILLIAM D. FROMM
DIRECTOR

December 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 #104, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

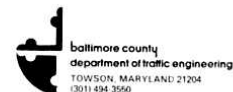
Property Owner: Cecil E. Cochran
Location: S/S of Eastern Blvd. 150' NW of Emala Avenue
Existing Zoning: M.L.
Proposed Zoning: Variance from Sec. 255.1 and 238.2 to permit rear yard setback of 27' instead of the required 30' and side yard setbacks of 17' and 20' instead of the required 30'.
No. of Acres: 0.66
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.

All adjacent property ownership should be shown on the site plan. If the adjacent property to the north is owned by the petitioner an overall site plan must be submitted for all properties owned.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

December 10, 1975

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

Re: Item 104 - ZAC - December 2, 1975
Property Owner: Cecil E. Cochran
Location: S/S of Eastern Blvd. 150' NW of Emala Avenue
Existing Zoning: ML
Proposed Zoning: Variance from Sec. 255.1 & 238.2 to permit rear yard setback of 27' instead of the required 30' & side yard setbacks of 17' & 20' instead of the required 30'.
No. of Acres: 0.66
District: 15th

Dear Mr. DiNenna:

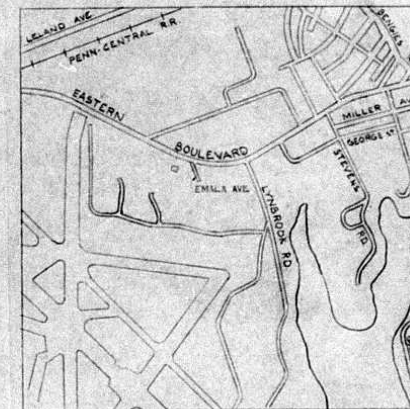
The requested variances to the rear and side yards is not expected to cause any traffic problems.

Very truly yours,

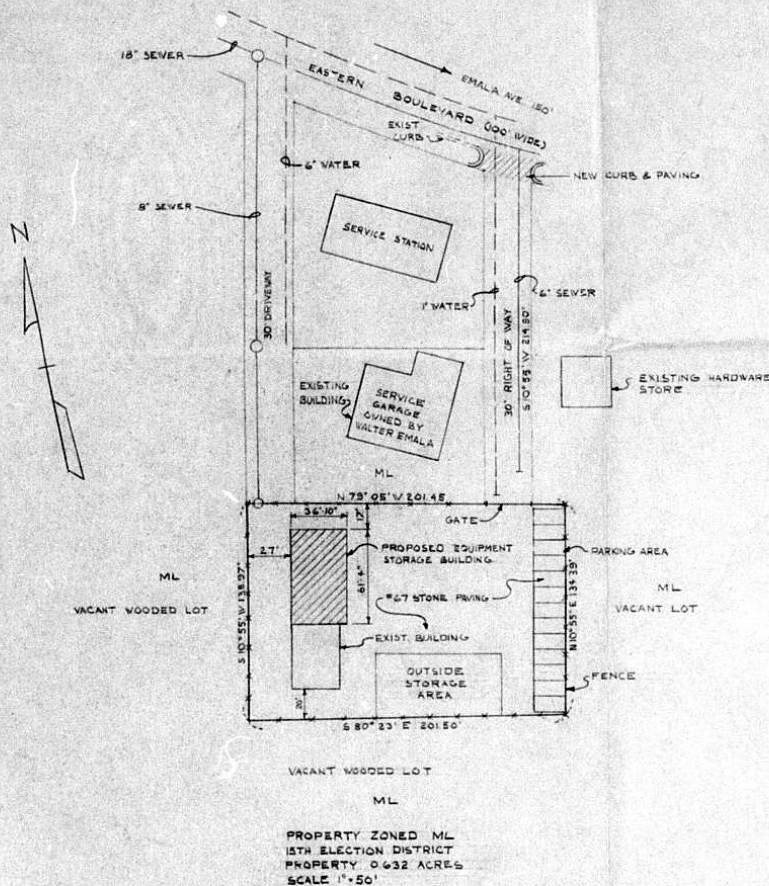
Michael S. Flanigan
Traffic Engineering Associate

MSF/nc





VICINITY MAP
SCALE 1"=1000'



PARKING DATA

BUILDING USE
NO. OF SPACES REQUIRED
NO. OF SPACES PROVIDED

EQUIPMENT STORAGE
1 SPACE / 3 EMPLOYEES = 2 SPACES
13 SPACES PROVIDED

PROPERTY LINE DATA TAKEN FROM
DRAWING DATED 5/22/53 BY
WILLARD M. LEE, CIVIL ENGINEER

PRINTED

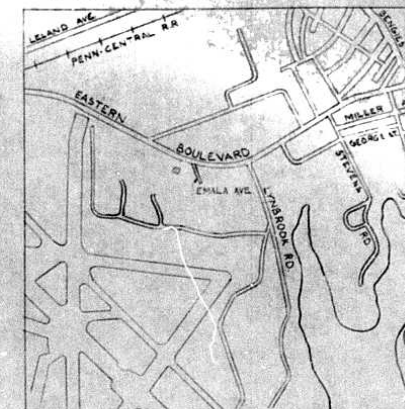
MAR. 24 1976

OFFICE OF PALMER,
CLARK & WOERNER, ENGINEERS

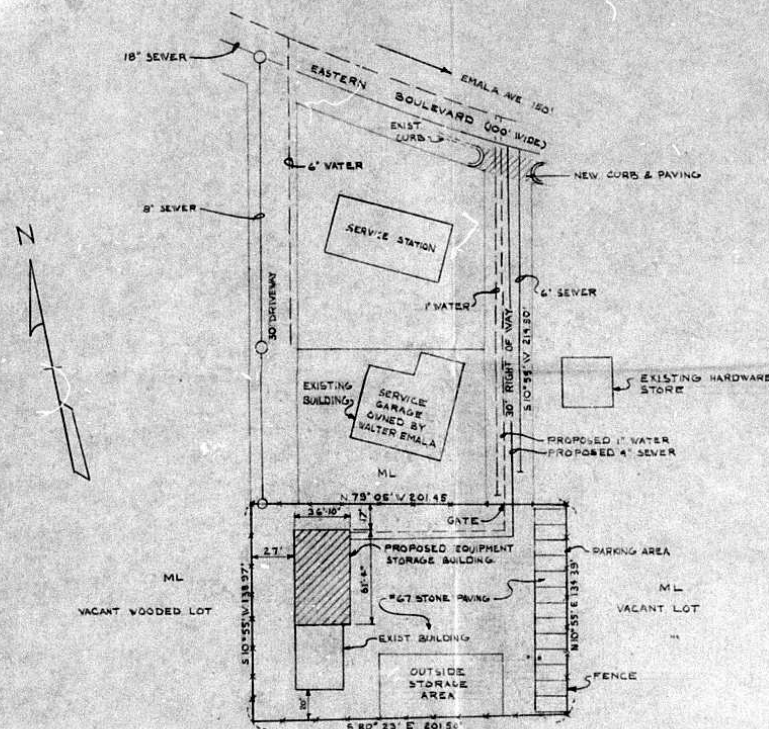


NO.	DATE	DESCRIPTION
REVISIONS		
PLAT TO ACCOMPANY PETITION FOR A VARIANCE IN ZONING FOR THE PROPERTY OF MR. C.E. COCHRAN		
PEW PALMER, CLARK & WOERNER, INC. ENGINEERS 404 AYLESBURY ROAD, TIMONUM, MD.		
DESIGNED: JVL	DATE: 10-27-75	
DRAWN: JVL	SCALE: AS SHOWN	
APPROVED:	JOB NO. 1241	DWG. NO. 1





VICINITY MAP
SCALE 1"=1000'



VACANT WOODED LOT

ML

PROPERTY ZONED ML
15TH ELECTION DISTRICT
PROPERTY 0.632 ACRES
SCALE 1"=50'

PARKING DATA

BUILDING USE	EQUIPMENT STORAGE
NO. OF SPACES REQUIRED	1 SPACE / 3 EMPLOYEES - 2 SPACES
NO. OF SPACES PROVIDED	13 SPACES PROVIDED

PROPERTY LINE DATA TAKEN FROM
DRAWING DATED 5/22/53 BY
WILLARD M LEE, CIVIL ENGINEER

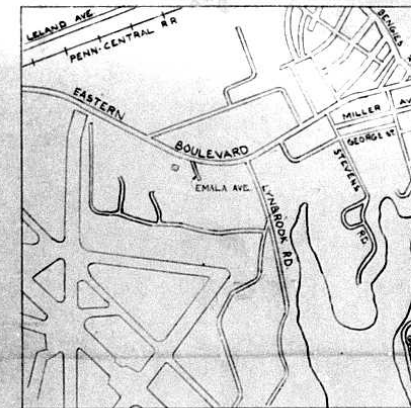
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 6-10-76
76-201-A



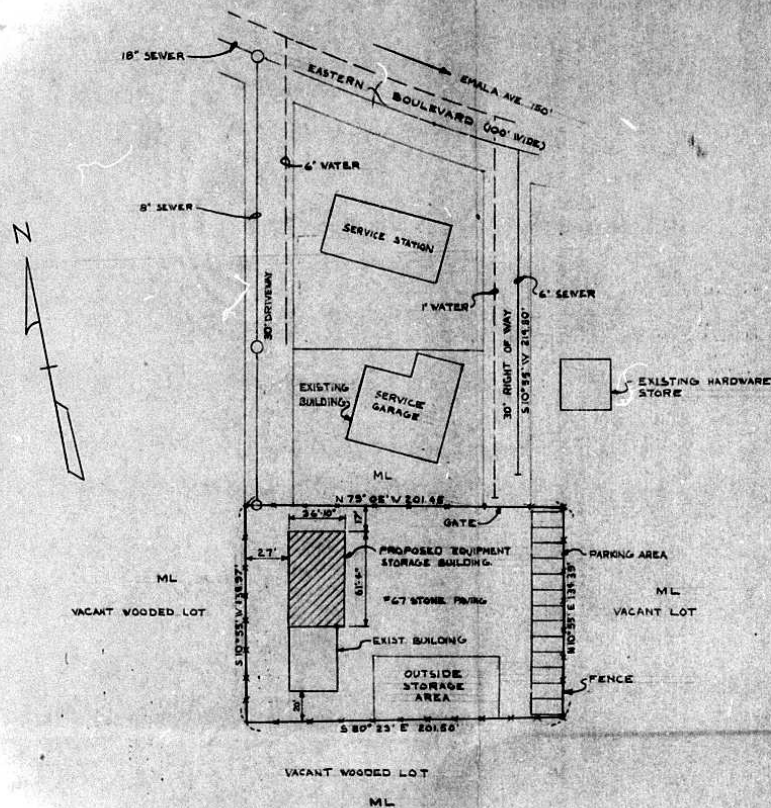
PRINTED

MAY 24 1976
OFFICE OF PALMER,
CLARK & WOERNER, ENGINEERS

NO.	DATE	DESCRIPTION
REVISIONS		
PLAT TO ACCOMPANY PETITION FOR A VARIANCE IN ZONING FOR THE PROPERTY OF MR. C.E. COCHRAN		
PCW PALMER, CLARK & WOERNER, INC. ENGINEERS 400 ATLANTIC ROAD, TIMONUM, MD.		
DESIGNED: JVL	DATE: 10-27-75	
DRAWN: JVL	SCALE: AS SHOWN	
APPROVED:	JOB NO. 1341	DRAW NO. I



VICINITY MAP
SCALE 1"=1000'



PROPERTY ZONED ML
15TH ELECTION DISTRICT
PROPERTY 0.632 ACRES
SCALE 1"=50'

PARKING DATA	
BUILDING USE	EQUIPMENT STORAGE
NO. OF SPACES REQUIRED	1 SPACE / 3 EMPLOYEES - 2 SPACES
NO. OF SPACES PROVIDED	13 SPACES PROVIDED

PROPERTY LINE DATA TAKEN FROM
DRAWING DATED 5/22/53 BY
WILLARD M. LEE, CIVIL ENGINEER

PRINTED

NOV 18 1975

OFFICE OF PALMER,
CLARK & WOERNER, ENGINEERS

ed. 10/27

NO.	DATE	DESCRIPTION
REVISIONS		
1	10-27-75	PLAT TO ACCOMPANY PETITION FOR A VARIANCE IN ZONING FOR THE PROPERTY OF MR. C. E. COCHRAN
PCW PALMER, CLARK & WOERNER, INC. ENGINEERS 401 AYLESBURY ROAD, THAMON, MD.		
DESIGNED: JVL	DATE: 10-27-75	
DRAWN: JVL	SCALE: AS SHOWN	
APPROVED:		

