## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 77-222-1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, NOVERN NANCY MAYNARD NORRIS legal owner. of the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section 255.00 TO PERMIT A SIDE SETBACK OF

4.74 FEET IN LIEU OF THE REQUIRED 30 FEET ME THE LIEU OF THE

7XMID 20 FROT SET BACKS GRANTED MIRES OFF 1339 A.

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

- 1. PRESENT OPEN LOADING PLATFORM OFFERS NO PROTECTION FOR THE EMPLOYEES DURING PERIOD OF ADVERSE MEATHER AND IS A SEVERE DETRIMENT TO GOOD PERSONAL HEALTM.
- 2. DURING ADVERSE WEATHER, THE PRODUCT IS SUBJECT TO CARTON DAMAGE AND PRODUCT LOSS DUE TO BREAKAGE.
- 3, CURRENT DEMANDS OF "SERVICE TO THE TRADE" AND THE INCREASE IN EMPLOYMENT THIS WOULD REQUIRE CANNOT BE ACHIEVED WITH THE PRESENT LOADING PLATFORM.

See attached description

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

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

Dancy Mayroud Dureis NANCY MAYNARD NORRIS Contract purchaser Legal Owner 922 ARMY ROAD TOWSON, MARYLAND 21204



de Kenso 10.45A

5/16/77

RE: PETITION FOR VARIANCE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

NANCY M. MORRIS, Petitioner

222

#198

: Case No. 77-222-A

.....

ORDER TO ENTER APPEARANCE

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 essage of any preliminary or final Order in connection therewith.

Charlest Son Charles E. Kountz, Jr. Deputy People's Counsel

W. W. Wright & Co., Ltd.

1404 Benson Court Baltimore, Maryland 21227

In the matter of petition for zoning variance on the property known as 4804 Benson Avenue, Baltimore County, Maryland, you or your official representatives have my approval to act as agent at the hearing scheduled for Monday, Kay 16, 1973.

11 Hersia III John V. ession, III People - Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 11th day of May, 1977, a copy of the aforegoing Order was mailed to Ms. Nancy M. Morris, 922 Army Road, Towson, Maryland 21204,

John To Herrian



Nancy M. Norris 922 Army Road Ruxton, Maryland 21204 May 5, 1977

Very truly yours, Mancy M. Morris Nancy M. Norris

PROPERTY DESCRIPTION

NANCY NORRIS PROPERTY 4804 Benson Avenue 13th Election District Baltimore, Co. MD. 21227

LEGAL OWNER Nancy Maynard Horris 922 Army Road Towson, MD 21204

Beginning at an iron pipe, located at the intersection of the Northeast side of a 30 foot wide Right of Way and the Northwest side of Benson Avenue, being approximately 215 feet Southwest of the centerline of Benson Court and running parallel with Benson Avenue, North 48 degrees 40 minutes 55 seconds East, 89.02 feet; thence North 51 degrees 04 minutes 42 seconds West, 240.0 feet; thence South 38 degrees 55 minutes 18 seconds West, 87.74 feet; thence running parallel with and on the Northeast side of said Right of Way, South 51 degrees 04 minutes 42 seconds East, 227.81 feet to the point of beginning.

The area enclosed consisting of 0.5 Acres, more or less, and improved with a one story masonry building. 55 feet wide by 85 feet deep, with an open loading platform, 15.0 feet wide by 13.67 feet deep, and bituminous paved driveway and parking surfaces. The improvements thereon known as 4804 Benson Avenue.





BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiMenna, Zoning Commissioner Date May 11, 1977 .... FROM Norman E. Gerber, Acting Director of Planning

Petition #77-222-A. Petition for Variance for a Side Yard. Northwest side of Benson Avenue 215 feet Northwest of Benson Court Petitioner - Hancy M. Norris

13th District

HEARING: Monday, May 16, 1977 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on

NEG:JGH: TO

ZONING PLANS

ADVISORY COMMITTEE



BALTIMORE COUNTY



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Petitioner's attorne John A. Harrison, Jr. 2103 Ock Lodge Road Baltimore, Maryland 21228

AUG 0 2 1977

IR RECEIVED FOR FILING

3886

office of planning and zor TOWSON, MARYLAND 2120 (361) 494-3351

S. ERIC DINENNA

M's. Nancy Maynard Norris 922 Army Road

Ruxion, Maryland 21204 RE: Petition for Variance Petition for Variance NW/S Benson Avenue, 215' NW of Benson Court - 13th Election District Nancy M. Norris - Petitioner NO. 77-222-A (Item No. 198)

May 23, 1977

Dear M's, Norrise

I have this date passed my Order in the above captioned matter in

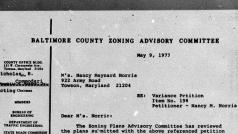
E OLIMARTINAK

cc: John W. Hessian, III, Esquire

Mr. E. Nelson Wareheim, Jr. 1401 Benson Court Baltimere, Maryland 21227

People's Counsel

A.C. Company of the C	TO A SERVICION NON NOTATION AND A SERVICE OF THE SE
	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 Baltimor	e County Zoning Regulations would result in practical difficulty an
unreasonable	hardship upon the Petitioner
he above Varia	nce should be had; and it further appearing that by reason of the granting of
Variance req	quested not adversely effecting the health, safety, and general welf
of the comm	unity
18	
	permit a side yard setback of 4.74 feet instead of the
Variance 199	uired 30 feet should be granted
IT IS ORDE	Deputy RED by the/Zoning Commissioner of Baltimore County this 23-2
lay of May	
should be an	d the same is GRANTED, from and after the date of this Order, so
to the approv	val of a site plan by the Department of Public Works and the Office
Planning and	Zoning.  Deptity Coning 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
he above Varia	nce should NOT BE GRANTED.
IT IS ORDE	RED by the Zoring Commissioner of Baltimore County, thisday
d	, 197, that the above Variance be and the same is hereby DENIED



The Zoning Plans Advisory Committee has reviewed the plans su'mitted 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 have a bearing on this case. The Director of Planning and the commendation of the propriateness of the commendation as to the appropriateness of the requested zoning. with recommendation requested zoning.

Located on the northwest side of Benson Avenue approximately 215 feet southwest of Benson Court in the 13th Election District, this M.L. zoned site is currently improved with an office/warchouse and accessory parking area. Adjacent properties are similarly zoned and improved with residences on either side while a tavent and private consecutory oxist to the rear.

This property was the subject of a previous zoning hearing, Case #67-123-A, in which Variances for the existing setbacks were quarted. The proposal at this time is to enlarge and enclose the open loading dock on the northerly side of the existing building.

Particular attention should be afforded the comments of the Office of Project and Development Planning and the Bureau of Engineering concerning on site truck maneuvering and the proposed 50 foot right-of-way of Benson Avenue,



March 11, 1977

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

Dear Mr. DiNenna

District: 13th

Comments on Item #198, Zoning Advisory Committee March 8, 1977, are as follows:

Property Owner: "ancy Mayrand Norris
Location: NIV/5 Benson Avenue 215' 5W Briston Court
Esisting Zonlie; M. L.
Proposed Zonling: Variance to permit a side serback of 4.74" in lieu of the required 30" and in
lieu of the 7 and 20 serbacks granted in 67-132A.
Acres: 87.74 x 227.81
89.70

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 truck manuevering must be done on-site.

John L. Wimbley Planner III

THORNTON M. MOURING, P.E. DIRECTOR

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

Re: Item #198 (1976-1977) Item #196 (1976-1977)
Property Owner: Namocy Naymard Horris
Property Owner: Namocy Naymard Horris
Editions Adv. 215' S/W Benson Ct.
Editions The Property Office of the Proposed Zoning; Variance to permit a ride methack of
4.74' in lieu of the required 30' and in lieu of the
7' and 20' setbacks granted in 6'7-112A,
Acress 97.24 x 227.81 pistrict; 13th
326.00

Dear Mr. DiMonna

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connec .on with the subject item. Highways:

Benson Avenue, an existing public road, is proposed to be improved in the future at 4-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way idening, including any necessary revertible ascender for slopes, will be required in connection with any grading or building permit application.

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, demaging private and public holdings downstream of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #198 (1976-1977) ty Owner: Nancy Maynard Norris

Storm Drains; (Cont'd)

BUREAU OF

PROTECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION
ZONING ADMINISTRATIO

INDUSTRIAL DEVELOPMENT

The Patitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface vaters. Correction of any problem which may result, about improper grading or improper installation of drainage facilities, would be the full responsibility of the Patitions.

Water and Sanitary Sewer:

Public water main and sanitary sewerage are serving this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours, Dorald W. Tucker/ Camer DONALD W. TUCKER, P.E. Acting Chief, Bureau of Engineering

G-SW Key Sheet 16 SW 14 Pos. Sheet SW 4D Topo 101 Tax Map

battimore county department of traffic engineering

STEPHEN E. COLLINS

March 22, 1977

Mr. Eric S. DiNenna Zoning Commissioner 2nd Floor, Courthouse Towson, Maryland 21204

Per Item 198 - 20.C - March 8, 1977
Property Owner: Bancy Neymand Norris
Existing Sonlings N.L.
Existing Sonlings v.L.
Froposed Sonlings v.L.
In line of the required 30° and in lieu of
Acres 87.74 277.81° and 20° setbacks quested in 6°-112 A.

Acres 87.75 27.00° and 20° setbacks quested in 6°-112 A.

M's Nancy Maynard Norris 922 Army Road Towson, Maryland 21204

: cc: John A. Harrison, Jr. 2103 Oak Lodge Road Baltimore, Maryland 21228

MRC+rf

this petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing for care than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Micholas B. commoder NICHOLAS B. COMMODARI, Acting Chairman Zoning Plans Advisory Committee

District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the sideyard.

Very truly your Michael S. Flanigan Traffic Engineer Associate

MRF/51 £



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

March 9, 1977

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

Dear Mr. DiNenna:

Comments on Item 198, Zoning Advisory Committee Meeting, Narch 8, 1977, are as follows:

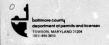
Since metropolitan water and sever exist and this variance is for set backs, no health hazards are anticipated.

Very truly yours,

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

HVB:mah@

AUG 0 2 1977



March 7, 1977

Mr. S. Eric DiNenna, Zoning Commissioner Office of Flanning and Zoning County Office Building Towson, Maryland 2120h

Comments on Item #198 Zoning Advisory Committee Meeting, March 8, 1977

Property Comer: Mancy Maynard Nortis | Location: NA/S Bennon Kee - 215' S/V Bennon Court | NA/S Bennon Kee - 215' S/V Bennon Court | Riving Donning Mil. | Proposed Soning: Variance to permit a side setback of 1,71' in lies of the required of 1,71' in 1,127.1 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 271.0 | 2

District:

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

B. A building permit shall be required before construction can begin. C. Three sets of construction drawings will be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Karyland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_\_\_.

Mark E. Sunham 198

Charles E. Burnham Plans Review Chief CEB:rrj

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received \* this 28 / day of

+ Chang 1977 Filing Fee \$ 25.00 . Received Check

Petitioner's Attorney \_\_\_\_\_ Reviewed by Clerke Heap Reviewed by Done atte

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: March 8, 1977

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

Z.A.C. Meeting of: March 8, 1977

PE: Item No: 198

Property Owner: Mancy Maunard Morris

Present Zoning: Maja Benson Ave. 215' MF Benson Ct.

Present Zoning: Ave. 215' MF Benson Ct.

Proposed Zoning: The Company of the

District: 13th No. Acres: 87.74 x 227.81 89.02 240.00

Dear Mr. DiNenna:

No bearing on student population.

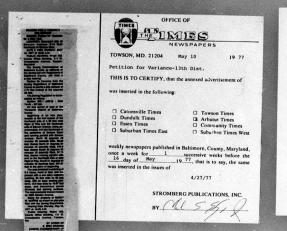
Very truly yours W. brok Felwent W. Nick Petrovich, Field Representative

MAS LORBAINE F. CHIRC ROBER & HAYDEN

MES MATCH M. SWITH JE SIGNATOR W. TRACES, D.V.A.

77-212-A 1-8,60 CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting APRIL 30, 1977 Posted for: PETITION FOR VARIBACE Petitioner: NANCY M. MORRIS Location of property NW/S OF BENSON AVE. 215 NW OF BENSON CT. Location of Signs FROMT 4804 BENSON AVE. Posted by Floria F. Boland Date of return: MAY 6,1977.



PETITION MAPPING PROGRESS SHEET

Revised Plans; Change in outline or description\_\_\_Yes

FUNCTION

Descriptions checked and

Petition number added to

Granted by ZC, BA, CC, CA

Reviewed by: OI

Previous case: 67-132A

outline

CERTIFICATE OF PUBLICATION 

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printer appearing on the \_\_\_\_\_28tb.\_day of \_\_\_\_\_8tril

L. Liank Suchen

Cost of Advertisement

BALTIMORE COUNTY, MARYLAND	
MISCELLANEOUS CASH RECEIPT	N No. 51662
DATE April 25, 1977 ACCO.	NT 01-662
AMOU Micelvio	** \$25.00
Petition for Variance for #17-222-A	Inc 1,801; Benson Ave.
#77-222-A	r Maney M. Morris
4866 OF APR 25	25.00mc

