

27-251-A (Rev. 10-27) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Know all men, John H. Sipe, Jr., 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.

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RE: PETITION FOR VARIANCE
N/S of Third Ave., 100' W of
Washington Ave., 13th District
JOHN H. SIFE, et al., Petitioners
Case No. 77-251-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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

I HEREBY CERTIFY that on this 14th day of June, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. John H. Sipe, 132 Third Avenue, Baltimore, Maryland 21227, Petitioners.



such constant changing of said property is causing a hardship on the property owners, as well as putting them in jeopardy by way of a zoning violation. The additional space is needed to store stock which is purchased from time to time on sale. Such special purchases are the only way that the owners have of staying in business. It would cause a hardship to the owners, as well as the residents of the community not to have the convenience of the neighborhood store that would carry enough stock to last over a long weekend when other stores are closed. This business is the sole support for three families, and with prices in today's market, only quantity buying can result in a profit for the owners, as well as serve the neighborhood that has come to depend on the business.

The owners are asking for a variance in Section 1802.3C.1 (Vb.2 Table 5-4) of the Baltimore County Building Code which requires a setback of 30 feet from the property line. The owners are asking the Board to approve a setback of 13 feet 5 inches from the property line.

The owners employed a contractor to build the addition to their existing building. A plat, prepared by James S. Spawer & Associates, engineers and surveyors, was given to the builder along with a description of the property to be used in obtaining the necessary building permits. The permit was applied for, but without the knowledge of the owners, the contractor started the building, and in a few days, the building was without the necessary permit. The owners, during the construction, had taken a vacation. When the owners returned, the building was complete, not knowing the contractor had not obtained the necessary building permit. It also came to light that the County Council had changed the zoning from R.L. to residential R.R.5.5 without the knowledge of the owners; the hardship now being one which requires the owners to again file a petition to change the zoning on their property, all at a substantial cost to the owners, caused by the legislative body making a blanket change to zoning laws and the builder going forward with building without first obtaining the necessary permit. If the builder had gotten the permit, the owners would not now find themselves charged with a criminal violation of the zoning regulations of Baltimore County, all at an unreasonable hardship to the owners.

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiNenna, Zoning Commissioner Date: June 14, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-251-A, Petition for a Variance for Rear Yard and Parking North side of Third Avenue 100 feet West of Washington Avenue
Petitioner - John H. Sipe and Mary M. Sipe

13th District

HEARING: Monday, June 20, 1977 (10:00 A.M.)

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

Norman E. Gerber
Norman E. Gerber, Acting Director
Office of Planning and Zoning

530-1201:rw

JAMES S. SPAWER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON, MD. 21206
DATE: JULY 26th, 1965 ZONING DESCRIPTION
John H. & Mary M. Sipe-- 132 Third Ave., Landowne, Baltimore County, Md.

BEGINNING for the same at a point on the north side of Third Avenue (50 feet wide) at the distance of 100.00 feet measured westerly along the north side of Third Avenue from the west side of Washington Avenue (50 feet wide) and running thence binding on the north side of Third Avenue, North 89° 10' West- 75.00 feet, thence at a right angle, North 0° 50' East- 100.00 feet (thence parallel) to Third Avenue, South 89° 10' East- 75.00 feet, thence South 0° 50' West- 700.00 feet to the place of beginning.

Containing 7500 square feet of Land.

Being all of lots 211, 215, 216 Block 9 of the Plat of Landowne as recorded among the land records of Baltimore County in Plat Book No. 1 2010 49.

William O. Luntz, Jr.
William O. Luntz, Jr.
P. E. & L. S. # 2055



Ray E. Kates, Esquire
106 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
N/S of Third Avenue, 100' W of
Washington Ave. - 13th Elec-
tion District
John H. Sipe, et al. - Petitioners
NO. 77-251-A (Item No. 137)

Dear Mr. Kates:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/eri

Attachments

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

BALTIMORE COUNTY, MARYLAND		No. 51760	
OFFICE OF FINANCE REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE: May 27, 1977	ACCOUNT: 01-642	AMOUNT: \$25.00	
RECEIVED: Ray E. Kates, Esq. 208 Washington Ave., Towson, Md. 21204			
-Petition for Variance for John H. Sipe			
77-251-A			
JUN 17 1977		2500CR	
VALIDATION OR SIGNATURE OF CASHIER			

BALTIMORE COUNTY, MARYLAND		No. 51802	
OFFICE OF FINANCE REVENUE DIVISION		MISCELLANEOUS CASH RECEIPT	
DATE: June 20, 1977	ACCOUNT: 01-642	AMOUNT: \$50.05	
RECEIVED FROM: John H. Sipe 132 Third Ave., Balto., Md. 21227			
FOR: Advertising and posting of property			
77-251-A			
JUN 24 1977		5225CR	
VALIDATION OR SIGNATURE OF CASHIER			

the ~~above~~ 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 of 13.5 feet in lieu of the required 30 feet and 40 feet, and four parking spaces in lieu of the required six spaces should be granted.

BY 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, thisday
of 197... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

PETITION FOR A VARIANCE 100 SUBJECT

NOTICE: Petition for Variance for
 for New York and Parking
LOCATION: North side of Third
 Avenue 100 feet West of Washing-
 ton Avenue.
DATE & TIME: Monday, June 20,
 1977, at 10:00 A.M.
Public Hearing: Room 100, Coun-
 ty Office Building, 111 W. Chesape-
 ake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
 timore County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing.

Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit a use of 12.5
 feet instead of the required 20 feet
 and 20 feet respectively, and to
 permit a parking space instead of
 the required 8 spaces, in an R.R.
 1.5 Zone.

The Zoning Regulations to be ex-
 cepted as follows:
 Section 1902.2.C.1 and 1902.2.B
 (V.B. 2) - Side Yards - 20 feet.
 Section 400.2.B - Parking - 1 Off-Street
 Parking space for each dwelling
 unit.
 Section 400.2.B(1) - Off-Street
 Parking - 1 for each 200 square feet
 of total floor area.

All that parcel of land in the Thir-
 deenth District of Baltimore County
 beginning for the same at a point
 on the north side of Third Avenue
 (20 feet wide) at the distance of
 100.00 feet measured westerly along
 the north side of Third Avenue from
 the east side of Washington
 Avenue (20 feet wide) and running
 thence: thence on the north side
 of Third Avenue, North 89° 10' West
 75.00 feet, thence at a right angle,
 North 89° 00' East 100.00 feet, thence
 parallel to Third Avenue, South
 89° 10' West 75.00 feet, thence South
 89° 10' West 100.00 feet to the place
 of beginning.

Containing 7500 square feet of
 land.

Being all of lots 214, 215, 216 Block
 9 of the Plat of Larchmont as re-
 corded among the Land Records of
 Baltimore County in Plat Book No.
 1, folio 48.

Being the property of John H.
 Sipe and Mary H. Sipe, as shown on
 plat plan filed with the Zoning
 Department.

Hearing Date: Monday, June 20,
 1977, at 10:00 A.M.
 Public Hearing: Room 100, Coun-
 ty Office Building, 111 W. Chesapeake
 Avenue, Towson, MD.
 By Order of
 S. ERIC DINENNA
 Zoning Commissioner of
 Baltimore County
 June 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 2, 1977.

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 each
 of one time successive weeks before the 20th
 day of June, 1977, the first publication
 appearing on the 2nd day of June
 1977.

THE JEFFERSONIAN,

S. Frank Stricker
 Manager.

Cost of Advertisement, \$



TOWSON, MD. 21204 June 10, 1977

Petition for Variance--13th Dist.

THIS IS TO CERTIFY, that the annexed advertisement of
 was inserted in the following:

- | | |
|--|---|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☒ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
 once a week for 1 successive weeks before the
 20 day of June, 1977, that is to say, the same
 was inserted in the issues of

June 2, 1977

STROMBERG PUBLICATIONS, INC.

BY *CH Sipe*

PETITION FOR A VARIANCE
 100 SUBJECT
NOTICE: Petition for a Variance
 for New York and Parking
LOCATION: North side of Third
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DATE & TIME: Monday, June
 20, 1977 at 10:00 A.M.
Public Hearing: Room 100, Coun-
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 Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit a use of 12.5
 feet instead of the required 20 feet
 and 20 feet respectively, and to
 permit a parking space instead of
 the required 8 spaces, in an
 R.R. 1.5 Zone.
 The Zoning Regulations to be ex-
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 Section 1902.2.C.1 and 1902.2.B
 (V.B. 2) - Side Yards - 20 feet.
 Section 400.2.B - Parking - 1
 Off-Street Parking space for each
 dwelling unit.
 Section 400.2.B(1) - Off-Street
 Parking - 1 for each 200 square
 feet of total floor area.
 All that parcel of land in the Thir-
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 Containing 7500 square feet of
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 Being all of lots 214, 215, 216 Block
 9 of the Plat of Larchmont as re-
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 Being the property of John H.
 Sipe and Mary H. Sipe, as shown on
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 Department.
 Hearing Date: Monday, June
 20, 1977 at 10:00 A.M.
 Public Hearing: Room 100, Coun-
 ty Office Building, 111 W. Chesapeake
 Avenue, Towson, MD.
 BY ORDER OF
 S. ERIC DINENNA
 Zoning Commissioner of
 Baltimore County
 June 2

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20th day of
 APRIL 1977. Filing Fee \$ 25.00. Received ☒ Check
☐ Cash
☐ Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner: *JOHN H. SIPE* Submitted by *ROY ESTES*

Petitioner's Attorney: _____ Reviewed by *JP*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th
 Posted for: PETITION FOR VARIANCE
 Petitioner: JOHN H. SIPE
 Location of property: N.E. THIRD AVE. 100' W. OF WASHINGTON AVE.
 Location of Signs: FRONT # 132 THIRD AVE.
 Remarks: PLACED INSIDE FRONT SHOW WINDOW
 Posted by: *Thomas D. Ballard* Signature
 Date of return: June 10, 1977

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 10, 1977

COUNTY OFFICE BLDG.
111 W. Chesaapeake Ave.
Towson, Maryland 21204
Nicholas B. Connodari
Chairman
BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
Chairman

Mr. John H. Sipe
Mrs. Mary M. Sipe
132 Third Avenue
Baltimore, Maryland 21227

RE: Variance Petition
Item No. 237
Petitioner - John H. Sipe
Mary M. Sipe

Dear Mr. & Mrs. Sipe:

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 Commission with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned D.R. 5.5 and formerly zoned B.I. (Case #66-76), is located on the north side of Third Avenue approximately 100' west of Washington Avenue in the 13th Election District. It is presently improved with a combination store/dwelling and accessory parking area to the front along Third Ave. Adjacent properties are similarly zoned and improved with a church to the east and single family dwellings to the north, west and south.

As indicated in the above, this property was formerly zoned B.I., however with the adoption of the 1971 Baltimore County Zoning Map, it was downshifted to its present residential zoning classification. The addition, which is existing and not proposed as indicated on the

Mr. John H. Sipe
Mrs. Mary M. Sipe
Item No. 237
Page 2
June 10, 1977

submitted site plan, will be utilized partially as storage for the existing store and as living quarters for the existing dwelling. Because the present use is considered nonconforming (retail store in residential zone), any expansion thereof is limited to 25 percent of the total floor area of the existing store and related storage area.

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,

Nicholas B. Connodari
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NCR:rf

Item #237
BALTIMORE COUNTY DEPARTMENT OF PLANNING & ZONING
111 W. Chesaapeake Ave.
Towson, Maryland 21204
This petition has been received and accepted for filing
Date: May 25, 1977
Reviewed by: *Eric S. DiNenna*
Zoning Commissioner
Petitioner's Attorney: *Donald W. Tucker, P.E.*
Reviewed by: *William B. ...*
Planning & Zoning Associate III

EVALUATION COMMENTS

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURNING, P.E.
DIRECTOR

May 25, 1977

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

Re: Item #237 (1976-1977)
Property Owner: John H. & Mary M. Sipe
N/S Third Ave. 100' W. Washington Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 13.5' in lieu of the required 30' and to permit 4 parking spaces in lieu of the required 5 spaces.
Acres: 0.172 District: 13th

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

Third Avenue, an existing County road, is proposed to be improved in the future as a 30-foot closed section roadway on the existing 50-foot right-of-way.

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 striping, 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 striping of top soil.

Storm Drainage

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

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.

Item #237 (1976-1977)
Property Owner: John H. & Mary M. Sipe
Page 2
May 25, 1977

Water and Sanitary Sewer

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAR:FWH:sa

C-82 Key Sheet
20' x 30' Box Sheet
DW 5 C Topo
109 TNA Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

May 20, 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:

Comments on Item #237, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: John H. & Mary M. Sipe
Location: N/S Third Avenue 100' W. Washington Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 13.5' in lieu of the required 30' and to permit 4 parking spaces in lieu of the required 5 spaces.
Acres: 0.172
District: 13th

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
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 494-3202
STEPHEN E. COLLINS
DIRECTOR

May 18, 1977

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

Re: Item No. 237 - ZAC - May 3, 1977
Property Owner: John H. & Mary M. Sipe
Location: N/S Third Avenue 100 feet W. Washington Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 13.5 feet in lieu of the required 30 feet and to permit 4 parking spaces in lieu of the required 5 spaces.
Acres: 0.172
District: 13th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the variances to the rear yard and to permit 4 parking spaces in lieu of the required six spaces.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

HSF/jjo



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

May 9, 1977

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

Dear Mr. DiNenna:

Comments on 237, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

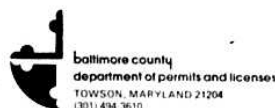
Property Owner: John H. & Mary M. Sipe
Location: N/S Third Ave. 100' W Washington Ave.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a rear setback of 13.5' in lieu of the required 30' and to permit 4 parking spaces in lieu of the required 6 spaces.
Acres: 0.172
District: 13th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/BJW/eth:



JOHN D. SEYFFERT
DIRECTOR

May 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 237 Zoning Advisory Committee Meeting, May 3, 1977 are as follows:

Property Owner: John H. & Mary M. Sipe
Location: N/S Third Ave. 100' W Washington Ave.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a rear setback of 13.5' in lieu of the required 30' and to permit 4 parking spaces in lieu of the required 6 spaces.
Acres: 0.172
District: 13th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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 Maryland 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.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
CEB:rrj



Paul H. Heinicke
CHIEF

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

Attention: Nicholas B. Comodari
Zoning Advisory Committee

Re: Property Owner: John H. & Mary M. Sipe

Location: N/S Third Avenue 100' W Washington Avenue

Item No. 237

Zoning Agenda May 3, 1977

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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.
- () 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER

Planning Group
Special Inspection Division

Noted and
Approved:

Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 9, 1977

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

Z.A.C. Meeting of: May 3, 1977

RE: Item No. 237
Property Owner: John H. & Mary M. Sipe
Location: N/S Third Ave. 100' W Washington Ave.
Present Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a rear setback of 13.5' in lieu of the required 30' and to permit 4 parking spaces in lieu of the required 6 spaces.

District: 13th
No. Acres: 0.172

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

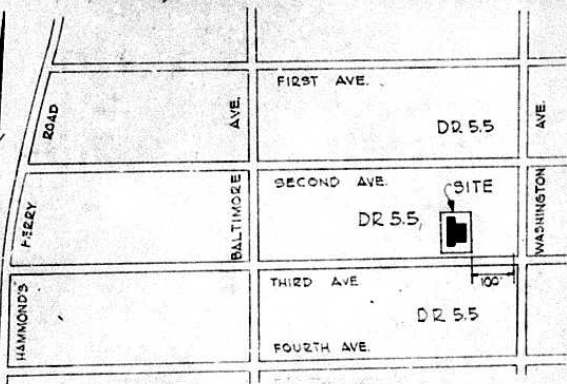
N. Nick Petrovich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBARI

THOMAS H. BOYER
MRS. TERRAINE F. CHIRCOUS
ROGER B. HAYDEN

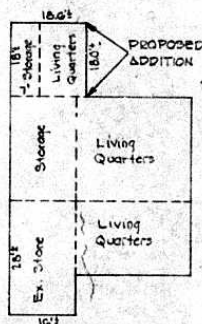
ALVIN LORECK
MRS. MILTON N. SMITH, JR.
RICHARD W. TRACEY, DVM

ROBERT Y. DUBEL, SUPERINTENDENT



ZONING MAP 2-A
(SW 5-C)

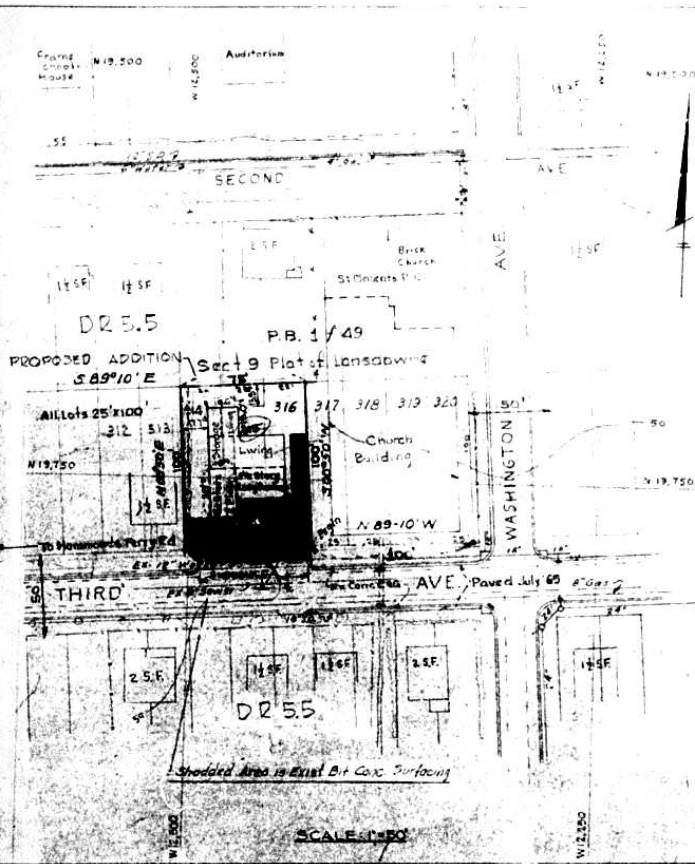
VICINITY MAP
SCALE: 1"=200'



SCALE: 1"=20'

BUILDING USE	FLOOR AREA SQ. FT.	ZONING REQ'S		SPACES PROVIDED
		RATIO	SPACES	
RETAIL STORE	448	1:200 SF	2.24	
STORAGE	534	1:300 SF	1.78	
DWELLING		1.75/Dwlg	1.75	
TOTAL (9'x10' Spaces)			5.77	4

11682
80



SCALE: 1"=20'

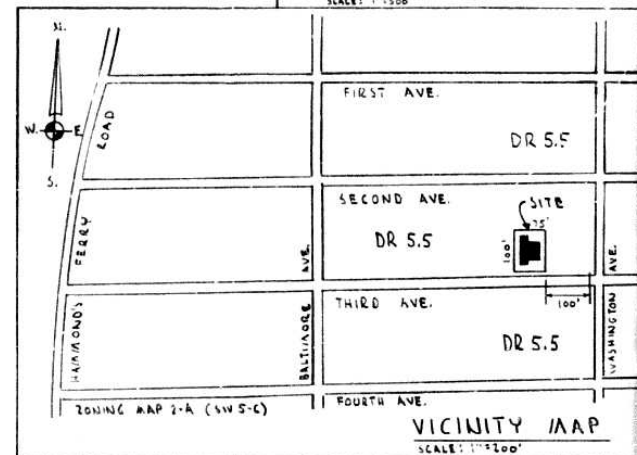
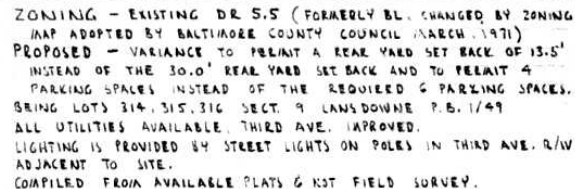
NOTE: Existing 5' x 10' x 10' lot
Note: 5' x 10' x 10' lot
Note: 5' x 10' x 10' lot



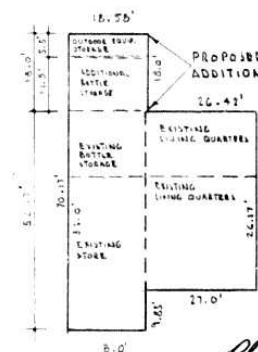
Zoning Map DR 5.5 (SW 5-C) - Changed by
2d. R. Map Adoption by Baltimore County Council March 1977
Proposed Addition to permit a rear yard setback of 10' (10' H)
instead of the required 30' rear yard setback
AND to permit 4 parking spaces instead of the
required 6 parking spaces

Being Lots 314, 315, 316, 317, 318, 319, 320
All Utilities available. Third Ave improved.

Plot for Zoning Purposes
Grocery Store
Property of John W. & Mary N. Lipe - Lots 314, 315, 316
152 Third Ave., Balto. Md. 21227
Dist. #13
Scale: As Shown
Baltimore, Md.
July 26, 1965
Compiled from various plats and maps



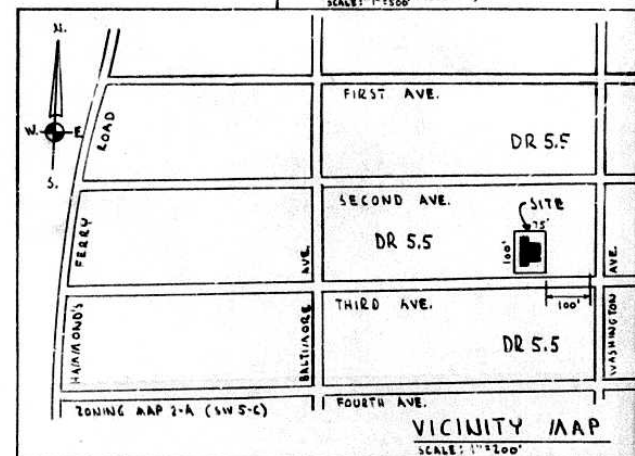
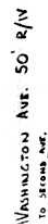
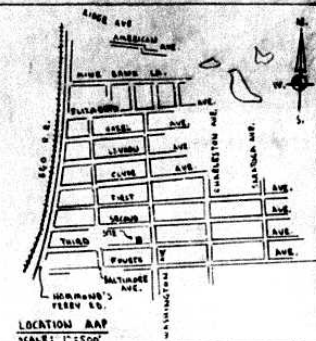
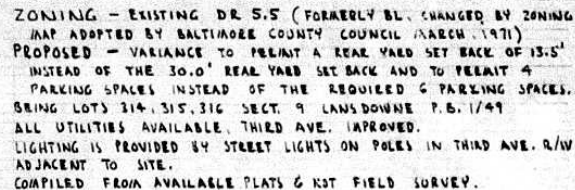
PARKING TABULATION				
BUILDING USE	FLOOR AREA SQ. FT.	ZONING REQ'S.		SPACES
		RATIO	SPACES	
RETAIL STORE	448	1:200 SF	2.24	
STORAGE	534	1:300 S.R.	1.78	
DWELLING		1.75/D.U.	1.75	
TOTAL (9'x20' SPACES)				5.77



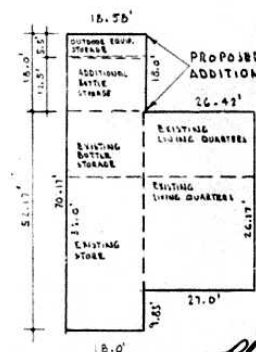
B-0'
 SCALE: 1"=20'
 Plat for Zoning Purposes
Grocery Store
 Property of John H & Mary M. Sipe: Lots 314, 315, 316
 132 Third Ave., Balto Md. 21227
 Dist #13
 Balto Co., Md.
 July 26, 1965
 April 19, 1977
 AUGUST, 1977
 5P-1 of 1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John W. Ambler*
DATE: *9-1-77*
77-251

SITE PLAN
SCALE: 1" = 20'-0"



PARKING TABULATION				
BUILDING USE	FLOOR AREA SQ. FT.	ZONING REQ'S.		SPACES
		RATIO	SPACES	
RETAIL STORE	448	1:200 SF.	2.24	
STORE	534	1:300 S.F.	1.78	
DWELLING		1.75/duy.	1.75	
TOTAL (9'x20' SPACES)				5.77



18.0'

SCALE: 1"=20'

Plat for Zoning Purposes
Grocery Store

Property of John H & Mary M. Spie: Lts 314, 315, 316
132 Third Ave., Balto Md. 21227

Dist #13

Balto Co., Md.
July 26, 1965
Apr 19, 1977
AUGUST, 1977

5P-1 OF 1

PLANS APPROVED
OFFICE OF PLANNING & ZONING
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77-251