

79-113 # 113 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Ernest C. Trimble, Esquire, legal owner of the property situated 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 238.2 to permit side and rear yard set back of zero feet instead of the required thirty feet.

of the Zoning Regulations of Baltimore County to its Zoning Law of Baltimore County, for the following reasons: Business/Industrial practical difficulty

1. The variance is requested for an addition to an existing building which is less than 30 feet from the rear property line. The hardship also exists because the rear of the building faces a railroad and right of way.

2. It would be a hardship to require a 30 feet side yard set back because the addition must be constructed diagonally to the property line and at one point the set back would be almost 40 feet. In addition there is a 20 foot paper street separating the subject property from the adjoining property.

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.

Rapid Machine Corp.
Contract purchaser
William V. Jindra Legal Owners
Address: 102 Wabash Ave.
Baltimore, Maryland 21204

Ernest C. Trimble, Esquire Protestants Attorney
Address: 305 W. Pennsylvania Ave.
Towson, Maryland 21204

Subscribed by the Zoning Commissioner of Baltimore County, this 21st day

of November 1978, 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 108, County Office Building 1, Towson, Baltimore County, on the 29th day of January 1979, at 10:00 o'clock

...A.M.
John W. Heslin, III
Zoning Commissioner of Baltimore County

(over)

79-113

November 3, 1978
Page 1

DESCRIPTION OF A 0.977 ACRE PARCEL
Rapid Machine Corp.

All that lot or parcels of ground situate on the northeast side of Wabash Avenue in the Fourth Election District of Baltimore County, Maryland.

Beginning for the same at a point on the northeast side of Wabash Avenue; said point being at the end of the "South 51'43" West 213.48 feet line, Parcel One, of a tract of land conveyed unto Rapid Machine Company by deed dated September 20, 1967 and recorded among the Land Records for Baltimore County in Liber O.T.G. 4807 folio 83; said point being distant South 46°51'30" East 194.20 feet from the intersection formed by the northeast side of Wabash Avenue and the centerline of Chatsworth Avenue (30 feet wide) unimproved, running thence reversely on said Rapid line North 43°03'29" East 223.49 feet to a point at the end of said 1/4" and on the southwest side of a 20 foot roadway (not open); thence with the southwest side of roadway South 49°24'06" East 74.66 feet to a point; thence South 49°02'31" East 101.00 feet to a point on the northwest side of said 20 foot roadway; thence with the southwest side of said roadway South 37°08'26" West 230.98 feet to a pipe set on the northeast side of Wabash Avenue; thence leaving said roadway and with the northeast side of said Avenue North 46°51'30" West 159.50 feet to the place of beginning. Contains 0.977 acres of land more or less.

RE: PETITION FOR VARIANCE
NE/S of Wabash Ave., 194.20'
SE of Chatsworth Ave., 4th District
RAMON JADRA, et al., Petitioners
Case No. 79-160-A

ORDER TO ENTER APPEARANCE

Re: Commission:

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, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmarnon
Peter Max Zimmarnon
Deputy People's Counsel
John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 16th day of January, 1979, a copy of the foregoing Order was mailed to Ernest C. Trimble, Esquire, 305 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Grael, Director
FROM: John W. Heslin, III
SUBJECT: Petition 79-160A, Petition for Variance for side and rear yard setbacks
Northeast side of Wabash Avenue, 194.20 feet South east of Chatsworth Ave.
Petitioner - Ramon and Lillian V. Jadra

4th District

HEARING: Monday, January 29, 1979 (10:45 A.M.)

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

LHG:JHM

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
CPI-484-3803
S. ERIC DINENNA
ZONING COMMISSIONER

January 30, 1979

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/S of Wabash Avenue,
194.20' SE of Chatsworth Avenue -
4th Election District
Ramon Jadra, et al - Petitioners
NO. 79-160-A (Item No. 113)

Dear Mr. Trimble:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

Item No. 113 - Jadra
Page 2
January 16, 1979

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE Bldg.
111 W. Chatsworth Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Route Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

January 16, 1979

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 113
Petitioners - Jadra
Variance Petition

Dear Mr. Trimble:

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 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 suitability of the requested zoning.

Located on the north side of Wabash Avenue, southeast of Chatsworth Avenue, in the 4th Election District, the subject property is zoned Business, Roadside (B.R.), and is improved with a machine shop, gravel parking lot, and dwelling. Adjacent properties consist of vacant land to the southeast, the existing Maryland Railroad to the east, and a warehouse building to the northeast. Directly opposite this site on Wabash Avenue, are existing dwellings.

This property was the subject of a previous zoning hearing (Case No. 72-244-A), in which a Variance to allow the existing structure within 0' of what was then the southernmost side property line was granted. Because of your clients' current proposal to raise east of the existing structure and construct a large addition within 0' of the side and rear property lines, this Variance is required. At the time of field inspection, the existing parking area was totally occupied. In order to assure that sufficient parking would be required, if this request is granted, parking should also be calculated for the office area on revised site plans. In addition, this subject should be clearly discussed at the time of the scheduled hearing.

This Petition was scheduled with the understanding that the site plan would require revisions. Prior to the scheduled hearing, said plan must be revised to clearly indicate the proposed 50' right-of-way of Wabash Avenue and the required 8' parking setbacks from this line. Provisions for accommodating drainage, all comments from the Department of Traffic Engineering, and the Office of Current Planning, the relocation of the existing dumpsters, and a clear indication that the proposed parking area would be paved.

In addition to the above, it should be emphasized that if Phase II is completed and for some unknown reason, Phase II is not constructed, it will constitute a violation of the Baltimore County Zoning Regulations. Some type of schedule of construction should be indicated on the revised site plans and discussed at the time of the scheduled 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,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:st

cc: R.T.F., Inc.
142 East Main Street
Westminster, Maryland 21157

Pursuant to the advertisement, posting of property, and public hearing on the 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(s),

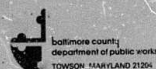
the Variance(s) should be had, and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit side and rear setbacks of zero feet in lieu of the required thirty feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of JANUARY, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the day of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON H. MOURING, P.E.
DIRECTOR

January 12, 1979

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

Re: Item #113 (1978-1979)
Property Owner: Ramon & Lillian V. Jindra
R/S Wabash Ave. 194.20' S/E Chatsworth Ave.
Existing Zoning: B.S.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.
Acres: 0.977 District: 4th

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:

Comments were supplied for a portion of this property in connection with the Zoning Advisory Committee review for Item #165 (1971-1972), 72-2656.

Highways:

Wabash Avenue, an existing public road, is proposed to be improved in the future in the vicinity of this property, as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for sliver will be required in connection with any grading or building permit application.

The status of the indicated 30-foot roadway (not open) contiguous to the southeast northeast outflow of this property, is unknown to this office. It is the responsibility of the petitioner to ascertain and clarify rights therein.

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

Settlement Control:

Development of this property through striping, grading and stabilization could result in a sedimentation 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.

Item #113 (1978-1979)
Property Owner: Ramon & Lillian V. Jindra
Page 2
January 12, 1979

Storm Drainage:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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:

A public 8-inch water main and public 8-inch sanitary sewerage exist in Wabash Avenue.

Very truly yours,

Edward M. Hower
EDWARD M. HOWER, P.E.
Chief, Bureau of Engineering

END: EAM/TMB:SS

cc: J. Trimmer

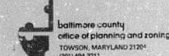
J. Bowers

B-GW Ray Sheet

54 & 65 SW & 4 & 30 SW. Sheets

SW 16 & 17 J Topo

48 Tax Map



LEE R. GRIFF
DIRECTOR

January 15, 1979

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 #113, Zoning Advisory Committee Meeting, November 21, 1978, are as follows:

Property Owner: Ramon & Lillian V. Jindra
Location: NE/S Wabash Avenue 194.20' SE Chatsworth Ave.
Existing Zoning: B.S.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.
Acres: 0.977
District: 4th

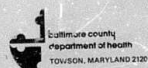
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to show the following:

- A minimum driveway width of 24 feet wide
- Curbing or wheel stops around the perimeter of the parking area
- Minimum 4 foot high compact screening, preferably evergreen along the front of the parking area
- Show all zone lines
- Landscaping should be provided.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



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

December 8, 1978

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

Dear Mr. DiNenna:

Comments on Item #113, Zoning Advisory Committee Meeting of November 21, 1978, are as follows:

Property Owner: Ramon & Lillian V. Jindra
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.
Existing Zoning: B.S.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.
Acres: 0.977
District: 4th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required for each time a paint spray process, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

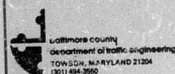
The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours,

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

TMD/TH/ctc

cc: W. L. Phillips



STEPHEN S. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 113 - SAC - November 31, 1978
Property Owner: Ramon & Lillian V. Jindra
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.
Existing Zoning: B.S.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.
Acres: 0.977
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side and rear setbacks. The plan must be revised for the following reasons:

- 1) The driveway and entrance must be revised to county standards.
- 2) The handicap parking spaces must be redesigned to meet state standards.
- 3) The loading area must be redesigned to provide for a maneuvering area for trucks on site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

NOT/END



Paul H. Reinecke
Chief

November 20, 1978

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

Attention: N. Cawodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ramon & Lillian V. Jindra

Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.

Item No. 113

Zoning Agenda Meeting of 11/21/78

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 of _____ 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 _____

_____ 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 shown.

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

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

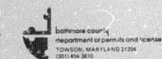
REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*

REVIEWED: *Carl J. [Signature]* Noted and Approved: *George M. [Signature]*



JOHN S. DEWITT
DIRECTOR

November 27, 1978

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

Dear Mr. DiNenna:

Comments on Item #113, Zoning Advisory Committee Meeting, November 21, 1978, are as follows:

Property Owner: Ramon & Lillian V. Jindra
Location: NE/S Wabash Ave. 194.20' SE Chatsworth Ave.
Existing Zoning: B.S.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.
Acres: 0.977
District: 4th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Department and used and their applicable codes.
- X 2. A building permit shall be required before construction can begin. Having a "other" miscellaneous
- X 3. Additional _____ permits shall be required.
- X 4. Building shall be upgraded to new use - require alteration permit.
- X 5. Three sets of construction drawings will be required to file an application for a building permit.
- X 6. 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.
- X 7. Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 15' of property line.
- X 8. Required setback variance conflicts with the Baltimore County Building Code. See Section _____
- X 9. No Comments.
- X 10. Comments: Buildings constructed up to or on property lines sometimes create existing problems. Fire walls are required on property lines.

Very truly yours,

Charles E. Burdick
Charles E. Burdick
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 17, 1978

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

Z.A.C. Meeting of: November 21, 1978

RE: Item No: 113
Property Owner: Ramon & Lillian V. Jadrá
Location: NE/4 S. Nahash Ave. 194-229 So Chatsworth Ave.
Present Zoning: B.R.
Proposed Zoning: Variance to permit side and rear setbacks of 0' in lieu of the required 30'.

Fear Mr. DiNenna:
No hearing on student population.

Very truly yours,
Wick Petrovich
Wick Petrovich,
Field Representative

WNP/tp

JOSEPH H. MCGILVER, PRESIDENT
T. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MARCEUS H. BUTLER, JR.

THOMAS H. BOYER
MRS. LORRAINE F. CHIRBUR
ROGER B. HAYDEN
ROBERT Y. DUBEL, KENNETH W. HUNT

ALVIN LORICK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, DVM.

Ernest C. Trimble, Esquire
305 West Pennsylvania Avenue
Towson, Maryland 21204

cc: K.T.F., Inc.
142 East Main Street
Westminster, Maryland 21157

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 21st day of November 1978.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Ramon & Lillian V. Jadrá
Petitioner's Attorney: Trimble
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Posted for: PETITION FOR VARIANCE
Petitioner: RAMON AND LILLIAN V. JADRA
Location of property: NE/4 S. NAHASH AVE. 194-229 SE EF
CHATSWORTH AVE
Location of Signs: OPPOSITE #108 NAHASH AVE.
Remarks: Thomas G. Boland
Posted by: Thomas G. Boland
Signature: (S.G.B.)
Date of return: JAN. 19, 1979

79-160-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of Nov 1978. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Ramon & Lillian V. Jadrá
Petitioner's Attorney: Ernest Trimble
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>ERS</i>										
Previous case: 72-766A										

STROMBERG PUBLICATIONS, INC.
10000 W. 10th Street, Suite 100
Towson, Maryland 21204
(410) 281-1000
FAX (410) 281-1001
Cable: STROMBERG
Telex: 510000
E-mail: stromberg@comcast.net
Web: www.strombergpub.com
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OFFICE OF THE
TIMES
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 11, 1979 19

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Ramon & Lillian Jadrá

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 90 successive weeks before the 12th day of January 1979, that is to say, the same was inserted in the issues of January 11, 1979.

STROMBERG PUBLICATIONS, INC.

By *Edith Burge*

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 11, 1979

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 25th day of JANUARY 1979, in 72, the 72nd publication appearing on the 11th day of JANUARY 1979.

THE JEFFERSONIAN
Edith Burge
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 70-
DATE: Jan. 30, 1979 ACCOUNT: 01-662
AMOUNT: \$ 50.00 (cash)
RECEIVED FROM: Ramon Jadrá
FOR: Posting & advertising property for Case No. 79-160-A
80542-69 5939-
VALIDATION OR SIGNATURE OF CLERK



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76212
DATE: January 3, 1979 ACCOUNT: 71-662
AMOUNT: \$25.00
RECEIVED FROM: Ernest C. Trimble, Esquire
FOR: Filing Fee Case No. 79-160-A
80542-69 2500-
VALIDATION OR SIGNATURE OF CLERK

PETITION FOR VARIANCE
The Board of Education of Baltimore County, Maryland, is hereby notified that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 25th day of JANUARY 1979, in 72, the 72nd publication appearing on the 11th day of JANUARY 1979.



PAVING SECTION
Not to Scale

Note: Overlay existing Tar & Chip parking lot with 1 1/2 inch concrete surface course

TITLE REFERENCE

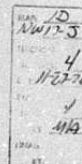
Western E. Brown
to
Ramon, J. & Gillian H.W.
E.H.K. Jr. 5824 N. 374
Nov. 10, 1977
and
Elisabeth Scholtes
to
Roland Maching, Co.
O.T.G. 5824 N. 374
Sept. 20, 1987

GENERAL NOTES:

- 1) Existing Zoning - BR
- 2) Phase I - Prop. Bldg. 7,012 Sq. Ft.
- 3) Phase II - Prop. Bldg. 4,065 Sq. Ft.
- 4) Existing 1 1/2 story frame Bldg. to be razed as part of Phase II
- 5) +65% Spot elevations

W.F.
Becker Realty Co.
5405 - 149
Oct. 17, 1974
(Open Land)
BR&ML

Use of Property:
Industrial and warehouse type of commercial use



PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE

WABASH AVE
110 Elect. Dist. Baltimore Co. MD.
Scale: 1" = 20' Date: Sept. 17, 1978
Oct. 23, 1978
No. 9, 1978

PARKING REQUIREMENTS
No. of Employees: 25
No. of Spaces Required: 83
No. of Spaces Provided: 77
No. of Handicap Spaces: 3
Total: 80

W.F.
Charles R. Braderick
G.L.B. 3710-57
(Deep Dist. CO Warehouse)
B.P. Zoning

Sanitary M.H.
Kin 65420
Inv. 646.42



Robert T. Fishbaugh
Robert T. Fishbaugh
Registered Land Surveyor
Reg. and Surveyor No. 6034

R.T.F. INC.
LAND SURVEYORS
142 EAST MAIN STREET
WESTMINSTER, MD. 21157
876 1222 848 2040



WESTERN

MARYLAND

RAILROAD

(NOT OPEN)

VICINITY MAP

Scale 1" = 100'

12' Bit. Conc. Surface
2' Bit. Conc. Base
Grade to
within 2' of
existing
Drain8' Gravel-run
BasePAVING SECTION
West to EastNote: Overlay existing lot & chip parking
lot with 1/2" bit conc. surface & curbs

TITLE REFERENCE

Haven E. Brown
to
Ramon J. & Mary W.
EHR in 1924
Nov. 16, 1914
and
Elizabeth Schmitt
to
Ramon J. & Mary W.
EHR in 1924
Sept. 20, 1924

GENERAL NOTES:

- 1) Existing Zoning - CR
- 2) Phase I - Prop. Bldg. 7,012 Sq. Ft.
- 3) Phase II - Prop. Bldg. 4,065 Sq. Ft.
- 4) Existing 1st Frame Bldg. to be razed as part of Phase II
- 5) 1) 658' Spot Elevation
a) Phase I is expected to be completed in June 1975, Phase 2 will be started immediately thereafter to be completed in August, 1975.

Use of Property

Industrial and warehouse type of commercial use.

Construction Schedule

- 1) Clear and grade areas designated for New Building 142
- 2) Construct Phase I Building
- 3) Raze existing 1st Frame Buildings and raze building
- 4) Construct Phase 2 Building
- 5) Complete site work per site plan

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE

WABASH AVE.
4' 3" ELEV. DIST. Baltimore Co. MD.
Scale 20' Date: Sept. 17, 1975
Oct. 23, 1975
Nov. 23, 1975
Feb. 14, 1975

5/10/79

EXISTING
Block
WarehouseBALTIMORE
COUNTY
NORTH

PARKING REQUIREMENTS

(After Full Development)
No. of Employees = 25
No. of Spaces Required = 23
No. of Spaces Provided = 26
No. of Handicap Spaces = 3
Total = 29

NIF
Charles R. Broderick
G.C. 3370-57
(Beck Diet Co. Warehouse)
Zoning

Temporary Entrance

Existing Swale

Existing Entry

Sanitary M.H.

Inv. 642.41

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 5/17/79

79-166

[Signature]
Robert T. Finkelman
Reg. Land Surveyor No. 6054

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