

8-15-79 34 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or John F. Rezendes, 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 (238.2) To allow a side yard of three (3) feet instead of the required thirty (30) feet.

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

To require the owner of the instant property to use the same pursuant to the side yard setback regulations contained in Section 255-1 (238.2) would work an unnecessary hardship upon the owner because of the size and shape of said lot. The instant lot has frontage on John Avenue of 101.48 feet and a depth of 418.96 feet; compliance with 30 foot setbacks from each side of said lot would reduce the available space for construction and car parking so as to render the improvement of said lot for use in an industrial zone economically unfeasible.

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 the County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

John F. Rezendes
Address: 4805 Benson Avenue
Baltimore, Maryland 21227

Baltimore, Maryland 21227

Practitioner's Attorney

Address: 424 Woodbine Avenue
Towson, Maryland 21204

15th

June 1979 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 19th day of July 1979 at 10:30 A.M.

Zoning Commissioner of Baltimore County.

(over)

10:30 A.M.
7/19/79

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave., 13th District
JOHN F. REZENDES, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-15-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2100

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Lewis L. Fleury, Esquire, 424 Woodbine Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

LLF:pyk
1 & 3
12/28/79
78-194

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave., 13th District
JOHN F. REZENDES, Petitioner
1807 Benson Ave.
21227

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 80-15-A

NOTICE OF APPEAL

ZONING COMMISSIONER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

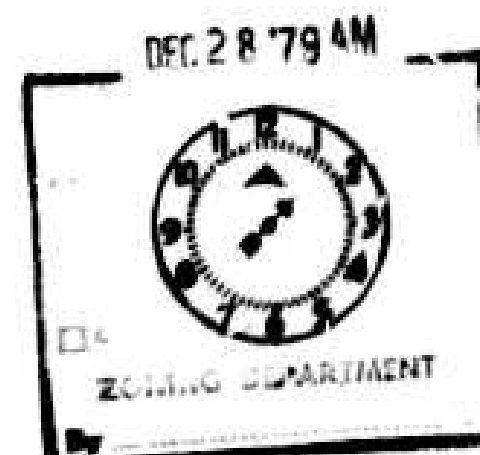
MR. COMMISSIONER:

Please enter an appeal to the Baltimore County Board of Appeals from the Order of the Zoning Commissioner of Baltimore County entered on November 30, 1979 granting a variance to permit a side yard setback of 7 feet instead of a variance to permit a side yard setback of 3 feet as requested.

Lewis L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for Petitioner

MAIL CERTIFICATION

I HEREBY CERTIFY that on this 28th day of December, 1979, a copy of the foregoing Notice of Appeal was mailed, postage paid, to Mrs. Cornelia E. Wasilevich, 5533 Willys Avenue, Baltimore, Maryland 21227 and to John W. Hession, III, Esquire, County Office Building, Towson, Maryland 21204.



Lewis L. Fleury
Lewis L. Fleury

RE: PETITION FOR VARIANCE
SE/S of Benson Avenue, 719'
SW of Knecht Avenue,
13th District
John F. Rezendes, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 80-15-A

ORDER OF DISMISSAL

Petition of John F. Rezendes for a Variance from Section 255-1 (238.2) to allow a side yard of three (3) feet instead of the required thirty (30) feet on property located on the southeast side of Benson Avenue, 719 feet southwest of Knecht Avenue, in the Thirteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed February 22, 1980, (in copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of February 22, 1980.

IT IS HEREBY ORDERED this 26th day of February, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Kiefer, Jr., Chairman

Lewis L. Fleury
Lewis L. Fleury

Patricia Millhouser
Patricia Millhouser

LLF:pyk
2/19/80
1 & 3
78-194

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave.,
13th District
JOHN F. REZENDES, Petitioner

BEFORE THE BALTIMORE
COUNTY BOARD OF APPEALS
APPEAL NO. 80-15-A

DISMISSAL

DEAR MR. CHAIRMAN:

Please dismiss the appeal in the above case.

Lewis L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for Petitioner

MAIL CERTIFICATION

I HEREBY CERTIFY that on this 19th day of February, 1980, a copy of the foregoing Dismissal was mailed, postage paid, to Mrs. Cornelia E. Wasilevich, 5533 Willys Avenue, Baltimore, Maryland 21227 and to John W. Hession, III, Esquire, County Office Building, Towson, Maryland 21204.

Lewis L. Fleury
Lewis L. Fleury

RECEIVED
BALTIMORE COUNTY
Feb 22 11 54 AM '80
COUNTY CLERK

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING GRANTS FOR JOHN F. REZENDES

To require the owner of the instant property to use the same pursuant to the side yard setback regulations contained in Section 255-1 (238.2) would work an unnecessary hardship upon the owner because of the size and shape of said lot. The instant lot has frontage on John Avenue of 101.48 feet and a depth of 418.96 feet; compliance with 30 foot setbacks from each side of said lot would reduce the available space for construction and car parking so as to render the improvement of said lot for use in an industrial zone economically unfeasible.

Lewis L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for John F. Rezendes

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

cc: E. F. Sigel & Assoc.
800 Commercial Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 19th day of February, 1980.

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

Patricia Millhouser
Patricia Millhouser
County Office Building
Towson, Maryland 21204
Deputy People's Counsel

80-15-A
12-14

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or John F. Rezendes, 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 (238.2) To allow a side yard of Three (3) feet, instead of the required thirty (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)
To require the owner of the instant property to use the same pursuant to the side yard setback regulations contained in Section 255-1 (238.2) would work an unnecessary hardship upon the owner because of the size and shape of said lot. The instant lot has frontage on John Avenue of 101.48 feet and a depth of 418.96 feet; compliance with 30 foot setbacks from each side of said lot would reduce the available space for construction and car parking so as to render the improvement of said lot for use in an industrial zone economically unfeasible.

Property is to be posted and advertised as prescribed by Zoning Regulations, or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser John F. Rezendes
Address 4805 Benson Avenue
Baltimore, Maryland 21227
Legal Owner
Protestant's Attorney
Address 424 Woodbine Avenue
Towson, Maryland 21204
ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 19th day of July, 1979, at 10:30 A.M.

(over)

LLF:ppk
1 & 3
12/28/79
78-194

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave., 13th District
JOHN F. REZENDES, Petitioner
1807 Benson Ave.
21227

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 80-15-A

NOTICE OF APPEAL

ZONING COMMISSIONER
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

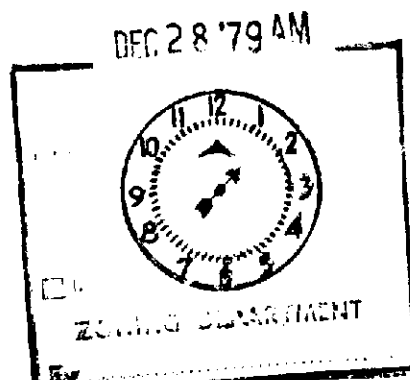
Mr. COMMISSIONER:

Please enter an appeal to the Baltimore County Board of Appeals from the Order of the Zoning Commissioner of Baltimore County entered on November 30, 1979 granting a variance to permit a side yard setback of 7 feet instead of a variance to permit a side yard setback of 3 feet as requested.

L. L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for Petitioner

MAIL CERTIFICATION

I HEREBY CERTIFY that on this 28th day of December, 1979, a copy of the foregoing Notice of Appeal was mailed, postage paid, to Mrs. Cornelia E. Wasilevich, 5533 Willys Avenue, Baltimore, Maryland 21227 and to John W. Hessian, III, Esquire, County Office Building, Towson, Maryland 21204.



L. L. Fleury
Lewis L. Fleury

RE: PETITION FOR VARIANCE
SE/S of Benson Avenue, 719'
SW of Knecht Avenue,
13th District
John F. Rezendes, Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 80-15-A

ORDER OF DISMISSAL

Petition of John F. Rezendes for a Variance from Section 255-1 (238.2) to allow a side yard of three (3) feet instead of the required thirty (30) feet on property located on the southeast side of Benson Avenue, 719 feet southwest of Knecht Avenue, in the Thirteenth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed February 22, 1980, (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of February 22, 1980.

IT IS HEREBY ORDERED this 26th day of February, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Leroy B. Spurrer

Patricia Millhouser

LLF:ppk
2/19/80
1 & 3
78-194

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave.,
13th District
JOHN F. REZENDES, Petitioner

BEFORE THE BALTIMORE
COUNTY BOARD OF APPEALS
APPEAL NO. 80-15-A

DISMISSAL

DEAR MR. CHAIRMAN:

Please dismiss the appeal in the above case.

L. L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for Petitioner

MAIL CERTIFICATION

I HEREBY CERTIFY that on this 19th day of February, 1980, a copy of the foregoing Dismissal was mailed, postage paid, to Mrs. Cornelia E. Wasilevich, 5533 Willys Avenue, Baltimore, Maryland 21227 and to John W. Hessian, III, Esquire, County Office Building, Towson, Maryland 21204.

L. L. Fleury
Lewis L. Fleury

RECEIVED
BALTIMORE COUNTY
FEB 22 11 54 AM
COUNTY BOARD OF APPEALS
BY

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 15th day of June, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John F. Rezendes

Petitioner's Attorney Lewis L. Fleury

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. Eric Dinenna
S. ERIC DINENNA,
Zoning Commissioner

Owner(s) Name: John F. Rezendes

Reviewed by: Nicholas B. Commodari

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SE/S of Benson Ave., 719'
SW of Knecht Ave., 13th District
JOHN F. REZENDES, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-15-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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 6th day of July, 1979, a copy of the foregoing Order was mailed to Lewis L. Fleury, Esquire, 424 Woodbine Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hessian, III
John W. Hessian, III

MEMORANDUM IN SUPPORT OF
PETITION FOR ZONING GRANTS FOR
JOHN F. REZENDES

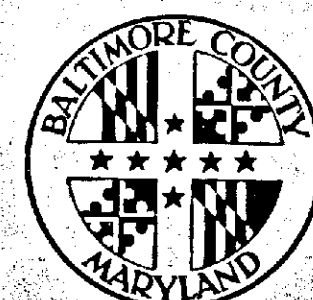
To require the owner of the instant property to use the same pursuant to the side yard setback regulations contained in Section 255-1 (238.2) would work an unnecessary hardship upon the owner because of the size and shape of said lot. The instant lot has frontage on John Avenue of 101.48 feet and a depth of 418.96 feet; compliance with 30 foot setbacks from each side of said lot would reduce the available space for construction and car parking so as to render the improvement of said lot for use in an industrial zone economically unfeasible.

L. L. Fleury
Lewis L. Fleury
424 Woodbine Avenue
Towson, Maryland 21204
825-9200
Attorney for John F. Rezendes

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

JUL 11 1980

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, a Variance should be had; and it further appears that the granting of a Variance will not adversely affect the health, safety, and general welfare of the community; and, therefore.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1979, that a Variance to permit a side yard setback of seven feet in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to a revised site plan being submitted and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

[Signature]
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 1979, that the above Variance be and the same is hereby DENIED.

.....
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

050
Nicholas B. Commodari
Chairman

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

July 3, 1979

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

RE: Item No. 134
Petitioner - Rezendes
Variance Petition

Dear Mr. Fleury:

Subsequent to my written comments April 5, 1979, I met with Mr. James Hoswell, of the Planning Office, and Mr. Gene Raphael, your surveyor, and we were unable to determine an accurate location for the proposed Lansdowne Boulevard. Because this is the case, I have proceeded to schedule this petition for a hearing date. However, as indicated to Mr. Raphael, if the proposed road is immediately contiguous to the northern property line, an additional Variance would have to be requested for parking within zero (0) feet of this right-of-way in the future.

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 5, 1979

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

RE: Item No. 134
Petitioner - Rezendes
Variance Petition

Dear Mr. Fleury:

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.

Because of your client's proposal to construct a combination office/warehouse building on this currently vacant, rectangular-shaped property, this Variance for side setback is required. As indicated in our previous telephone conversation, the submitted site plans must be revised to incorporate all comments from the Bureau of Engineering, including the proposed widening of John Avenue and the proposed location of Vero Road (Lansdowne Blvd.). Until this latter comment is reflected on the site plans, I am unable to determine whether the Variance forms will have to be altered.

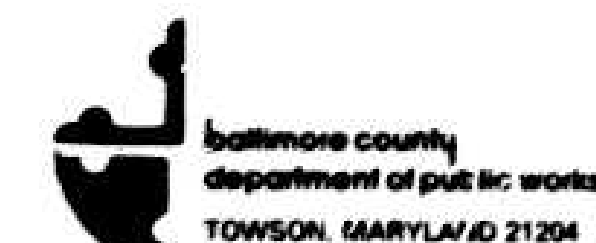
This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:ed

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

February 6, 1979

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

Re: Item #134 (1978-1979)
Property Owner: John F. Rezendes
S/ES Benson Ave. 719' S/W Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0 District: 13th

Dear Mr. DiMenna:

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:

Benson Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way adjacent to this property.

John Avenue, partially improved with wadon paving from Knecht Avenue southwesterly approximately 500 feet, is not paved adjacent to the rear of this property. John Avenue, if improved in the future as a public road will also be 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 slopes, will be required in connection with any grading or building permit application.

The indicated location of the proposed entrance on Benson Avenue conflicts with proposed Vero Road (a County road on a 70-foot right-of-way) traffic movement; and there is also conflict with an existing fire hydrant. However, the entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #134 (1978-1979)
Property Owner: John F. Rezendes
Page 2
February 6, 1979

Storm Drains:

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

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

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

Water and Sanitary Sewer:

There is a public 12-inch water main in Benson Avenue (Drawing 849-0437, File 3). Any relocation of the existing fire hydrant will be the entire responsibility of the Petitioner.

There is public 8-inch sanitary sewerage in Benson Avenue and also in John Avenue, (Drawings 870-0874 and 870-0435, File 1, respectively).

Very truly yours,

[Signature]
LESLIE H. GRAEF, P.E.
Chief, Bureau of Engineering

END:SAH:FWR:ee

cc: J. Trenner
J. Loos
W. Munchel
C. R. Moore
J. Wimbley

0-25 Key Sheet
15 & 16 SW 13 & 14 Pos. Sheets
SW 4 D Topo
101 Tax Map



LESLIE H. GRAEF
DIRECTOR

March 16, 1979

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

Dear Mr. DiMenna:

Comments on Item #134, Zoning Advisory Committee Meeting, December 19, 1978, are as follows:

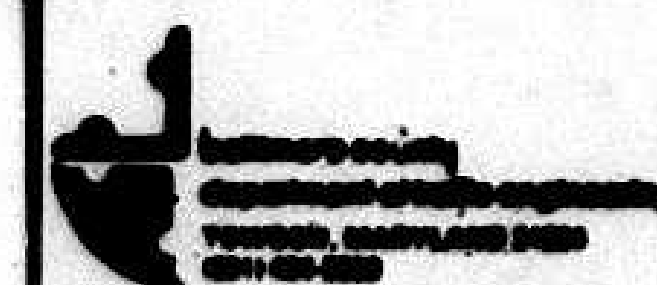
Property Owner: John F. Rezendes
Location: SE/S Benson Ave 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
District: 13th

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 ensure 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 should be designed to take into account the proposed Lansdowne Blvd.

Very truly yours,

[Signature]
John C. Winkler
Planner III
Current Planning and Development



THORNTON M. MOURING, P.E.
DIRECTOR

January 8, 1979

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

Item No. 134 - SEP - December 19, 1978
Property Owner: John F. Rezendes
Location: SE/S Benson Ave. 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
District: 13th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to the side setback.

Very truly yours,

[Signature]
Michael S. Fleming
Engineer Associate II



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

January 5, 1979

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

Dear Mr. DiMenna:

Comments on Item #134, Zoning Advisory Committee Meeting of December 19, 1978, are as follows:

Property Owner: John F. Rezendes
Location: SE/S Benson Ave. 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
District: 13th

Municipal water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 404-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

[Signature]
Charles L. Smith, Director
Division of Environmental Services

END:JDR/ee

cc: U. L. Phillips

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 fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, a Variance should be had; and it further appears that the granting of a Variance will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of November, 1979, that a Variance to permit a side setback of seven feet in lieu of the required thirty feet should be and the same is GRANTED, from and after the date of this Order, subject to a revised site plan being submitted and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. St.
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, thisday of 1979, that the above Variance be and the same is hereby DENIED.
.....
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

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

July 3, 1979

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

RE: Item No. 134
Petitioner - Rezendes
Variance Petition

Dear Mr. Fleury:

Subsequent to my written comments April 5, 1979, I met with Mr. James Hoswell, of the Planning Office, and Mr. Gene Raphael, your surveyor, and we were unable to determine an accurate location for the proposed Lansdowne Boulevard. Because this is the case, I have proceeded to schedule this petition for a hearing date. However, as indicated to Mr. Raphael, if the proposed road is immediately contiguous to the northern property line, an additional Variance would have to be requested for parking within zero (0) feet of this right-of-way in the future.

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

NBC:hk

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

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

April 5, 1979

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, Maryland 21204

RE: Item No. 134
Petitioner - Rezendes
Variance Petition

Dear Mr. Fleury:

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.

Because of your client's proposal to construct a combination office/warehouse building on this currently vacant, rectangular-shaped property, this Variance for side setback is required. As indicated in our previous telephone conversation, the submitted site plans must be revised to incorporate all comments from the Bureau of Engineering, including the proposed widening of John Avenue and the proposed location of Vero Road (Lansdowne Blvd.). Until this latter comment is reflected on the site plans, I am unable to determine whether the Variance forms will have to be altered.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

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

NBC:sf

cc: E. F. Raphael & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 6, 1979

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

Re: Item #134 (1978-1979)
Property Owner: John F. Rezendes
S/ES Benson Ave. 719' S/W Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0 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:

Benson Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way adjacent to this property.

John Avenue, partially improved with macadam paving from Knecht Avenue southwesterly approximately 500 feet, is not paved adjacent to the rear of this property. John Avenue, if improved in the future as a public road will also be as a 40-foot closed section roadway on a 60-foot right-of-way.

Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

The indicated location of the proposed entrance on Benson Avenue conflicts with proposed Vero Road (a County road on a 70-foot right-of-way) traffic movement; and there is also conflict with an existing fire hydrant. However, the entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #134 (1978-1979)
Property Owner: John F. Rezendes
Page 2
February 6, 1979

Storm Drains:

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

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

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

Water and Sanitary Sewers:

There is a public 12-inch water main in Benson Avenue (Drawing #49-0437, File 3). Any relocation of the existing fire hydrant will be the entire responsibility of the Petitioner.

There is public 8-inch sanitary sewerage in Benson Avenue and also in John Avenue, (Drawings #70-0874 and #70-0435, File 1, respectively).

Very truly yours,

Ellsworth H. Dwyer, P.E.
ELLSWORTH H. DWYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
J. Loos
W. Munchel
C. R. Moore
J. Wimbley

G-SW Key Sheet
15 & 16 SW 13 & 14 Pos. Sheets
SW 4 D Topo
101 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 434-3211

LESLIE H. GRAEF
DIRECTOR

March 16, 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 #134, Zoning Advisory Committee Meeting, December 19, 1978, are as follows:

Property Owner: John F. Rezendes
Location: SE/S Benson Ave 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
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.

The site should be designed to take into account the proposed Landdown Blvd.

Very truly yours,

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 134 - ZAC - December 19, 1978
Property Owner: John F. Rezendes
Location: SE/S Benson Ave. 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
District: 13th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setback.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSE/

baltimore county
department of health
TOWSON, MARYLAND 21204

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

January 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #134, Zoning Advisory Committee Meeting of December 19, 1978, are as follows:

Property Owner: John F. Rezendes
Location: SE/S Benson Ave. 719' SW Knecht Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.
Acres: 1.0
District: 13th

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.

Very truly yours,

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

THD/JRP/fth

cc: W. L. Phillips

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari
 FROM: Mr. Charles E. Burcham, Chief
 Planning Review
 Zoning Advisory Committee
 Meeting of December 19, 1979
 SUBJECT: Meeting of December 19, 1979

Date: January 4, 1979

ITEM NO. 134 Standard Comments are applicable
 ITEM NO. 135 Standard Comments are applicable
 ITEM NO. 136 Standard Comments are applicable
 ITEM NO. 137 Standard Comments are applicable
 ITEM NO. 138 See Comments Attached
 ITEM NO. 139 See Comments Attached
 ITEM NO. 140 See Comments Attached

Charles E. Burcham, Chief
 Plans Review

Charles E. Burcham

CER:rrj

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COUNTRYLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICE: 555-5885

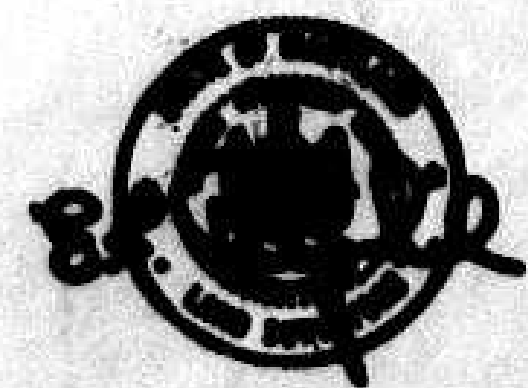
RESERVED: 771-6966

Description to Accompany
 Zoning Petition
 Property of John Rezendes

BEGINNING on the southeast side of Benson Avenue 50 feet wide at a point distant 719' ± southwesterly from the corner formed by the intersection of the southeast side of Benson Avenue with the southwest side of Knecht Avenue 50 feet wide and running thence binding on the southeast side of Benson Avenue S 55°14' W 103' thence S 44°46' E 439.96' to the northwest side of John Avenue 30 feet wide thence binding on the northwest side of John Avenue N 43°28' E 101.48' and thence N 44°46' W 418.96' to the place of beginning.

CONTAINING 1 acre of land more or less.

BEING known as 4707 Benson Avenue.



E. F. Raphael
 E. F. Raphael and Associates
 Reg. Prof. Land Surveyors #2246



Paul H. Reinecke
 CHIEF

January 18, 1979

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

Attention: N. Commodari, Chairman
 Zoning Advisory Committee

Re: Property Owner: John F. Rezendes

Location: SE/S Benson Ave. 719' SW Knecht Ave.

Item No. 134 Existing Agenda Meeting of 12/19/78

Gentlemen:

Fursuant 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

REVIEWED BY: *E. F. Raphael*
 Planning Review
 Special Inspection Division

Noted and Approved: *George M. Hegon*
 Fire Prevention Bureau

494-3188

County Board of Appeals

Room 219, Court House
 Towson, Maryland 21204

February 26, 1980

Louis L. Fleury, Esq.
 424 Woodbine Ave.
 Towson, Md. 21204

Re: Case No. 80-15-A
 John F. Rezendes

Dear Mr. Fleury:

Enclosed herewith is a copy of the Order of Denial passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John W. Heston
 John W. Heston, Esq.
 People's Counsel

Encl.

cc: Mr. John F. Rezendes
 Mrs. Cecelia E. Westhorpe
 John W. Heston, Esq.
 J. E. Gier
 William Hammond

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 19, 1978

RE: Item No. 134
 Property Owner: John F. Rezendes
 Location: SE/S Benson Ave. 719' SW Knecht Ave.
 Present Zoning: M.L.-I.M.
 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

District: 13th
 No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative

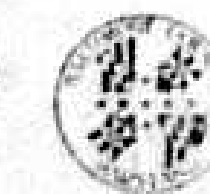
WNP/bp

JOSEPH H. MCCORMACK, President
 T. BAYARD WILLIAMS, JR., Vice-President
 MARCUS H. BOTBAND

THOMAS H. BOYER
 MRS. LOURANE F. CHURCH
 ROGER S. HAYDEN

ALVIN LORECK
 MRS. ALTON B. SMITH, JR.
 RICHARD W. TRACEY, D.V.M.

ROBERT T. DUNN, Superintendent



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

November 30, 1979

Louis L. Fleury, Esquire
 424 Woodbine Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 SE/S of Benson Avenue, 719' SW
 of Knecht Avenue - 13th Election
 District
 John F. Rezendes - Petitioner
 MD. 80-15-A (Item No. 134)

Dear Mr. Fleury:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/ert

Attachments

cc: Mrs. Cecelia E. Westhorpe
 6633 Wilby Avenue
 Baltimore, Maryland 21207

John W. Heston, Esq.
 People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
 Zoning Advisory Committee
 FROM: Rosellen J. Plant, Industrial
 Development Commission
 SUBJECT: Item No. 134 - Property Owner: John F. Rezendes
 Location: SE/S Benson Ave. 719' SW Knecht Ave.
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
 ROSELLEN J. PLANT

RJP:pk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 Zoning Commissioner
 TO: Norman E. Gerber, Acting Director
 Office of Planning and Zoning
 FROM: Petition # 80-15-A, ITEM 134
 SUBJECT: Petition for Variance for side yard setback
 Southeast side of Benson Avenue, 719 feet Southwest of Knecht Avenue
 Petitioner - John F. Rezendes

13th District

HEARING: Thursday, July 19, 1979 (10:30 A.M.)

If granted, the petitioner should be required to provide some detail of landscaping to the Division of Current Planning and Development for their approval.

Further, it is requested that if Landdowns Boulevard is constructed along the northeastern side of the subject property, the entrance to Benson Avenue be closed and access be provided from Landdowns Boulevard; the petitioner's willingness to comply should be made a part of the order.

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

NEG:JCH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari Date: January 4, 1979
 FROM: Mr. Charles E. Burnham, Chief
 Plans Review
 Zoning Advisory Committee
 SUBJECT: Meeting of December 19, 1979

ITEM NO. 134 Standard Comments are applicable
 ITEM NO. 135 Standard Comments are applicable
 ITEM NO. 136 Standard Comments are applicable
 ITEM NO. 137 Standard Comments are applicable
 ITEM NO. 138 See Comments Attached
 ITEM NO. 139 See Comments Attached
 ITEM NO. 140 See Comments Attached

Charles E. Burnham, Chief
 Plans Review

Charles E. Burnham

CEB:rrj

E. F. RAPHEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

OFFICE: 825-3508

RESIDENCE: 771-4522

Description to Accompany
 Zoning Petition
 Property of John Rezendes

BEGINNING on the southeast side of Benson Avenue 50 feet wide at a point distant 719' ± southwesterly from the corner formed by the intersection of the southeast side of Benson Avenue with the southwest side of Knecht Avenue 50 feet wide and running thence binding on the southeast side of Benson Avenue S 55°14' W 103' thence S 44°46' E 439.96' to the northwest side of John Avenue 30 feet wide thence binding on the northwest side of John Avenue N 43°28' E 101.48' and thence N 44°46' W 418.96' to the place of beginning.

CONTAINING 1 acre of land more or less.

BEING known as 4707 Benson Avenue.



E. F. Raphael
 Eugene F. Raphael
 E. F. Raphael and Associates
 Reg. Prof. Land Surveyors #2246

Baltimore County
 Fire Department
 TOWSON, MARYLAND 21204
 (301) 825-7310

Paul H. Reincke
 CHIEF

January 18, 1979

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

Attention: N. Commodari, Chairman
 Zoning Advisory Committee

Re: Property Owner: John F. Rezendes

Location: SE/S Benson Ave. 719' SW Knecht Ave.

Item No. 134 Zoning Agenda Meeting of 12/19/79

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 200 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 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Noted and
 Approved: *George M. Hagan*
 Planning Group
 Special Inspection Division

Noted and
 Approved: *George M. Hagan*
 Fire Prevention Bureau

494-3180

County Board of Appeals
 Room 219, Court House
 Towson, Maryland 21204
 February 26, 1980

Lewis L. Fleury, Esq.
 424 Woodbine Ave.
 Towson, Md. 21204

Dear Mr. Fleury:

Re: Case No. 80-15-A
 John F. Rezendes

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

June Holmen
 June Holmen, Secretary

Encl.

cc: Mr. John F. Rezendes
 Mrs. Cornelia E. Wasilevich
 John W. Hessian, III, Esq.
 J. E. Dyer
 William Hammond

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 19, 1978

RE: Item No: 134
 Property Owner: John F. Rezendes
 Location: SE/S Benson Ave. 719' SW Knecht Ave.
 Present Zoning: M.L.-I.M.
 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

District: 13th
 No. Acres: 1.0

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative

WNP/bp

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

THOMAS H. BOYER
 MRS. LORRAINE F. CHIRCUS
 ROGER S. HAYDEN

ALVIN LORECK
 MRS. MILTON R. SMITH, JR.
 RICHARD W. TRACEY, D.V.M.

ROBERT T. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 124 3001

WILLIAM E. HAMMOND
 Zoning Commissioner

November 30, 1979

Lewis L. Fleury, Esquire
 424 Woodbine Avenue
 Towson, Maryland 21204

RE: Petition for Variance
 SE/S of Benson Avenue, 719' SW
 of Knecht Avenue - 13th Election
 District
 John F. Rezendes - Petitioner
 NO. 80-15-A (Item No. 134)

Dear Mr. Fleury:

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

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/srl

Attachments

cc: Mrs. Cornelia E. Wasilevich
 5533 Willys Avenue
 Baltimore, Maryland 21227

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari Date: December 19, 1978
 Zoning Advisory Committee
 FROM: Rosellen J. Plant, Industrial Development Commission
 SUBJECT: Item No. 134 - Property Owner: John F. Rezendes
 Location: SE/S Benson Ave. 719' SW Knecht Ave.
 Existing Zoning: M.L.-I.M.
 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 30'.

The Industrial Development Commission is in agreement with the Baltimore County 1976 Comprehensive Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the maps.

Rosellen J. Plant
 ROSELLEN J. PLANT

RJP:pk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 Zoning Commissioner
 TO: Norman E. Gerber, Acting Director
 Office of Planning and Zoning
 FROM: Petition # 80-15-A, ITEM 134
 SUBJECT: Petition for Variance for side yard setback
 Southeast side of Benson Avenue, 719 feet Southwest of Knecht Avenue
 Petitioner - John F. Rezendes

13th District

HEARING: Thursday, July 19, 1979 (10:30 A.M.)

If granted, the petitioner should be required to provide some detail of landscaping to the Division of Current Planning and Development for their approval.

Further, it is requested that if Landsdowne Boulevard is constructed along the northeasternmost side of the subject property, the entrance to Benson Avenue be closed and access be provided from Landsdowne Boulevard; the petitioner's willingness to comply should be made a part of the order.

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

NEG:JGH:rw

JUL 11 1980

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue, Room 106
Towson, Maryland 21204

TO: Mr. William E. Hammond
FROM: Cornelia E. Wasilevics
1533 Willys Avenue - Residence
Baltimore, Maryland 21227

SUBJECT: 19-1509-11
MESSAGE

DATE: July 10, 1979

Dear Mr. Hammond:

I, the undersigned, Cornelia E. Wasilevics, co-owner of 4713 and 4723 Benson Avenue, Baltimore County (13th District), Maryland, do hereby protest the Petition For Variance for side yard setback, which has been requested by John F. Rezendes, owner of 4707 Benson Avenue, Baltimore County, Maryland.

The Legal Public Notice, which appeared in the Arbutus Times, June 27, 1979, Baltimore County, has a discrepancy in Hearing Date. In view of the advertisement listing Thursday, July 10, 1979 at 10:30 A.M. at bottom and Thursday, July 19, 1979 at 10:30 A.M. at beginning of ad, I confirmed correct date of Thursday, July 19, 1979 at 10:30 A.M. with 494-3394 (at 8:10 A.M., July 10th), Ms. Sandra Jones, Baltimore County official who handles Legal Hearing Dates and also with "The Times" Legal Advertising Dept., Ms. Esther Burgee, 465-3333 at 8:54 A.M., July 10, 1979. Ms. Burgee said apparently the 10th was just a typographical error, inasmuch as her order read "July 19th" for correct Hearing Date.

This letter is merely to register the foregoing information. I shall appear at the Hearing on Thursday, July 19, 1979 at 10:30 A.M. with material evidence and photographs to validate my objections to the requested Variance.

Thank you.

Very truly yours,

CC: Officer In Charge
Public Hearing Room 106
PLEASE REPLY TO → SIGNED Cornelia E. Wasilevics

REPLY

DATE: _____ SIGNED: _____

PRINTED BY GRAYBAR CO., INC., BROOKLYN, N. Y. 11218

THIS COPY FOR PERSON ADDRESSED

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 June 28 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - John F. Rezendes
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 one successive weeks before the
28th day of June 1979, that is to say, the same
was inserted in the issues of June 28, 1979.

STRONBERG PUBLICATIONS, INC.
By Esther Burgee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85561

DATE: January 2, 1980 ACCOUNT: 80-660

AMOUNT: \$14.00

RECEIVED FROM: Leslie L. Flannery, Resident

FOR: Billing Fee for Appeal of Case No. 80-15-A

8020200 3 400005

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE

13th District

ZONING: Petition for Variance for side yard setback

LOCATION: Southeast side of Benson Avenue, 719 feet Southwest of Knecht Avenue

DATE & TIME: Thursday, July 19, 1979 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 3 feet instead of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 255-1 (238.2) - side yard setback

All that parcel of land in the Thirteenth District of Baltimore County

Being the property of John F. Rezendes, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, July 19, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					12/13	AA				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>RA</u>					Revised Plans:					
Previous case: _____					Change in outline or description		Yes _____ No _____			
					Map # <u>SW4-D</u>					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of Dec 1978. Filing Fee \$ 75. Received check Cash Other

B. P. J.
S. Eric Blumens
Zoning Commissioner

Petitioner: John F. Rezendes Submitted by RA

Petitioner's Attorney: Leslie L. Flannery Reviewed by RA

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

80-15-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: Jan. 19, 1980

Posted for: APPEAL

Petitioner: JOHN F. REZENDEN

Location of property: SOUTHEAST SIDE OF BENSON AVENUE
719' SOUTHWEST OF KNECHT AVE

Location of Signs: #1 FRONT 4707 BENSON AVE
#2 N/S JOHN AVE BEAR 4707 BENSON AVE

Remarks: _____

Posted by: William E. Hammond Date of return: Jan. 23, 1980

Signature: _____

2-SIGNS

80-15-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: JUNE 29, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: JOHN F. REZENDEN

Location of property: SOUTHEAST SIDE OF BENSON AVENUE 719'
SOUTHWEST OF KNECHT AVE

Location of Signs: #1 FRONT 4707 BENSON AVE
#2 N/S JOHN AVE BEAR 4707 BENSON AVE

Remarks: _____

Posted by: William E. Hammond Date of return: July

Signature: _____

2-SIGNS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83060

DATE: July 24, 1979 ACCOUNT: 80-660

AMOUNT: \$14.00

RECEIVED FROM: John F. Rezendes

FOR: Advertising and Billing Fee Case No. 80-15-A

853 82 JUL 24 5123 MC

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78736

DATE: June 19, 1979 ACCOUNT: 80-660

AMOUNT: \$25.00

RECEIVED FROM: Leslie L. Flannery, Resident

FOR: Billing Fee for Case No. 80-15-A

853 80 JUN 19 2500 MC

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28 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 successive weeks before the 19th day of July 1979, the next publication appearing on the 28th day of June 1979.

THE JEFFERSONIAN
S. Leach Strickland
Manager

Cost of Advertisement, \$ _____

10
3-15-79

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

FROM: Cornelia E. Wasilevics
5533 Willys Avenue - Residence
Baltimore, Maryland 21227

SUBJECT: 19-1509-11 DATE: July 10, 1979

MESSAGE

Dear Mr. Hammond:

I, the undersigned, Cornelia E. Wasilevics, co-owner of 4713 and 4723 Benson Avenue, Baltimore County (13th District), Maryland, do hereby protest the Petition For Variance for side yard setback, which has been requested by John F. Rezendes, owner of 4707 Benson Avenue, Baltimore County, Maryland.

The Legal Public Notice, which appeared in the Arbutus Times, June 27, 1979, Baltimore County, has a discrepancy in Hearing Date. In view of the advertisement listing Thursday, July 10, 1979 at 10:30 A.M. at bottom and Thursday, July 19, 1979 at 10:30 A.M. at beginning of ad, I confirmed correct date of Thursday, July 19, 1979 at 10:30 A.M. with 494-3394 (at 8:40 A.M., July 10th), Ms. Sandra Jones, Baltimore County official who handles Legal Hearing Dates and also with "The Times" Legal Advertising Dept., Ms. Esther Burgee, 465-3333 at 8:54 A.M., July 10, 1979. Ms. Burgee said apparently the 10th was just a typographical error, inasmuch as her order read "July 19th" for correct Hearing Date.

This letter is merely to register the foregoing information. I shall appear at the Hearing on Thursday, July 19, 1979 at 10:30 A.M. with material evidence and photographs to validate my objections to the requested Variance.

Thank you.

Very truly yours,

CC: Officer In Charge
Public Hearing Room 106
PLEASE REPLY TO → SIGNED Cornelia E. Wasilevics

REPLY

DATE: JUL 11 79 AM

PRINTED BY SHAYAR CO., INC., BROOKLYN, N. Y. 11228

THIS COPY FOR PERSON ADDRESSED

PETITION FOR VARIANCE
13th District
ZONING: Petition for Variance for side yard setback
LOCATION: Southeast side of Benson Avenue, 719 feet Southwest of Knecht Avenue
DATE & TIME: Thursday, July 19, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 3 feet instead of the required 30 feet.
Section 255-1 (238.2) - side yard setback
Being the property of John F. Rezendes, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, July 19, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 June 28 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - John F. Rezendes 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 one successive weeks before the 29th day of June 1979, that is to say, the same was inserted in the issues of June 28, 1979.

STROMBERG PUBLICATIONS, INC.
BY Esther Burgee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 85561

DATE: January 2, 1980 ACCOUNT: 01-662

AMOUNT: \$10.00

RECEIVED Lewis L. Fleury, Esquire
FROM: Filing Fee for Appeal of Case No. 80-15-A

80204JUN 3 4 00 PM '80

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					12/3	AA				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>EST</u>										
Previous case:										
Revised Plans: Change in outline or description									Yes	No
Map # <u>204-D</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of Dec 1978. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNanna
S. Eric DiNanna
Zoning Commissioner

Petitioner John F. Rezendes Submitted by LL

Petitioner's Attorney Lewis L. Fleury Reviewed by EST

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

80-15-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: JAN. 19, 1980

Posted for: APPEAL

Petitioner: JOHN F. REZENDES

Location of property: SOUTHWEST SIDE OF BENSON AVENUE, 719' SOUTHWEST OF KNECHT AVE.

Location of Signs: 1. FRONT 4707 BENSON AVE. 2. N/S JOHN AVE. REAR 4707 BENSON AVE.

Remarks: 2-SIGNS

Posted by: Thomas K. Richard Signature Date of return: FEB. 25, 1980

80-15-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: JUNE 29, 1979

Posted for: PETITION FOR VARIANCE

Petitioner: JOHN F. REZENDES

Location of property: SOUTHWEST SIDE OF BENSON AVENUE, 719' SOUTHWEST OF KNECHT AVE.

Location of Signs: 1. FRONT 4707 BENSON AVE. 2. N/S JOHN AVE. REAR 4707 BENSON AVE.

Remarks: 2-SIGNS

Posted by: Thomas K. Richard Signature Date of return: July

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83060

DATE: July 24, 1979 ACCOUNT: #01-67

AMOUNT: \$51.23

RECEIVED John F. Rezendes
FROM: Advertising and Posting for Case No. 80-15-A

512380

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78736

DATE: June 19, 1979 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Lewis L. Fleury, Esquire
FROM: Filing Fee for Case No. 80-15-A

250080

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
13th District
ZONING: Petition for Variance for side yard setback
LOCATION: Southeast side of Benson Avenue, 719 feet Southwest of Knecht Avenue
DATE & TIME: Thursday, July 19, 1979 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 3 feet instead of the required 30 feet.
Section 255-1 (238.2) - side yard setback
All that parcel of land in the Thirteenth District of Baltimore County
Beginning on the southeast side of Benson Avenue 50 feet wide at a point distant 719' ± southwesterly from the corner formed by the intersection of the southeast side of Benson Avenue with the southwest side of Knecht Avenue 50 feet wide and running thence binding on the southeast side of Benson Avenue 8' 44" W 109' thence S 44° 48' E 439.90' to the northwest side of John Avenue 30 feet wide thence binding on the northwest side of John Avenue N 47° 20' E 101.45' and thence N 44° 46' W 418.96' to the place of beginning.
Containing 1 acre of land more or less.
Being known as 4707 Benson Avenue.
Being the property of John F. Rezendes, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 19, 1979 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 28

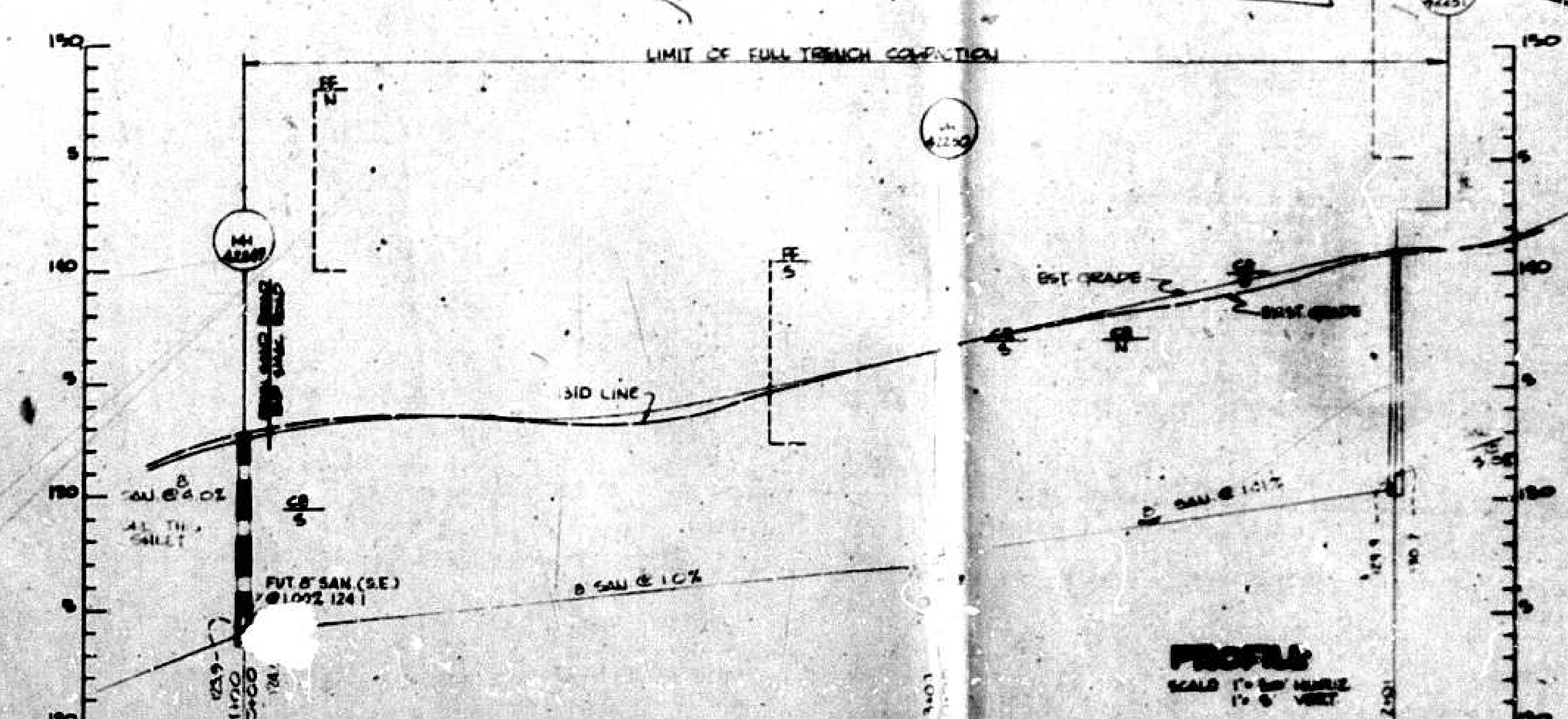
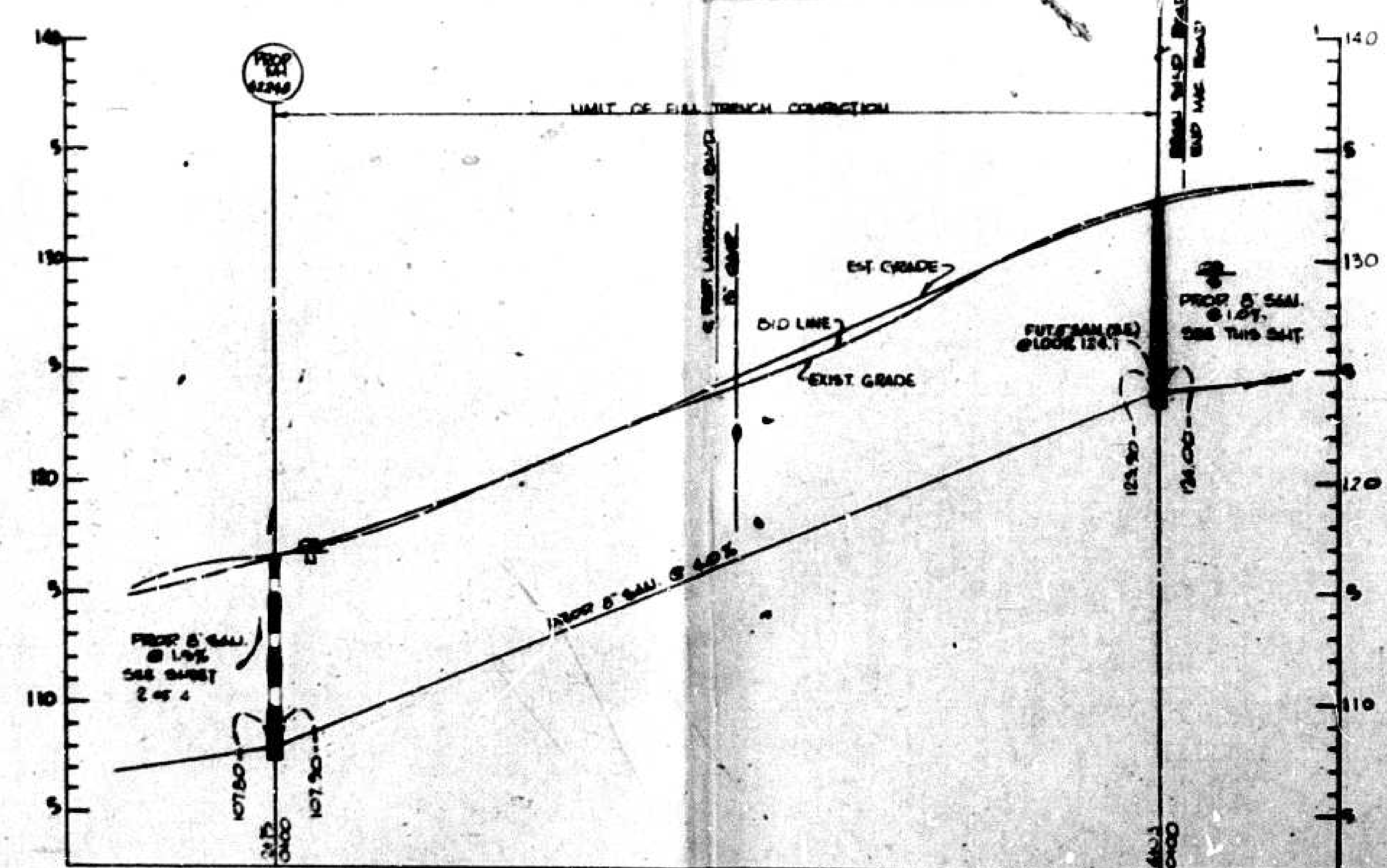
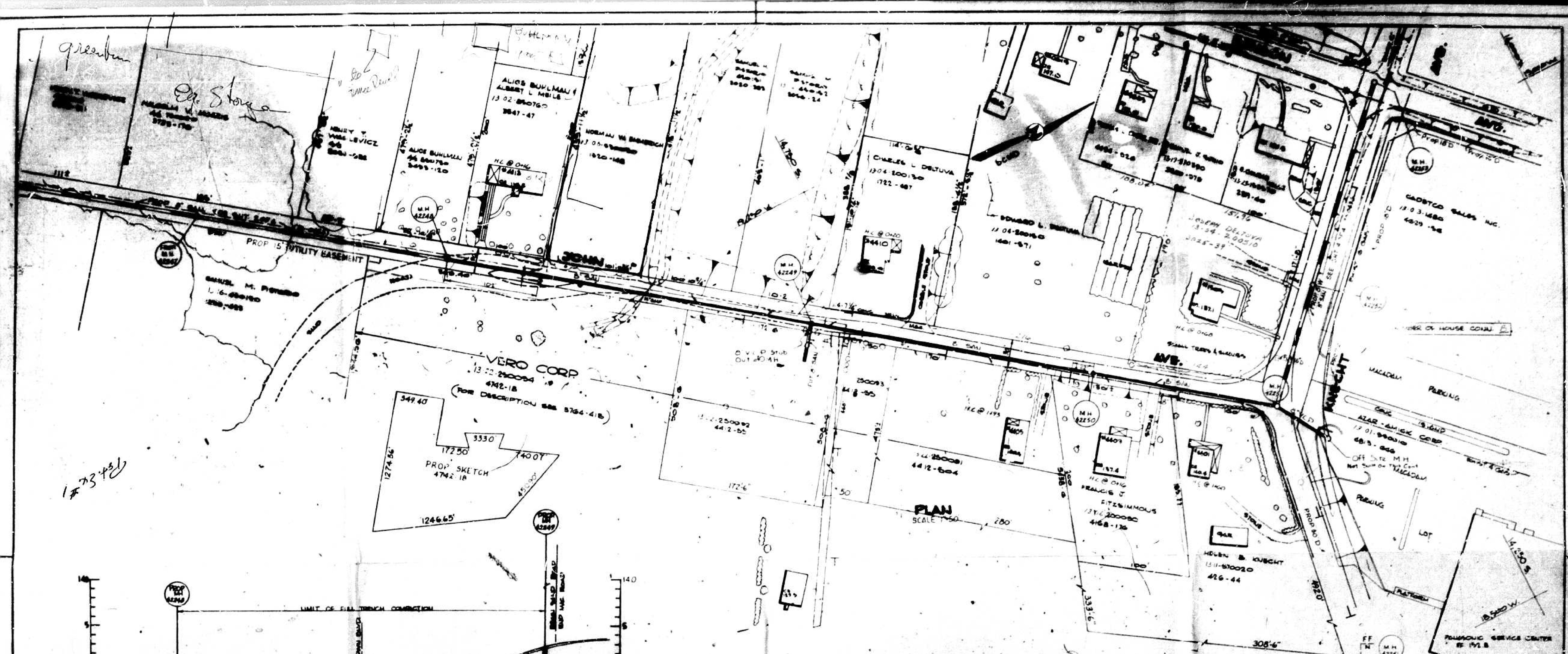
CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28, 1979

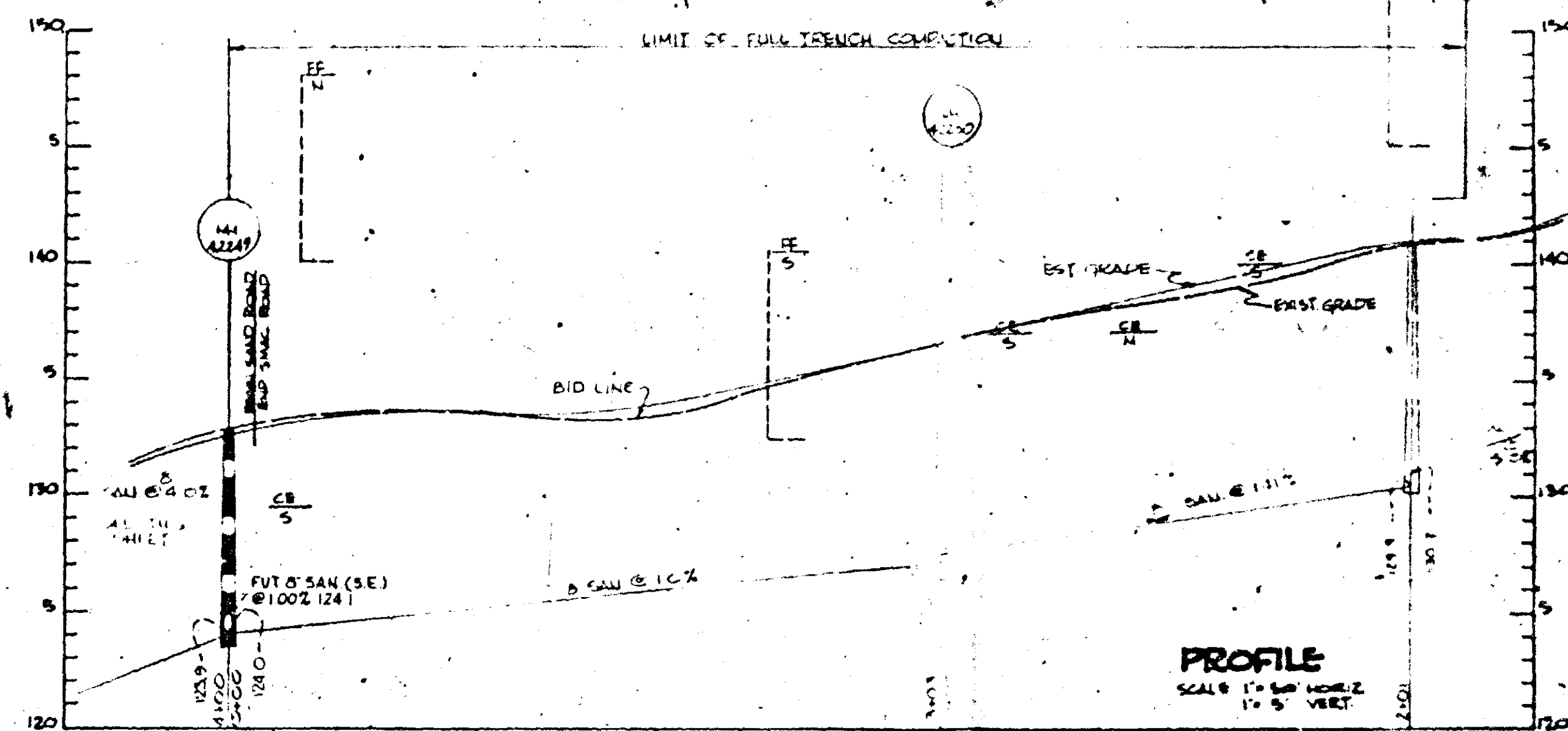
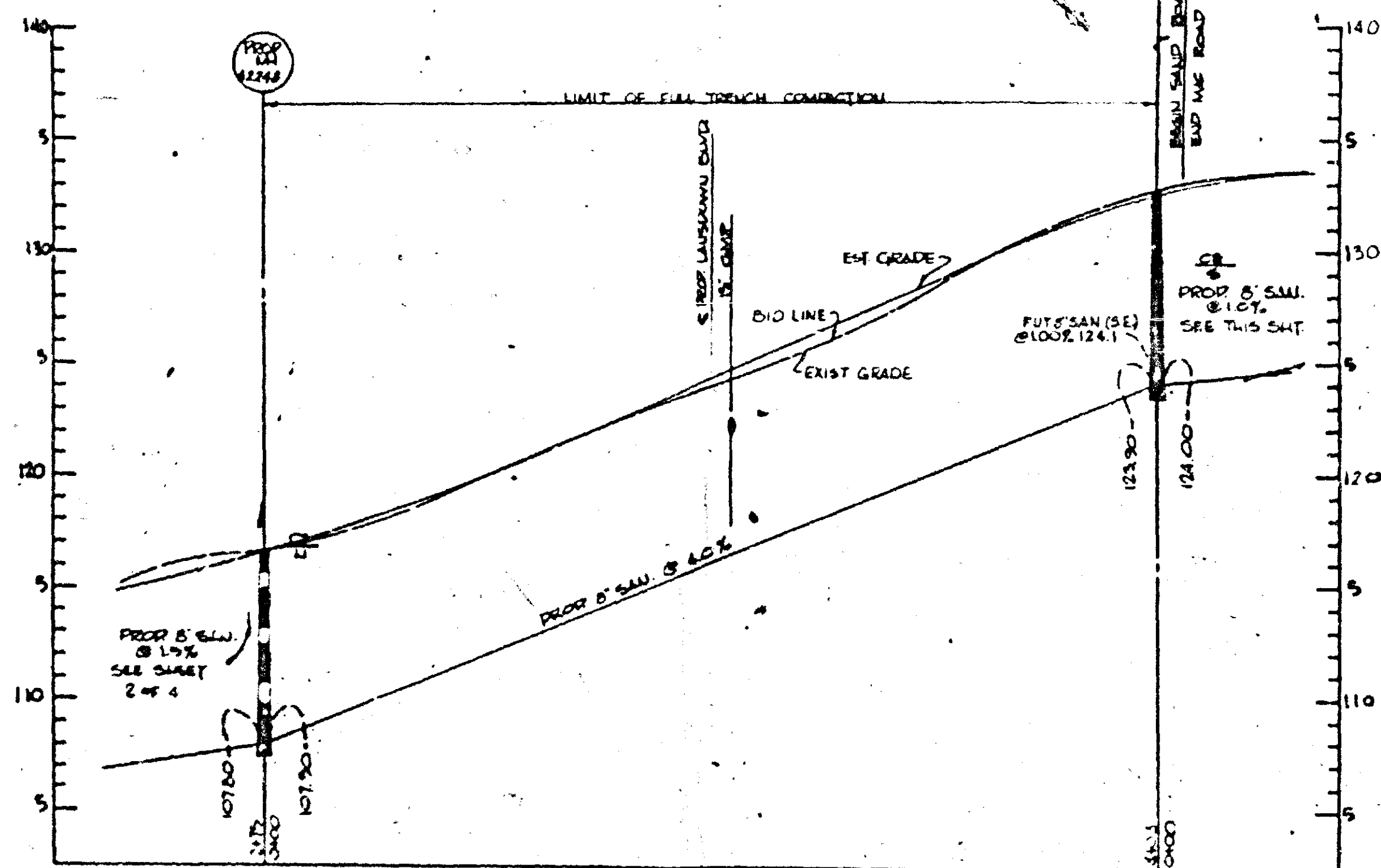
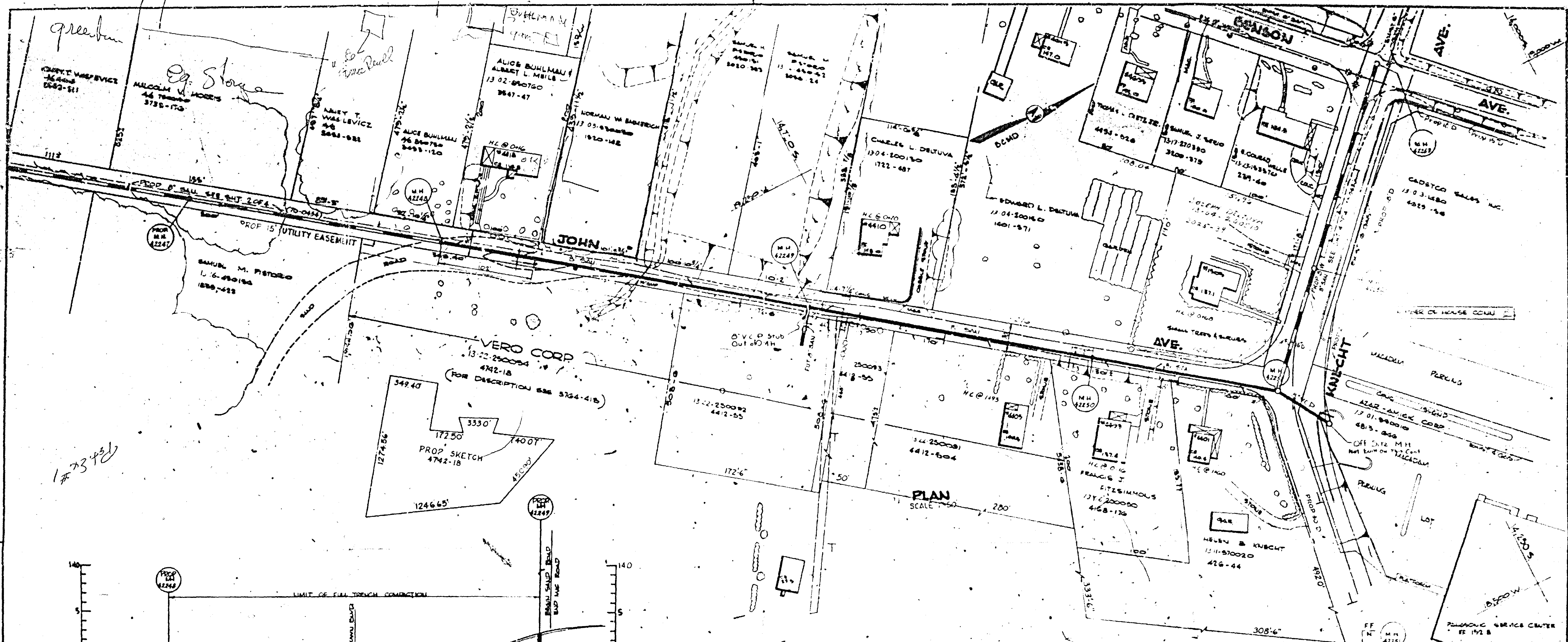
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 19th day of July, 1979, the next publication appearing on the 28th day of June, 1979.

THE JEFFERSONIAN,
S. L. Smith
Manager.

Cost of Advertisement: \$.....



CITY OF BALTIMORE									
DIRECTOR DEPT. OF PUBLIC WORKS		DATE		CHIEF, WATER DIV. BUREAU OF ENGINEERING		DATE			
DATE	RIGHT OF WAY	REF.	ROAD-PERMIT AND GRADES		P. W. A. DIB. NO.	CONTRACT NO.	REVISED AS PER RECORD-BOOK		
			PERMIT REQUESTED		136705		DATE		
			PERMIT NUMBER				DATE		
			GRADE ESTABLISHED				DATE		
			PROFILE NUMBER				DATE		
BUREAU OF ENGINEERING									
DEPARTMENT OF PUBLIC WORKS									
BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING									
SUBDIVISION ABJUTUS									
B. DISTRICT NO. 13-1									
BALTIMORE COUNTY TYPE NUMBER									



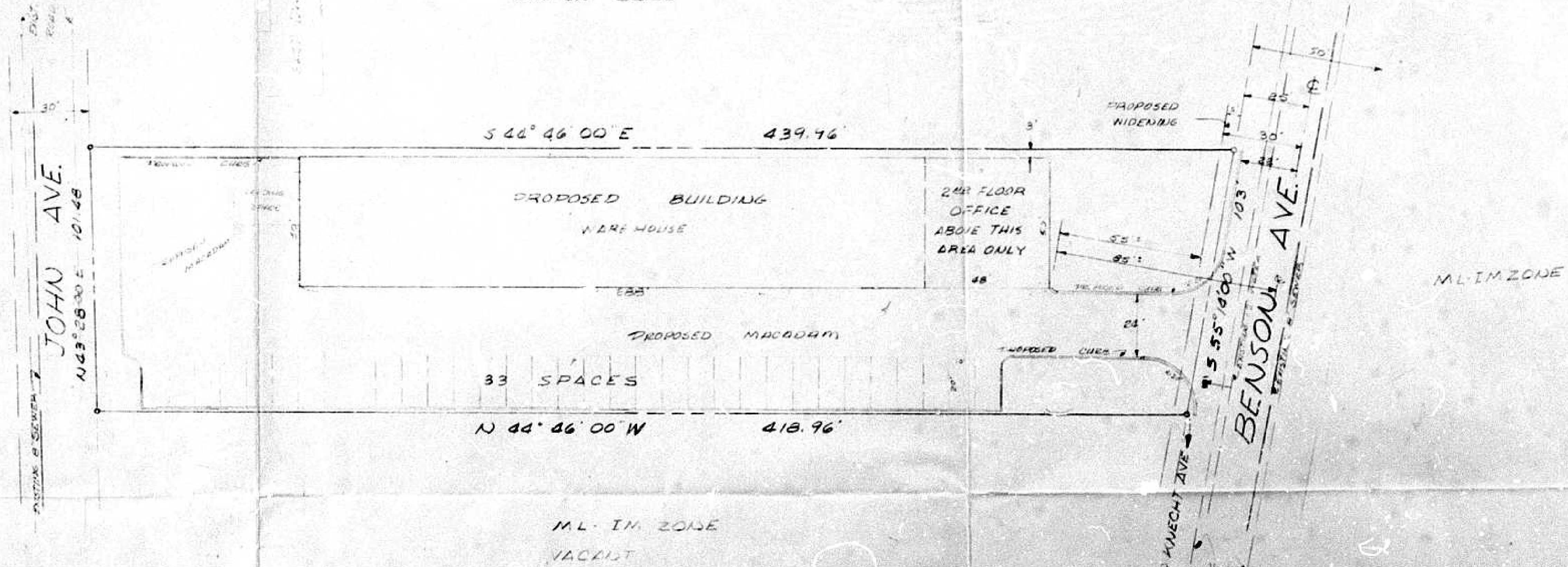
CITY OF BALTIMORE			
DIRECTOR		CHIEF, WATER DIV.	
DEPT. OF PUBLIC WORKS		BUREAU OF ENGINEERING	
DATE	RIGHT OF WAY	DATE	DATE

BUREAU OF ENGINEERING				DEPARTMENT OF PUBLIC WORKS			
DESIGNER	ENGINEER	CHECKED	DATE	DESIGNER	ENGINEER	CHECKED	DATE
W. J. Smith	W. J. Smith	W. J. Smith	11/13/13	W. J. Smith	W. J. Smith	W. J. Smith	11/13/13

JOB ORDER NO.	
SHEET NO.	
1-1-2442	
70-0435	



ML-1M ZONE
VACANT



GENERAL DATA

AREA OF PROPERTY	1.00±
EXISTING ZONE	ML-1M
EXISTING USE	VACANT
PROP ZONE	ML-1M
PROP USE	OFFICE & WAREHOUSE

PARKING DATA

AREA OF BLDG.	
1ST FLOOR - WAREHOUSE	10,400
2ND FLOOR - OFFICE	2,400
PARKING RATIO	
OFFICE - 1 SPACE / 300±	8 SPACES
WAREHOUSE - 3 EMPLY.	1 SPACE
REQUIRED	9 SPACES
PROVIDED	33 SPACES + BUILDING SPACES

VARIANCE REQUESTED FROM SECTION 25-1 (33B.2) TO
ALLOW A SIDE YARD OF 3' INSTEAD OF THE REQUIRED 30'



E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

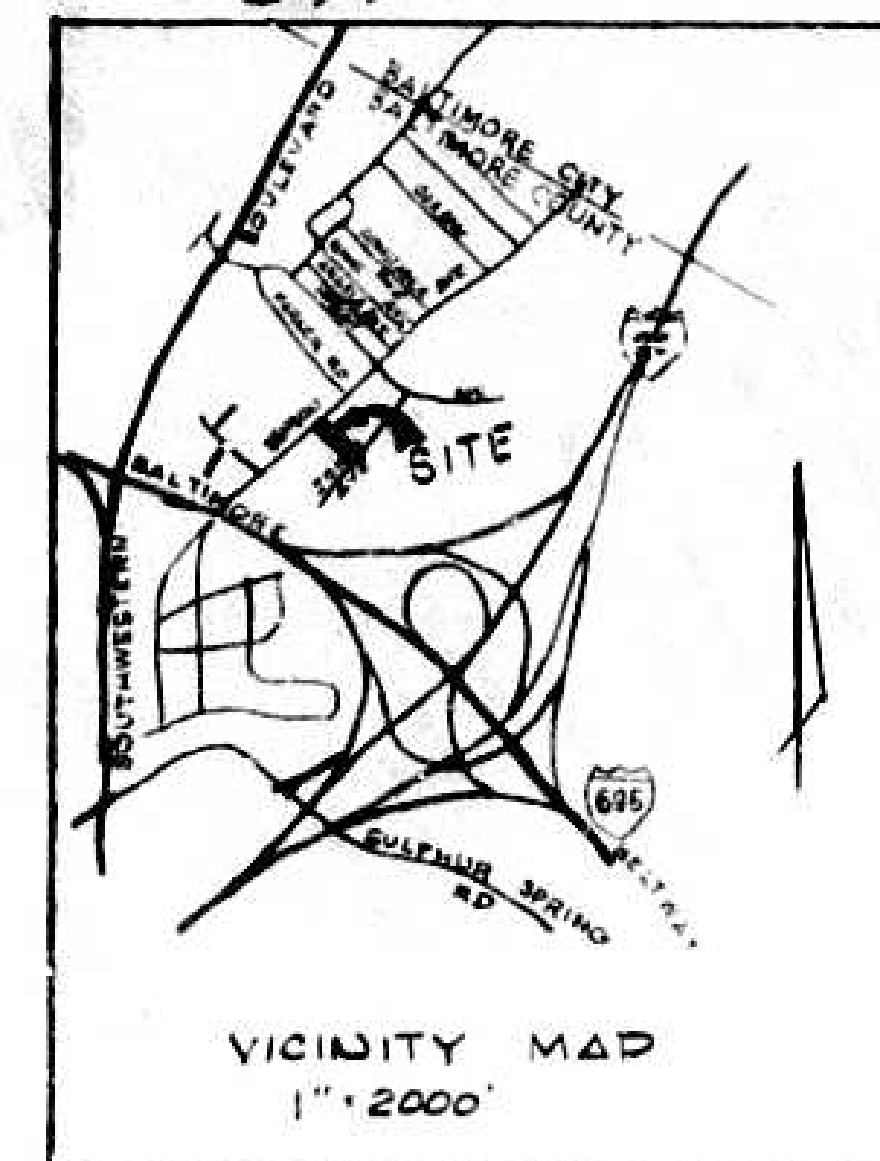
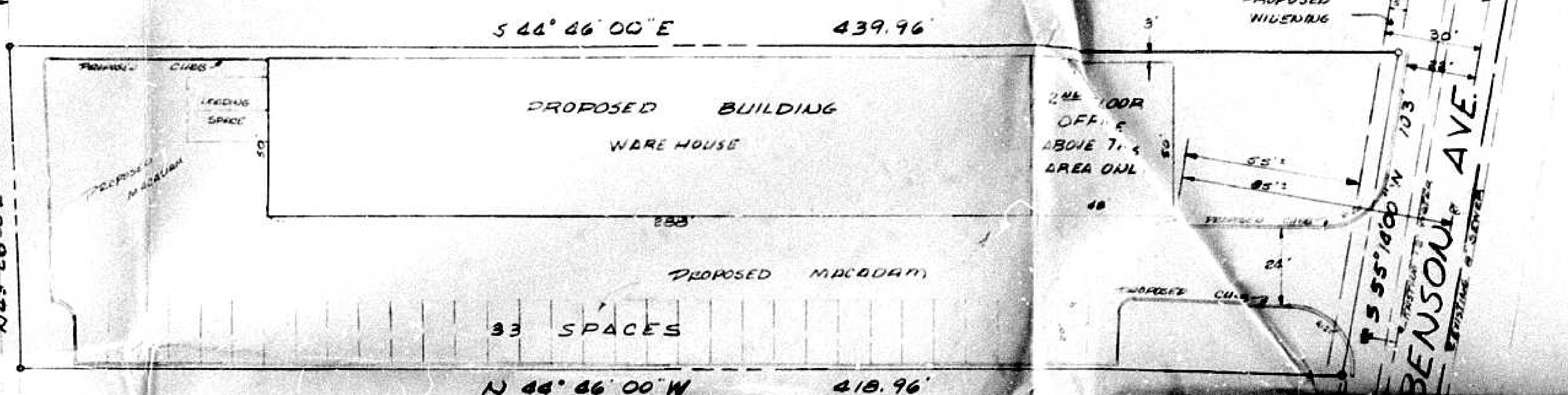
NOTE: OUTLINE SHOWN HEREON
WAS PLOTTED FROM DEEDS, PLATS &
OTHER SOURCES, & IS NOT A SURVEY

PROPERTY OF
JOHN F. REZENDES
1707 BENSON AVE.

13TH ELECTION DIST. BALTO. CO. MD.
SCALE 1" = 30' AUG. 25, 1978

Ph. Ex. 2

0871

ML-IM ZONE
VACANTJOHN AVE.
N 43° 28' 00" E 101.48'ML-IM ZONE
VACANT

ML-IM ZONE

GENERAL DATA

AREA OF PROPERTY	1 AC.
EXISTING ZONE	ML-IM
EXISTING USE	VACANT
PROP. ZONE	ML-IM
PROP. USE	OFFICE & WAREHOUSE

PARKING DATA

AREA OF BLDG.	
1ST FLOOR - WAREHOUSE	14,400
2ND FLOOR - OFFICE	2,400
PARKING RATIO	
OFFICE - 1 SPACE / 300	8 SPACES
WAREHOUSE - 3 EMP.	1 SPACE
REQUIRED	9 SPACES
PROVIDED	33 SPACES & 4 BULKING SPACES

VARIANCE REQUESTED FROM SECTION 255-1(238.2) TO
ALLOW A SIDE YARD OF 3' INSTEAD OF THE REQUIRED 30'

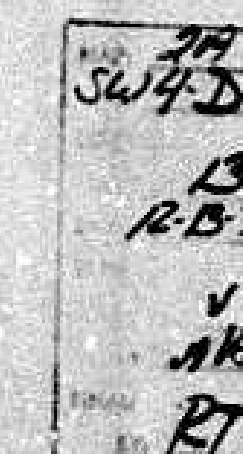
MISTY HARBOR INC
WAREHOUSE

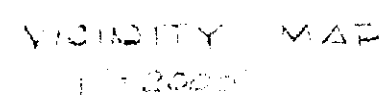
E. F. BARNES & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
331 COURTLAND AVENUE
TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREIN
WAS PLOTTED FROM DEEDS, PLATS,
OTHER SOURCES, & IS NOT A SURVEY

PROPERTY OF
JOHN F. REZENDES
4707 BENSON AVE.

13th ELECTION DIST. BALTO., CO. MD.
SCALE 1" = 30' AUG. 25, 1978





JOHN AVE.
3° 28' 10" N
101° 48'

W 43° 28' 41" 101.48

540' to 600' 439.70

PROPOSED BUILDING

2ND FLOOR
OFFICE
ABOVE THIS
AREA ONLY

PROPOSED MEDICATION

33 SPACES

N 44° 46' 00" W 418.96'

11.6 - 12.1 - 12.2

11. *Chrysomelidae*

55° 00' N 103°
BENSON AVE
E 10745

GENERAL DATA

AREA OF PROPERTY	VAC
EXISTING ZONE	ML-1M
EXISTING USE	VACANT
PROP. ZONE	IAL-1M
PROP. USE	OFFICE & WAREHOUSE

PARKING DATA

AREA OF BLDG.

1ST FLOOR-WAREHOUSE: 14,400

2ND FLOOR - OFFICE = 2,400

PARKING RATIO

OFFICE : 1 SPACE / 300⁺ = 8 SPACES

WAREHOUSE: 3 EMPTY: 1 SPACE

REQUIRED 9 SPACE:

PROVIDED 33 SPACES + 24 ADDITIONAL SPACES



E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
301 COURTLAND AVENUE
TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREON
HAS PLOTTED FROM DEEDS, PLATS &
OTHER SOURCES, & IS NOT A SURVEY

PROPERTY OF
JOHN F. REZENDES
4767 BENSON AVE.

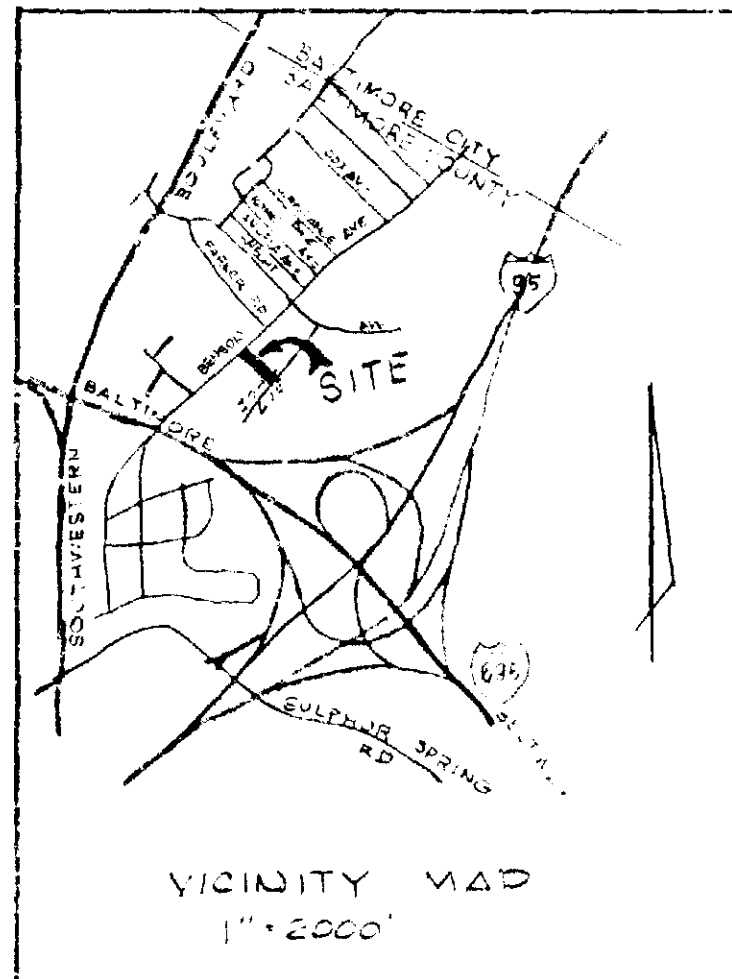
13TH ELECTION DIST.
SCALE 1" = 30'

BALTO. CO. MD.
AUG. 25, 1978



1630

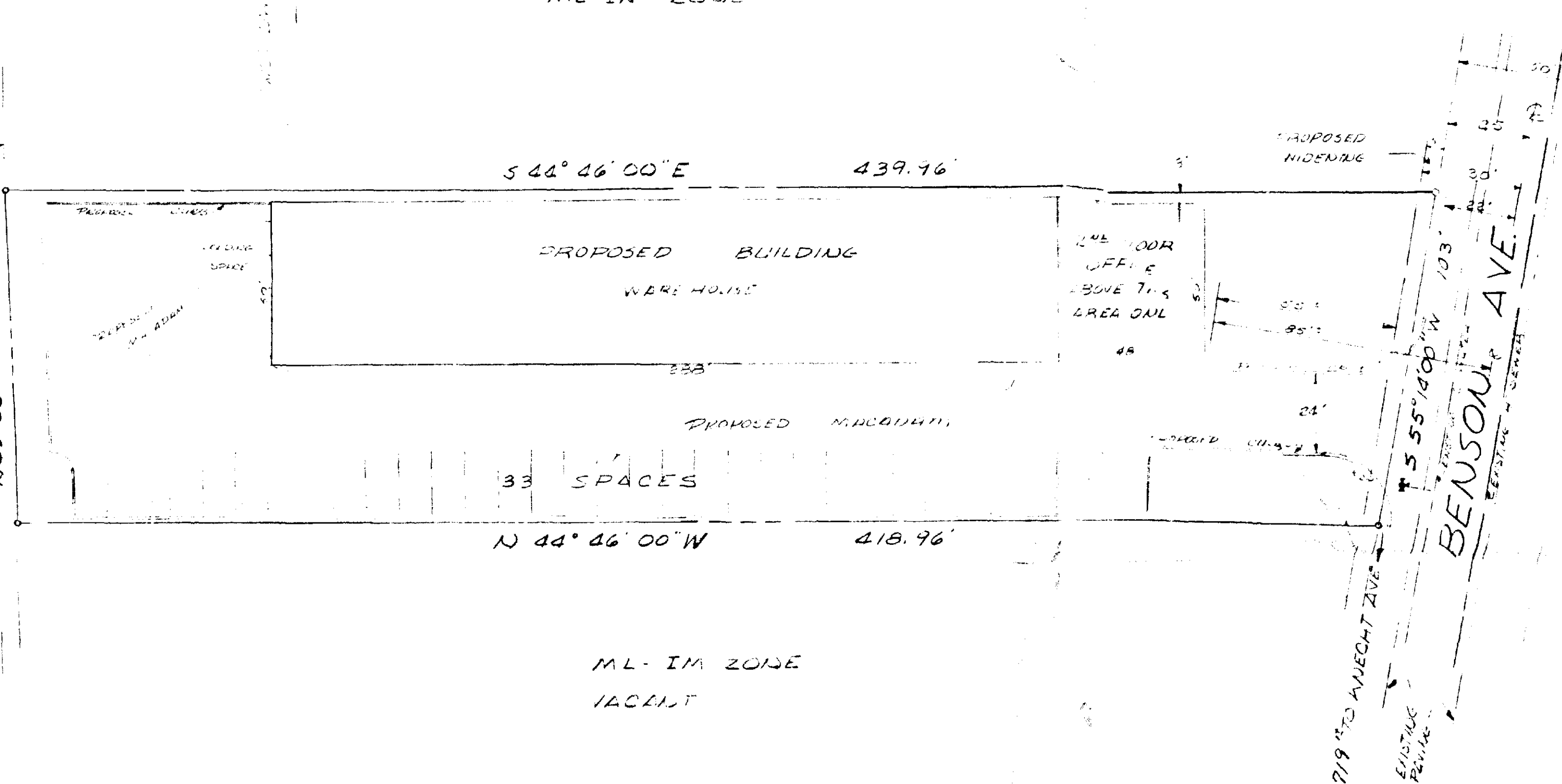
0891



VICINITY MAP
1" = 2000'

ML-IM ZONE
VACANT

JOHN AVE.
N 43° 28' 30" E 101.48'



ML-IM ZONE
VACANT

ML-IM ZONE

GENERAL DATA	
AREA OF PROPERTY	140'
EXISTING ZONE	ML-IM
EXISTING USE	VACANT
PROP. ZONE	ML-IM
PROP. USE	OFFICE & WAREHOUSE

PARKING DATA	
AREA OF BLDG.	
1ST FLOOR - WAREHOUSE	14,400
2ND FLOOR - OFFICE	2,400
PARKING RATIO	
OFFICE - 1 SPACE / 300 sq. ft.	8 SPACES
WAREHOUSE - 1 SPACE / 1,000 sq. ft.	1 SPACE
REQUIRED	9 SPACES
PROVIDED	33 SPACES & 6 BULKING SPACES

VARIANCE REQUESTED FROM SECTION 255-1 (238.2) TO
ALLOW A SIDE YARD OF 5' INSTEAD OF THE REQUIRED 30'

WISTY HARBOR INC
WAREHOUSE

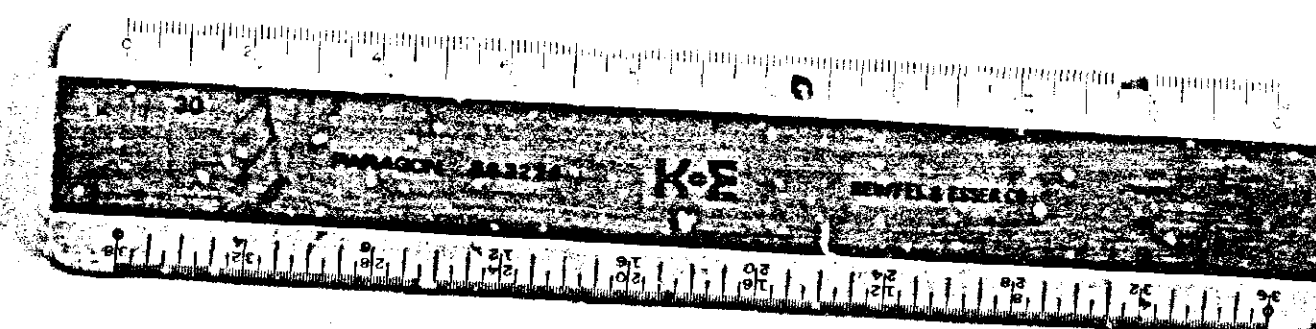
PROPERTY OF
JOHN F. REZENDES
4707 BENSON AVE.

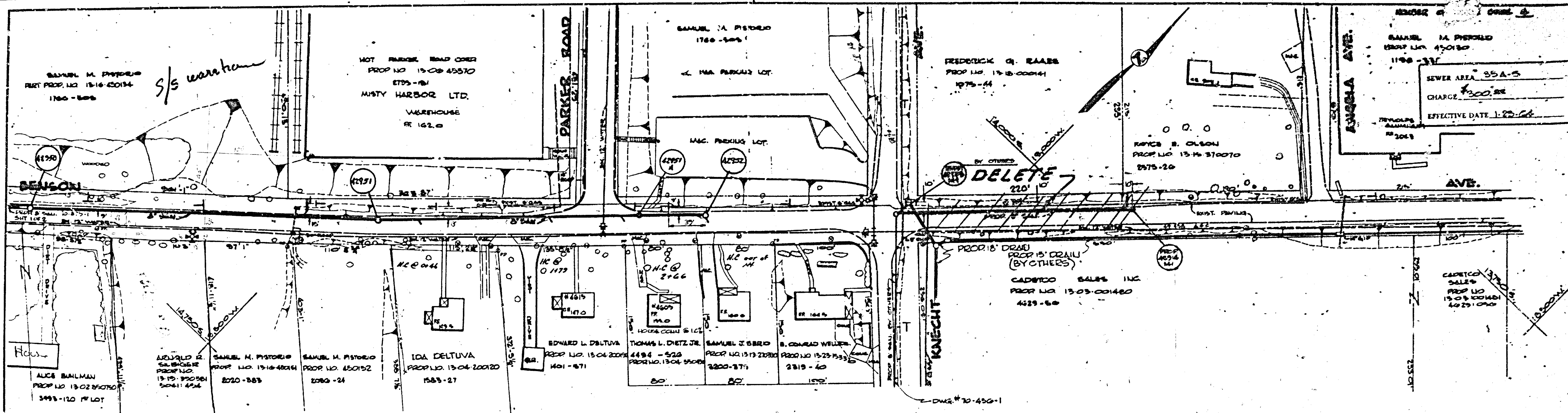
13TH ELECTION DIST. BALTO. CO. MD.
SCALE 1" = 30' AUG. 23, 1978

27
S104D
B
BBX
V
AH
BT

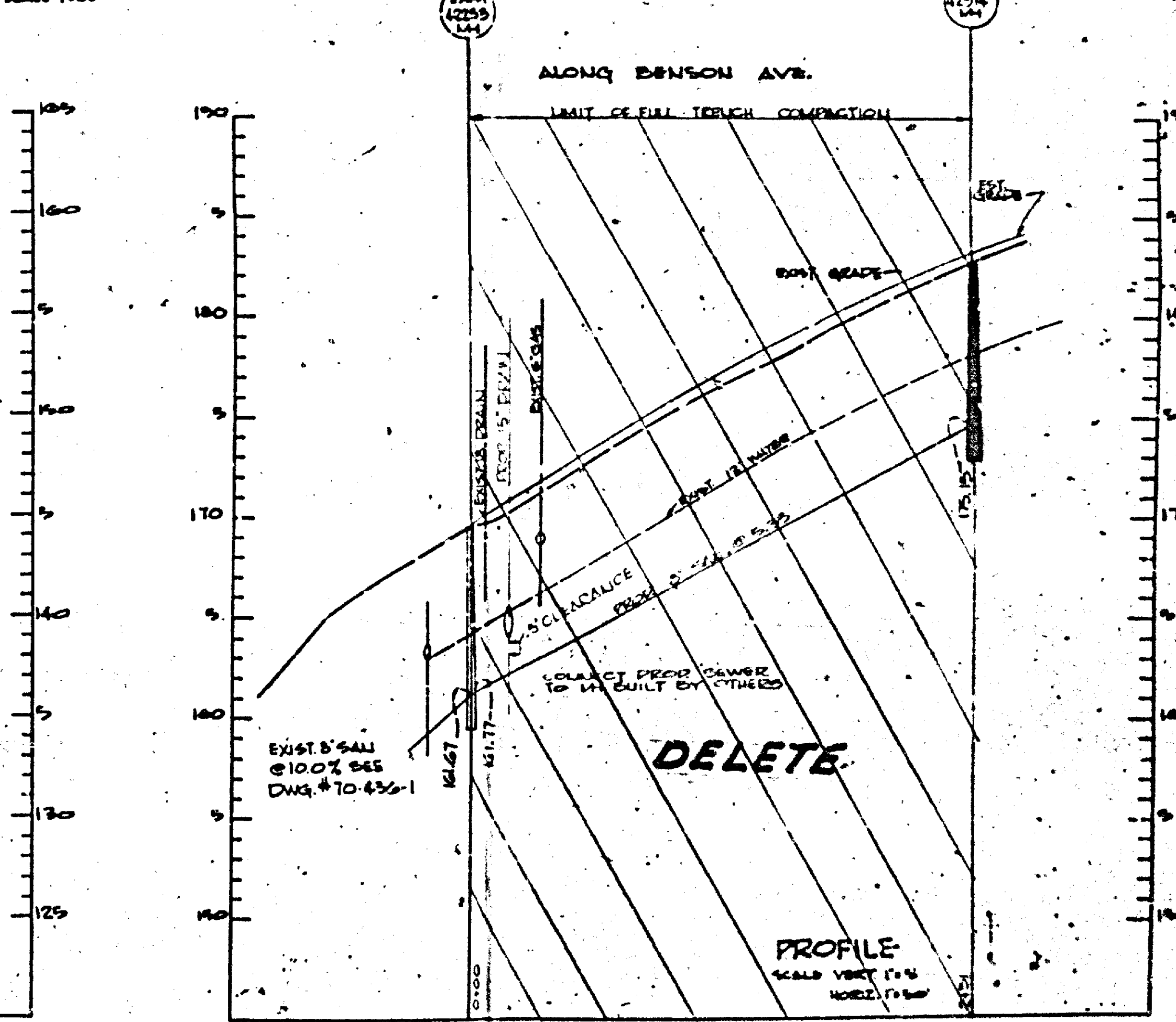
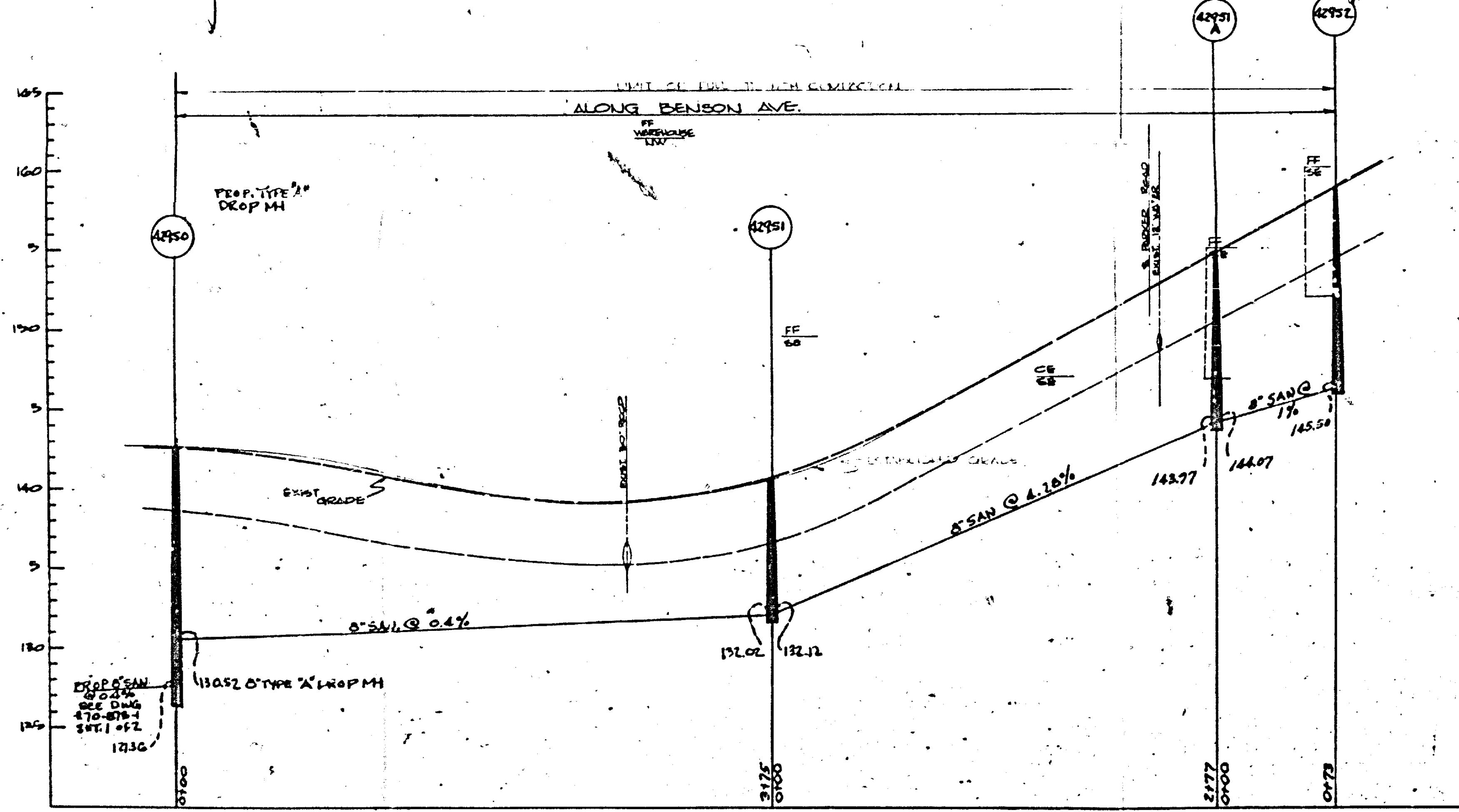
E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

NOTE: OUTLINE SHOWN HEREON
WAS PLOTTED FROM DEEDS, PLATS, &
OTHER SOURCES, & IS NOT A SURVEY



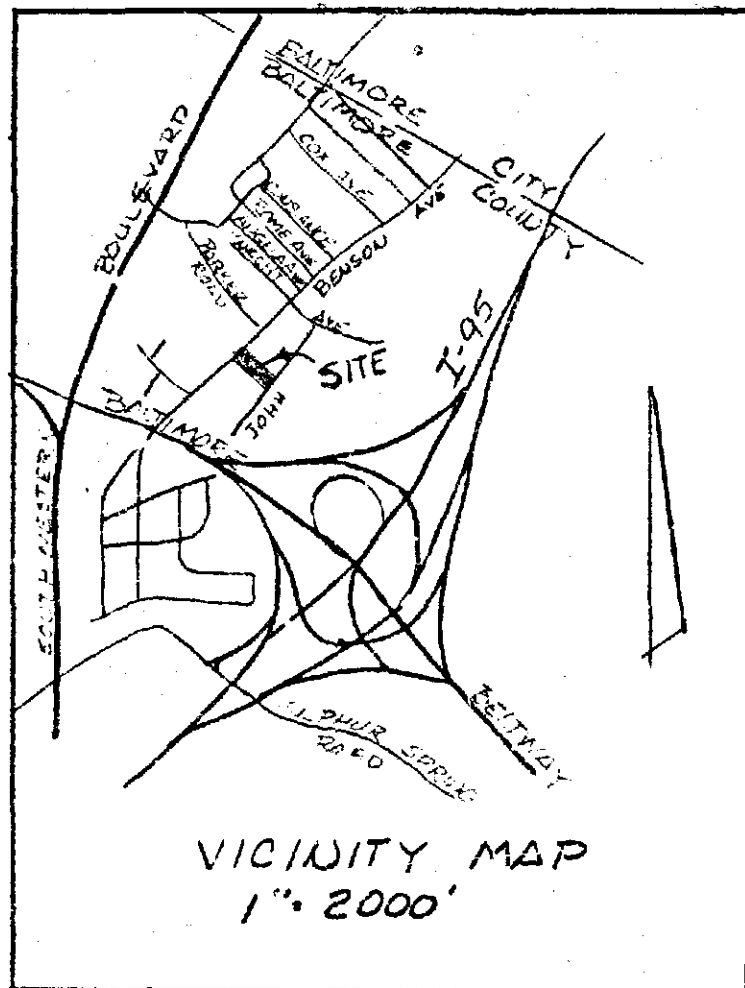


PLAN
SCALE 1"=50'



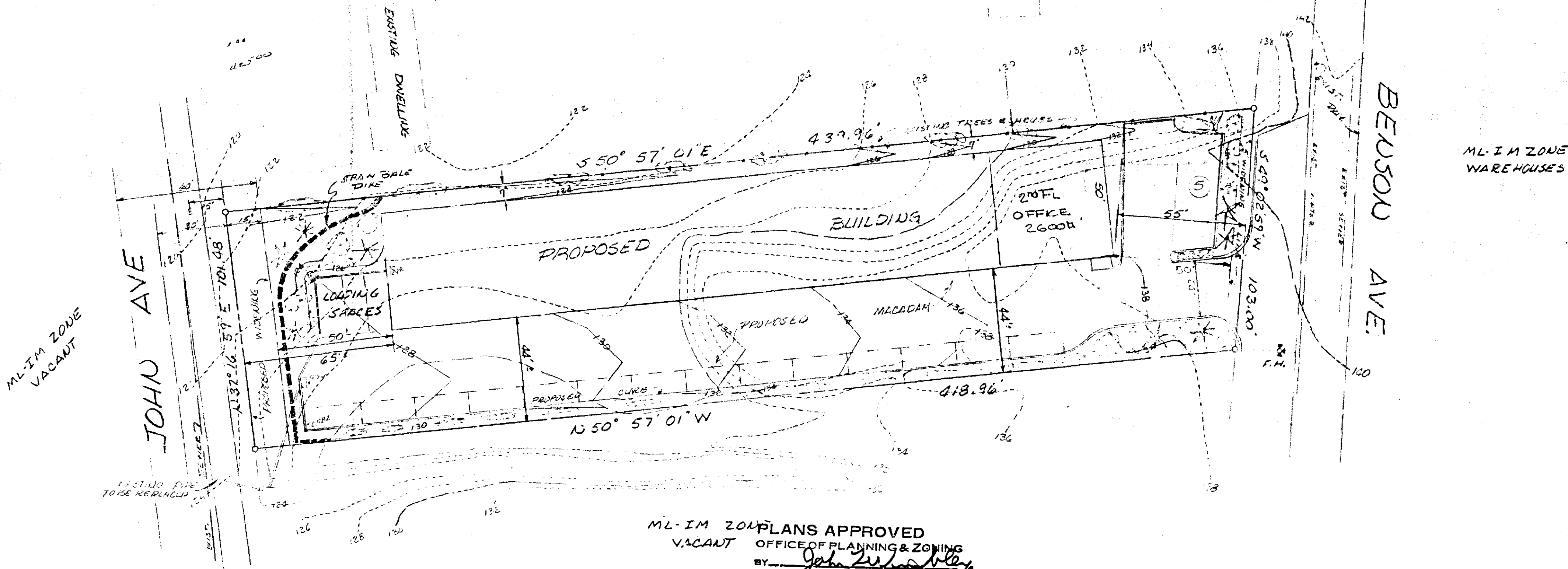
										CITY OF BALTIMORE DEPT. OF PUBLIC WORKS BUREAU OF ENGINEERING									
DIRECTOR DATE: 3/2/71 RIGHT OF WAY: 10-10-70					CHIEF, WATER DIV. DATE: 3/4/71 BUREAU OF ENGINEERING					CONTRACT NO. 3420 REVISED AS PER RECORD PRINT J.D. DRAFTSMAN DATE: 3/4/71 J.F. MURPHY DATE: 3/4/71									
PERMIT REQUESTED: 10-10-70 GRADE ESTABLISHED: 10-10-70 PROFILE NUMBER: 27-222										P.W.A. DIR NO: 3420 CONTRACT NO: 3420 REVISED AS PER RECORD PRINT									
HIGHWAYS: 10-10-70 STRUCTURES: 10-10-70 WATER: 10-10-70 SEWER: 10-10-70										BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS LEVEL: 10-10-70 KEY SHEET: 1415SW13 POSITION SHEET: 1415SW13									
ENGINEER: J.F. MURPHY DATE: 3/2/71										REVIEWED: J.F. MURPHY DATE: 3/4/71									
CHECKED: J.F. MURPHY DATE: 3/2/71										DATE: 3/4/71									

0891#



GENERAL DATA
 AREA OF PROPERTY 1 AC.
 EXISTING ZONE ML-1M
 EXISTING USE VACANT
 PROPOSED USE OFFICE & WAREHOUSE

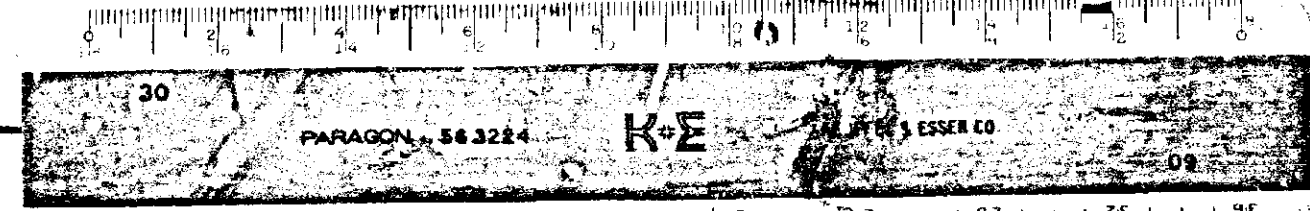
PARKING DATA
 AREA OF BUILDING
 1ST FLOOR-WAREHOUSE 15350#
 2ND FLOOR-OFFICE 2600#
 PARKING RATIO
 OFFICE: 1/300# 8 SPACES
 WAREHOUSE 3 EMPLOY. 1 SPACE
 SPACES REQUIRED - 9 5 SPACES PROVIDED: 14 + 3 LOADING SPACES
 VARIANCE GRANTED IN CASE #80-15A ITEM #134
 TO ALLOW A 7' SIDE YARD INSTEAD OF THE
 REQUIRED 30' ON NOV. 30, 1979



ML-1M ZONE PLANS APPROVED
 VACANT OFFICE OF PLANNING & ZONING
 BY *John F. Raphael*
 PLANNING
 DATE *2/26/81*
 BY *James P. [Signature]*
 ZONING COMMISSIONER
 DATE *2/26/81*
 80-15A
 C-098-81

GRADING STUDY
 PROPERTY OF
 JOHN F. REZENDES
 4707 BENSON AVE.
 13TH ELECT. DIST. BALTO. CO. MD.
 SCALE 1" = 30' JUNE 12, 1980

E. F. RAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204



#1680