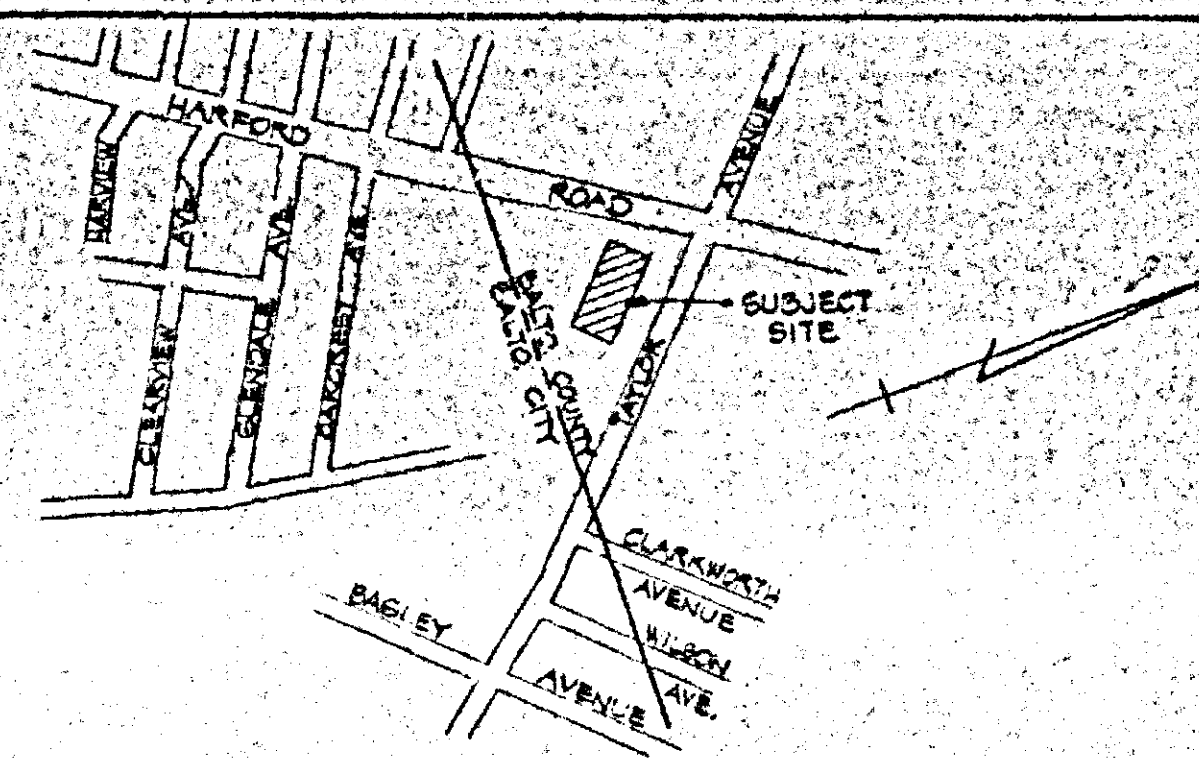




LOCATION PLAN
SCALE: 1" = 750'

GENERAL NOTES

1. ARE. OF PROPERTY EQUALS 0.14 AC. ± (6000 SQ. FT.)
2. EXISTING ZONING OF PROPERTY = BL-CC
3. EXISTING USES OF PROPERTY = HOBBY SHOP, GUN SHOP, APARTMENTS AND VACANT LAND.
4. PROPOSED USES OF PROPERTY: APARTMENTS, HOBBY SHOP & GUN SHOP
5. OFF-STREET PARKING DATA:

A. EXIST. HOBBY SHOP = 1580 S.F.	} = $\frac{3541}{200} = 17.7$
B. EXIST. GUN SHOP = 1961 S.F.	
C. EXIST. APARTMENTS ON 2ND FLOOR = 4	
D. PROPOSED 1 STY. ADDITION FOR GUN REPAIR SHOP = 1170 S.F.	
REQUIRING 6 SPACES	
E. TOTAL SPACES REQUIRED = 28	
F. TOTAL SPACES PROVIDED = 0 (SEE NOTES G & H)	
6. EXISTING PARKING SPACES AVAILABLE:

A. METERED PARKING SPACES ON EAST SIDE OF HARFORD ROAD IN FRONT OF SITE = 3
B. METERED OFF-STREET PARKING SPACES 170 FT. NORTH OF SITE ON EAST SIDE OF HARFORD ROAD = 46
C. TOTAL SPACES AVAILABLE = 49
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2(b)6 OF THE ZONING CODE TO PERMIT 0 PARKING SPACES INSTEAD OF THE REQ'D. 28 (A VARIANCE OF 28 SPACES)
8. EXIST. SEWER AND WATER LOCATED IN HARFORD RD. AND TAYLOR AVE. ADDITION TO BE SERVED FROM EXIST. BUILDING
9. EXIST. REAR STAIRS TO APARTMENTS TO BE REBUILT TO PROVIDE EXIT TO REAR OF BUILDING
10. THE RETAIL SALES AREA SHALL NOT BE INCREASED BY MORE THAN 15% OF THE ORIGINAL FLOOR AREA DEDICATED TO RETAIL SALES EXISTING PRIOR TO ANY ADDITION TO THE PREMISES. SUCH ADDITION SHALL NOT EXCEED THAT SHOWN ON THE AFOREMENTIONED SITE

PLAT TO ACCOMPANY BUILDING PERMIT

Nos. 7715-7719 HARFORD ROAD

ELECT. DIST. 9
SCALE: 1" = 20'

BALTIMORE COUNTY, MD.

JULY 21, 1979

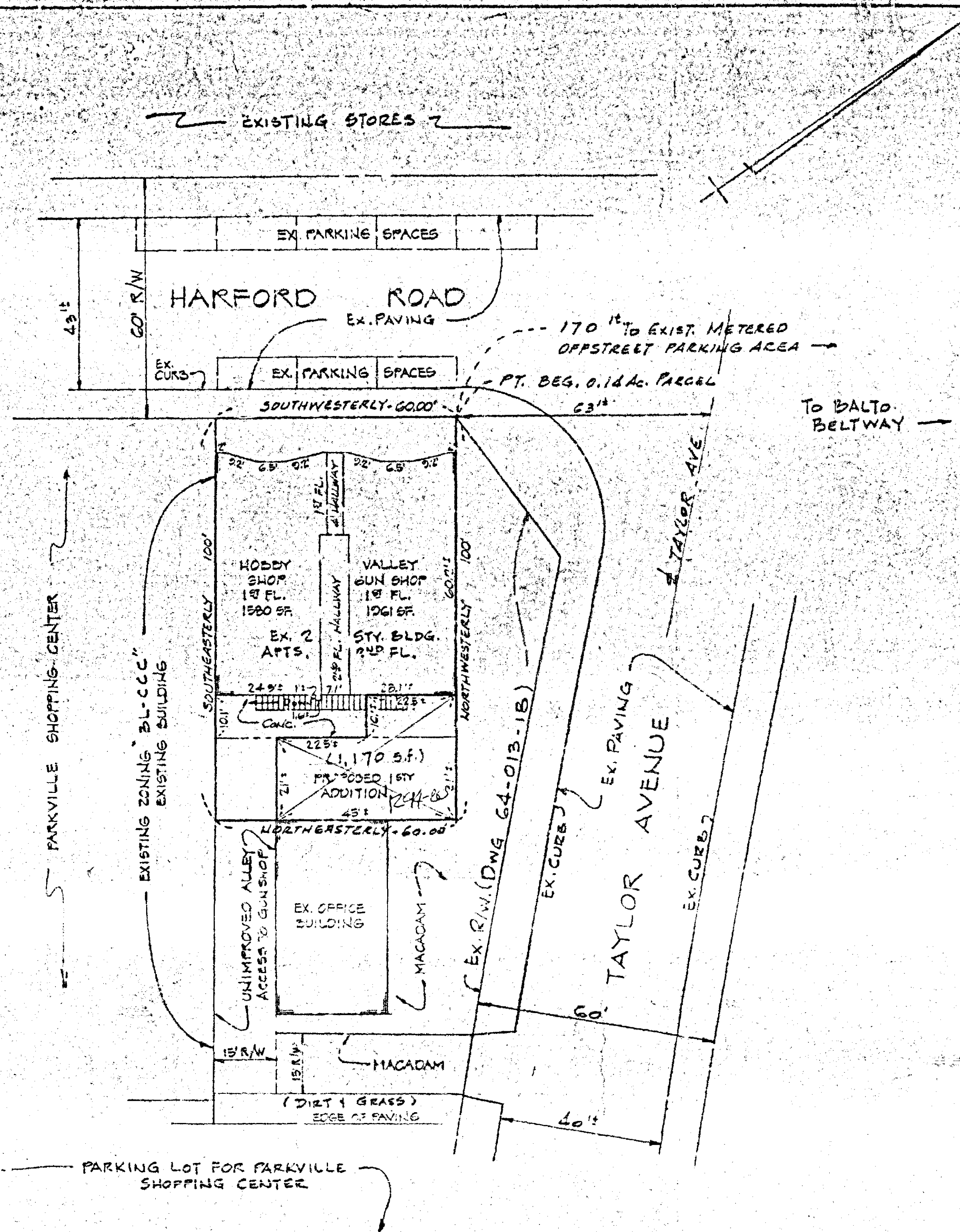
REV. JAN. 18, 1980 per
ZAC Comments

NOV 6 1980 W.C.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *John L. Wimbly*
PLANNING
DATE: 11/19/80
BY: *James E. [Signature]*
ZONING COMMISSIONER
DATE: 11/18/80
80-172
C-1294-80



Paul S. [Signature]
304 W. [Address]
Towson, Maryland 21204



PARKING LOT FOR PARKVILLE SHOPPING CENTER

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

XXXX we, MELVIN ABRAMS & LUCILLE ABRAMS, legal owners 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 402.2, a & b to permit off street parking spaces instead of the required 28 spaces.

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

Hardship and practical difficulty exists in that the property is situated in a fully developed commercial area (Parkville) and no additional off-street parking can be provided on the site or immediately adjacent to it.

Property is to be posted and advertised as prescribed by Zoning Regulations. XXXX 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
Address
Baltimore, Maryland 21234

RICHARD RUBIN, Petitioner's Attorney
Address 36 S. Charles Street, 6th Flr.
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of January 1980, 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 106, County Office Building in Towson, Baltimore County, on the 4th day of March 1980 at 10:00 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Harford Rd., 63' :
SW of Taylor Ave., 9th District : OF BALTIMORE COUNTY
MELVIN ABRAMS, et ux, Petitioners : Case No. 80-172-A

ORDER TO ENTER APPEARANCE

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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing Order was mailed to Richard Rubin, Esquire, 36 S. Charles Street, 6th Floor, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Richard Rubin, Esquire
36 South Charles Street, 6th Floor
Baltimore, Maryland 21201

cc: Paul Lee Engineering, Inc.
304 Pennsylvania 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 21st day of January, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Melvin and Lucille Abrams

Petitioner's Attorney Richard Rubin

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ooo
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

February 25, 1980

Richard Rubin, Esquire
36 South Charles Street, 6th Floor
Baltimore, Maryland 21201

RE: Item No. 79
Petitioner - Melvin and Lucille
Abrams
Variance Petition

Dear Mr. Rubin:

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 at the intersection of Harford Road and Taylor Avenue in the 9th Election District, the subject property is presently improved with retail stores and apartments. Surrounding properties are zoned Business, Local (B.L.), as is the subject property, and are improved with various types of commercial uses.

Because of your clients' proposal to construct an addition to the rear of the existing structure, this parking Variance is required. It is the policy of this office that if an existing facility does not have any off-street parking provided and an addition is contemplated, the entire site must be brought up to present standards. For this reason, the Variance is required to allow zero (0) parking spaces in lieu of the total required of 28 spaces.

After reviewing the comments from the Department of Permits and Licenses and personally speaking with your engineer and Mr. Ted Burnham of said department, I proceeded to schedule this petition with

Item No. 79 - Abrams
Page Two
February 22, 1980

the submission of the revised plans. It is my understanding that the revisions are satisfactory to Mr. Burnham. However, a revised comment to this effect is not included within the files. It may be to your benefit to have Mr. Burnham submit a revised comment and present same at the scheduled hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Paul Lee Engineering, Inc.
304 Pennsylvania Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

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:

Harford Road (Md. 147) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Taylor Avenue, an existing County road has been improved in this vicinity as a 40-foot closed section roadway on a 60-foot right-of-way; further highway improvements are not proposed at this time.

The status of the indicated "unimproved alley" is unknown to this office and is assumed to be private. It is the responsibility of the Petitioner to ascertain and clarify rights therein; and, to initiate any action necessary for the formal closure thereof.

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

The construction and/or reconstruction of concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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 #79 (1979-1980)
Property Owner: Melvin and Lucille Abrams
Page 2
December 11, 1979

Storm Drains:

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

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

Water and Sanitary Sewer:

There are 16 and 12-inch public water mains in Harford Road and Taylor Avenue, respectively. There is 8-inch public sanitary sewerage in Harford Road and Taylor Avenue.

Very truly yours,

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

END:EAM:FWK:SS

cc: J. Trenner
J. Wimbley
J. Somers

N-SE Key Sheet
28 NE 14 Pos. Sheet
NE 7 D Topo
81 Tax Map

ORDER RECEIVED FOR FILING

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 appears that the granting of the Variance requested 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 23rd day of May, 1980, that the herein Petition for Variance to permit zero parking spaces in lieu of the required twenty-eight spaces, in accordance with the site plan prepared by Paul Lee Engineering, Inc., revised January 18, 1980, and marked Petitioners' Exhibit 1, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. That the retail sales area not be increased by more than 15% of the original floor area devoted to retail sales existing prior to any addition to the premises. Such addition shall not exceed that shown on the aforementioned site plan.
2. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

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, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

Department of
Economic &
Community
Development

Division of Codes Administration
1548 South Ave. Annapolis, Maryland 21401 • 301-269-2701
2525 Riva Road

Harry Hughes
Governor
Earle W. Robinson
Secretary

March 7, 1980

Mr. Richard Rubin
Melnicove, Kaufman and Weiner, P.A.
36 South Charles Street
Baltimore, Maryland 21201

Re: Addition to Existing Hobby Shop
Corner of Taylor Avenue and Harford Rd.
Baltimore County, Maryland

Dear Mr. Rubin:

As a follow-up to our conversation in my office on March 3, 1980, a waiver is hereby granted from the requirements of the Maryland Building Code for the Handicapped for providing access to the handicapped at the proposed above mentioned addition, providing it does not violate any local laws and/or zoning ordinances.

I trust that the decision of the Zoning Board was favorable.

Sincerely,

[Signature]
Pierre H. Osman
Chief, Design and Review

PHO:hs
cc: Ted Burnham
Baltimore County

An Equal Opportunity Employer

NOTE:

These are additional comments
recently received by Dept. of Permits &
Sciences. The lawyer, engineer owner has
not received them, because they were
just sent to our office.

Please point out at the time of
the hearing.

Thanks
Nick

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 26, 1980
FROM: Ted Burnham
Item No. 79
SUBJECT: 525 Harford Road

Property Owner: Melvin & Lucille Abrams
Location: S/E/S Harford Road - 63' SW Taylor Ave.
D.R. B.L. - C.C.C.

Mr. Paul Lee has been to this office and has illustrated he can successfully comply with the Building Code requirements of Baltimore County on the above project, when it is filed for a permit.

[Signature]
Ted Burnham, Chief
Plans Review

TB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond
Zoning Commissioner Date: March 3, 1980
FROM: Charles E. Burnham
Item #79 - SES Harford Road
SUBJECT: Melvin & Lucille Abrams

I have been contacted by phone by the State Codes Administrator for the State Codes for the handicapped and aged, Mr. Pierre Osman.

Mr. Osman informs me a waiver of parking space will be granted this project due to the conditions which prevail.

A letter from that department to me confirming this waiver will be forth coming.

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

CC: Nick Commodari

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #79, Zoning Advisory Committee Meeting, October 23, 1979, are as follows:

Property Owner: Melvin & Lucille Abrams
Location: SE/S Harford Road 63' SW Taylor Avenue
Existing Zoning: BL-CCC
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 9 spaces
Acres: 0.14
District: 9th

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

Maryland Department of Transportation
State Highway Administration

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

October 30, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Oct. 23, 1979
ITEM: 79
Property Owner: Melvin & Lucille Abrams
Location: SE/S Harford Rd. (Route 147) 63' SW Taylor Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 9 spaces.
Acres: 0.14
District: 9th

Dear Mr. Hammond:

The lack of required parking spaces could cause some problems in the immediate area.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

[Signature]
By: John E. Meyers

CL:JEM:vrd

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 79 - ZAC - Meeting of Oct. 23, 1979
Property Owner: Melvin & Lucille Abrams
Location: SE/S Harford Rd. 63' SW Taylor Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 9 spaces.

Acres: 0.14
District: 9th

Dear Mr. Hammond:

The requested variance to parking can be expected to add to the existing parking problems in the area.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineering Associate II

MSF/mjm

My telephone number is (301) 383-4320

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

December 3, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #79, Zoning Advisory Committee Meeting of
October 23, 1979, are as follows:

Property Owner: Melvin & Lucille Abrams
Location: SE/S Harford Rd. 63' SW Taylor Ave.
Existing Zoning: B.L.-C.U.C.
Proposed Zoning: Variance to permit 0 parking spaces in
lieu of the required 9 spaces.
Acres: 0.14
District: 9th

Metropolitan water and sewer are available; therefore, no
health hazards are anticipated.

Very truly yours,
[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRP/tthG

Paul H. Reinke
CHIEF

November 2, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Melvin & Lucille Abrams

Location: SE/S Harford Rd. 63' SW Taylor Ave.

Item No. 79 Zoning Agenda: Meeting of 10/23/79
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.

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

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

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

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection 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.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JOHN D. SEYFFERT
DIRECTOR

October 26, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 79 Zoning Advisory Committee Meeting, October 23, 1979
are as follows:

Property Owner: Melvin & Lucille Abrams
Location: SE/S Harford Road 63' SW Taylor Ave.
Existing Zoning: B.L.-C.U.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required
9 spaces.

Acres: 0.14
District: 9th

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.C.B.C.)
1970 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. 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.

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

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____

J. COMMENTS - Handicapped parking will be required. The proposed one story
addition will create a violation of the Code Section 607.1 as it blocks the
existing pattern of the second floor - this can be rectified, preliminary dwgs.
should be reviewed with the architect present and with the fire Dept. The
alley could be converted to private uses which would create additional
parking if the comments are not agreed.
NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 31, 1979

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

Z.A.C. Meeting of: October 23, 1979

RE: Item No: 79, 80, 81, 82, 83, 84
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

MNP/bp

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

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

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

ROBERT T. DUBEL, SUPERINTENDENT

Paul Lee, P.E.

Paul Lee Engineering Inc.
306 W. Pennsylvania Ave.
Towson, Maryland 21204
824-5911

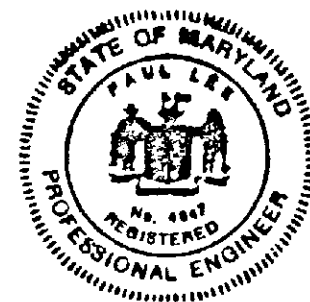
DESCRIPTION

0.14 ACRE ± PARCEL KNOWN AS #7715, 7717, and 7719 HARFORD ROAD,
NINTH ELECTION DISTRICT, BALTIMORE COUNTY MARYLAND.

This Description is for a Parking Variance.

Beginning for the same at the point of beginning for the
0.14 acre ± parcel, said point of beginning being located along
the east right-of-way line of Harford Road at a distance of
63 feet ± from the centerline of Taylor Avenue, thence
binding on the east right-of-way line of Harford Road (1)
Southwesterly 60 feet thence leaving said east right-of-way
line of Harford Road (2) Southeasterly 100 feet (3) North-
easterly 60 feet and thence (4) Northwesterly 100 feet to the
point of beginning.

Containing 0.14 acre ± of land.



Engineers — Surveyors — Site Planners 7/31/79

May 28, 1980

Richard Rubin, Esquire
36 South Charles Street, 6th Floor
Baltimore, Maryland 21201

RE: Petition for Variance
SE/S of Harford Road, 63' SW of
Taylor Avenue - 9th Election
District
Melvin Abrams, et ux - Petitioners
NO. 80-172-A (Item No. 79)

Dear Mr. Rubin:

I have this date passed my Order in the above referenced matter in ac-
cordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance for off-street parking
LOCATION: Southeast side of Harford Road, 63 feet Southwest of Taylor Avenue
DATE & TIME: Tuesday, March 4, 1980 at 10:00 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 zero off-street parking
spaces instead of the required 24 spaces

The Zoning Regulation to be excepted as follows:

Section 409.2 a&b - off-street parking

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

Being the property of Melvin Abrams, et ux, as shown on plat plan filed with the
Zoning Department

Hearing Date: Tuesday, March 4, 1980 at 10:00 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____
John D. Seyffert, Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition No. 80-172-A Item 79

Date: February 14, 1980

Petition for Variance for off-street parking
Southeast side of Harford Road, 63 feet Southwest of Taylor Avenue
Petitioner- Melvin Abrams, et ux

Ninth District

HEARING: Tuesday, March 4, 1980 (10:00 A.M.)

If, in fact, the parking needs for the existing and proposed use of this property
are adequately met by the adjacent shopping center parking lot, this office would
not oppose the granting of the subject request.

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:b

Richard Rubin, Esquire
Melnicove, Kaufman & Weiner, P.A.
36 S. Charles Street, 6th floor
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: Petition for Variance - SE/S of Harford Road, 63' SW of Taylor Avenue
Melvin Abrams, et ux - Case No. 80-172-A

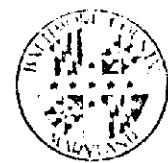
TIME: 10:00 A.M.

DATE: Tuesday, March 4, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 22, 1980

Richard Rubin, Esquire
35 S. Charles Street, 6th Floor
Baltimore, Maryland 21201

RE: Petition for Variance - SE/S Harford Rd.,
63' SW Taylor Ave - Melvin Abrams, et ux
Case No. 80-172-A

Dear Sir:

This is to advise you that \$18.00 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remitt to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing	
	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: <u>GIF</u>	Revised Plans: Change in outline or description Yes _____ No _____							
Previous case:	Map # <u>MICROFILMED</u>							

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 8th day of October, 1979.*

Filing Fee \$ 65.00 Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond, Zoning Commissioner

Petitioner Melvin Abrams & Ux Submitted by P. Rubin

Petitioner's Attorney Richard Rubin Reviewed by GIF

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4 Date of Posting 2/22/80
Posted for: Petition for Variance
Petitioner: Melvin Abrams et ux
Location of property: SE/S Harford Rd., 63' SW Taylor Ave
Location of Signs: corner of property facing Harford Rd.
Remarks: See sketch
Posted by William E. Hammond Date of return: 2/22/80
Signature

PETITION FOR VARIANCE

9th District
Zoning: Petition for Variance
for off-street parking
Location: Southeast side of
Harford Road, 63 feet
southwest of Taylor Avenue
Date & Time: Tuesday, March
4, 1980 at 10:00 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 zero off-street parking
spaces instead of the required
28 spaces.

The Zoning Regulation to be
excepted as follows:

Section 409.2 a & b - off-street
parking.

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

Beginning for the same at the
point of beginning for the 0.14
acre M.L. parcel, said point of
beginning being located along
the east right-of-way line of
Harford Road at a distance of
63 feet M.L. from the centerline
of Taylor Avenue, thence

binding in the east right-of-way
line of Harford Road (1)
southwesterly 60 feet thence
leaving said east right-of-way
line of Harford Road (2)
Southeasterly 100 feet (3)
Northeasterly 60 feet and thence
(4) northwesterly 100 feet to the
point of beginning.

Containing 0.14 acre M.L. of
land.

Being the property of Melvin
Abrams, et ux, as shown on plat
plan filed with the Zoning
Department.

Hearing Date:

TUESDAY, MARCH 4, 1980

AT 10:00 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

THE JEFFERSONIAN

Bel Air, Md., Feb 14 1980

This is to Certify, That the annexed
Petition for Variance

was inserted in THE JEFFERSONIAN, a newspaper printed
and published in Harford County, once in each

of one successive

weeks before the 4th day of

March 1980

William E. Hammond Publisher.

PETITION FOR VARIANCE

9th District
Zoning: Petition for Variance for
off-street parking
Location: Southeast side of Har-
ford Road, 63 feet Southwest of
Taylor Avenue
DATE & TIME: Tuesday, March 4,
1980 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

Petition for Variance to permit
zero off-street parking spaces in-
stead of the required 28 spaces.

The Zoning Regulation to be ex-
cepted as follows:

Section 409.2 a & b - off-street
parking.

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

Beginning for the same at the
point of beginning for the 0.14 acre

M.L. parcel, said point of beginning
being located along the east right-
of-way line of Harford Road at a

distance of 63 feet from the cen-
terline of Taylor Avenue, thence

binding in the east right-of-way
line of Harford Road (1) South-
westerly 60 feet thence leaving said

east right-of-way line of Harford
Road (2) Southeasterly 100 feet (3)
Northeasterly 60 feet and thence (4)

Northwesterly 100 feet to the point
of beginning.

Containing 0.14 acre ± of land.

Being the property of Melvin
Abrams, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.

Hearing Date: Tuesday, March 4,
1980 at 10:00 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

Feb 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 14, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one time successive weeks before the 4th

day of March, 1980, the first publication

appearing on the 11th day of February

1980.

THE JEFFERSONIAN

S. Frank Smith

Manager.

Cost of Advertisement, \$ 71.00

BALTIMORE COUNTY, MARYLAND No. 85615

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE February 6, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Melnicove, Kaufman & Weiner

FOR Filing Fee for Case No. 80-172-A

827 FEB 6 25.00 PM

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 86310

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 3, 1980 ACCOUNT 01-662

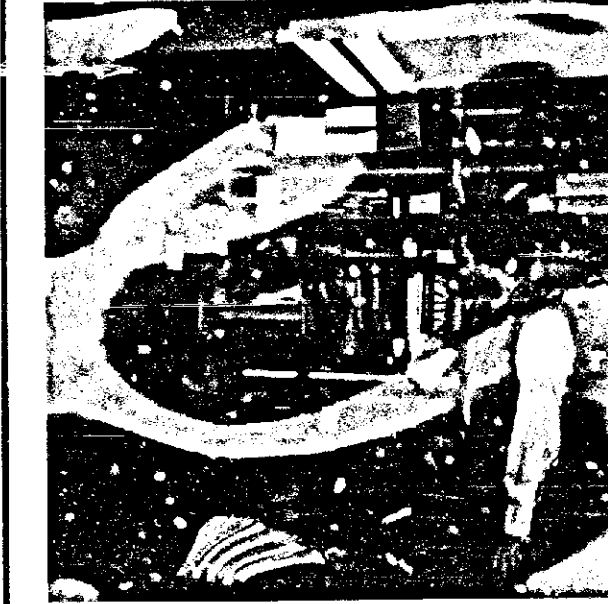
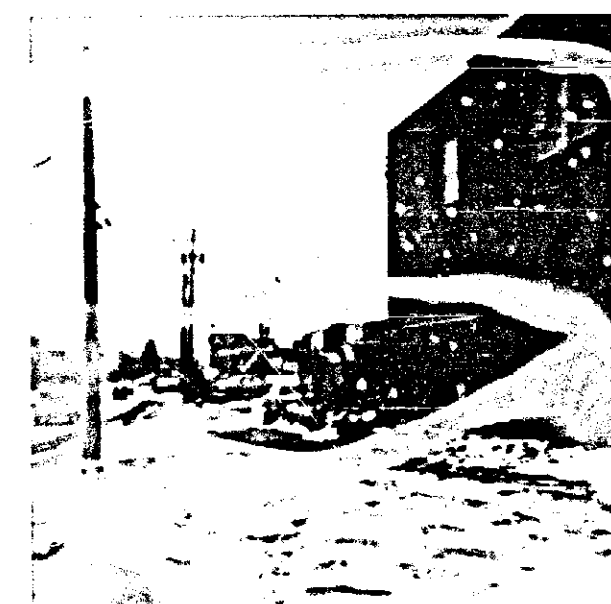
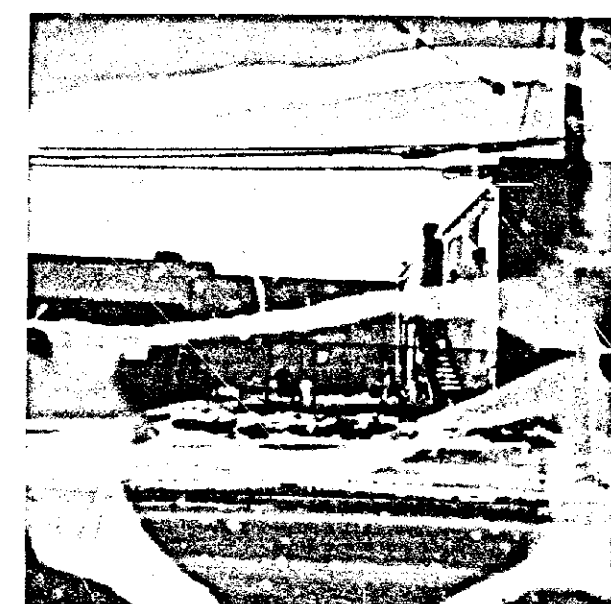
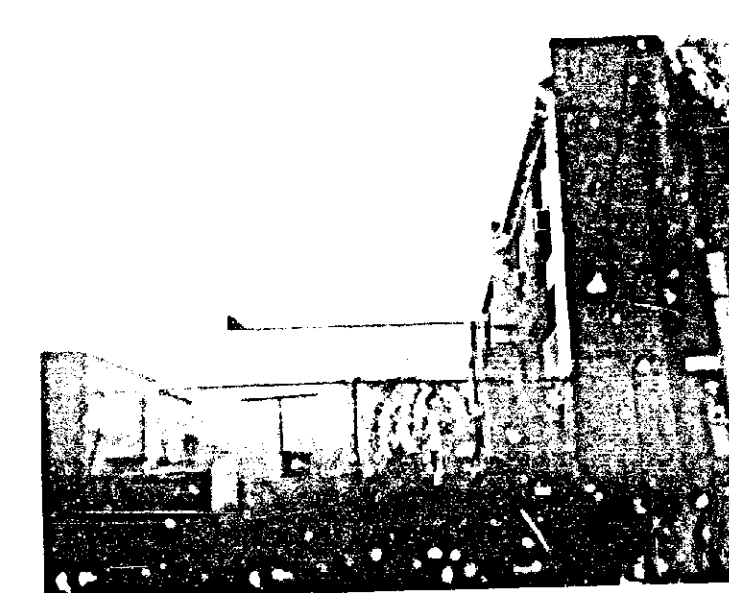
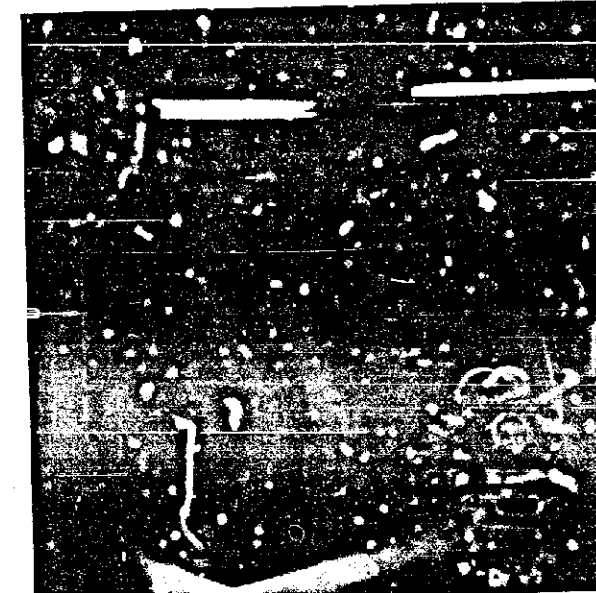
AMOUNT \$13.00

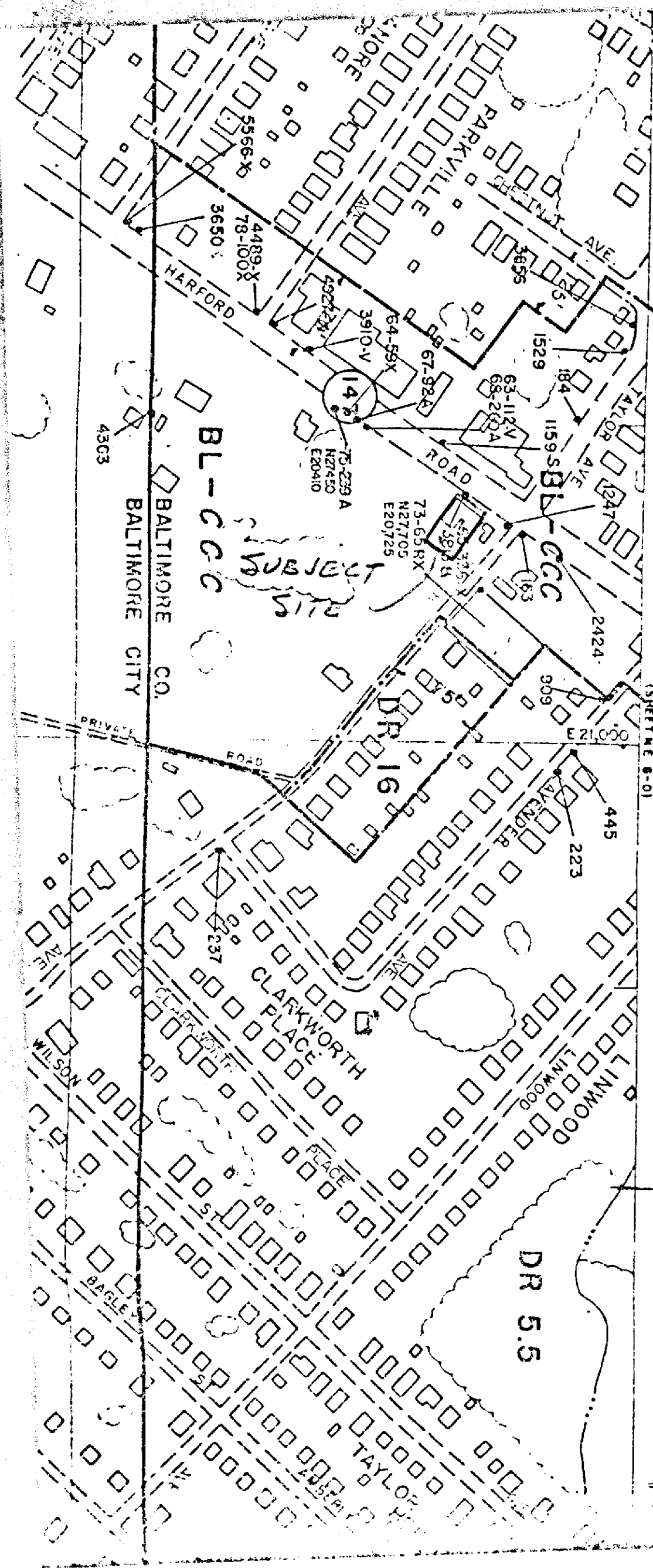
RECEIVED FROM Valley Gun Shop

FOR Advertising and Posting for Case No. 80-172-A

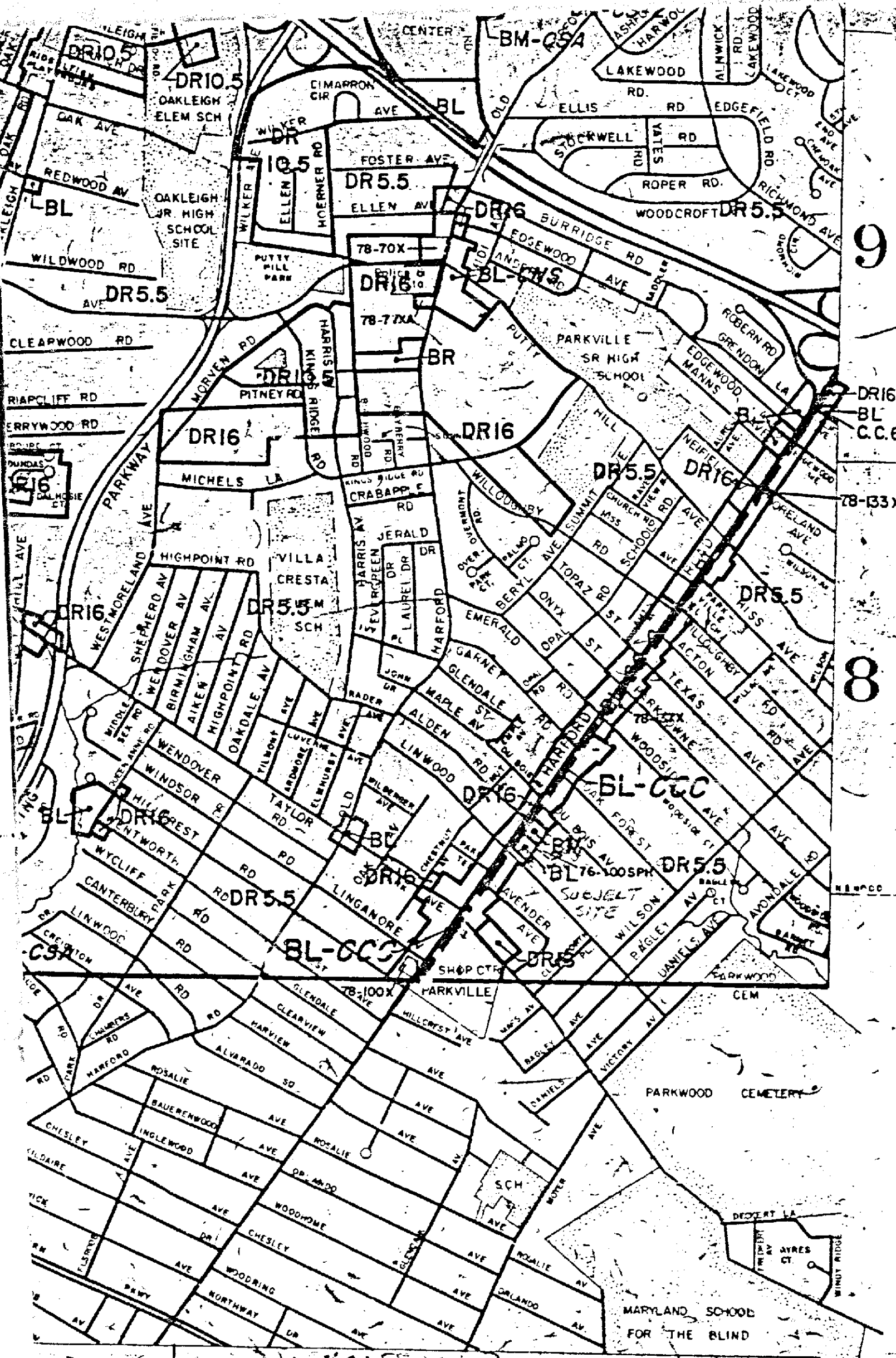
303 MAR 4 4.00 PM

VALIDATION OR SIGNATURE OF CASHIER



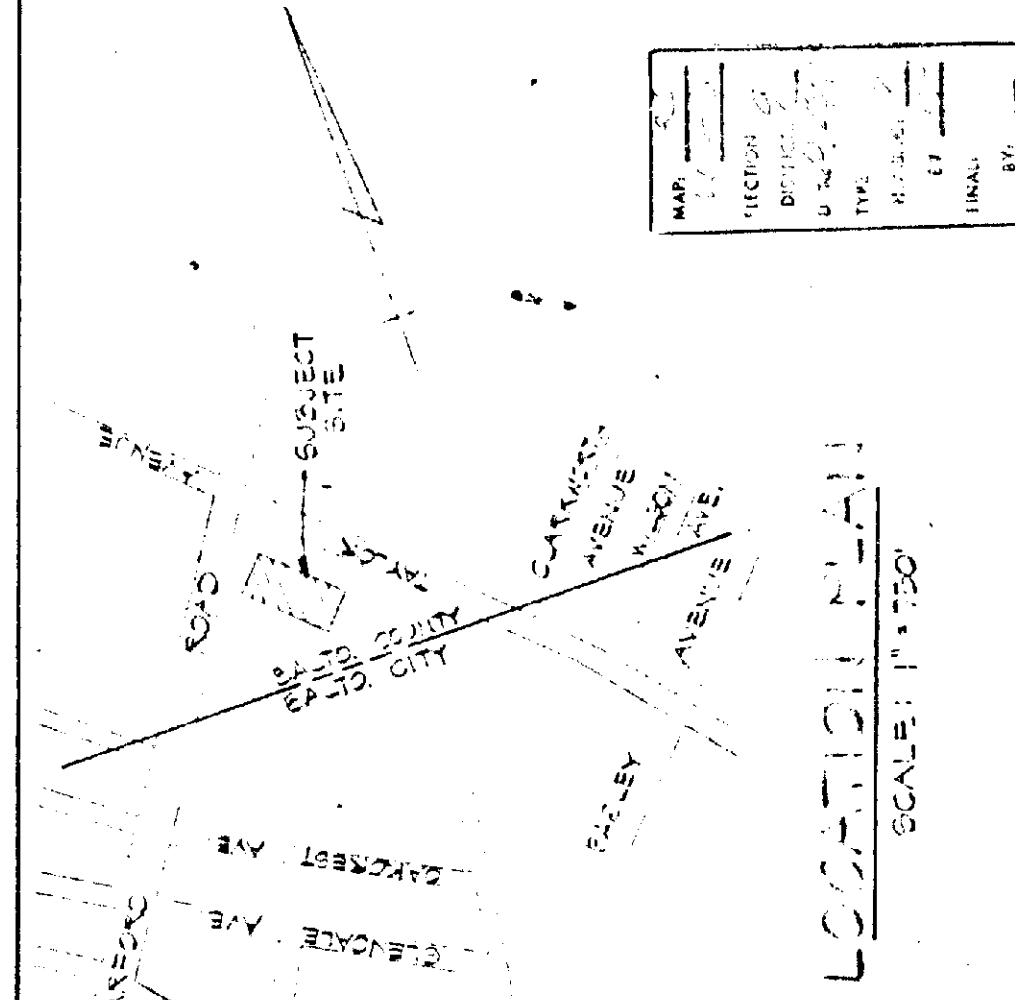


Scale: 1" = 60'



REVISED DATE
JAN 63 FEB 74
MAY 66 SEPT 74
JULY 67
AUG 68
MAR 69
MAY 70

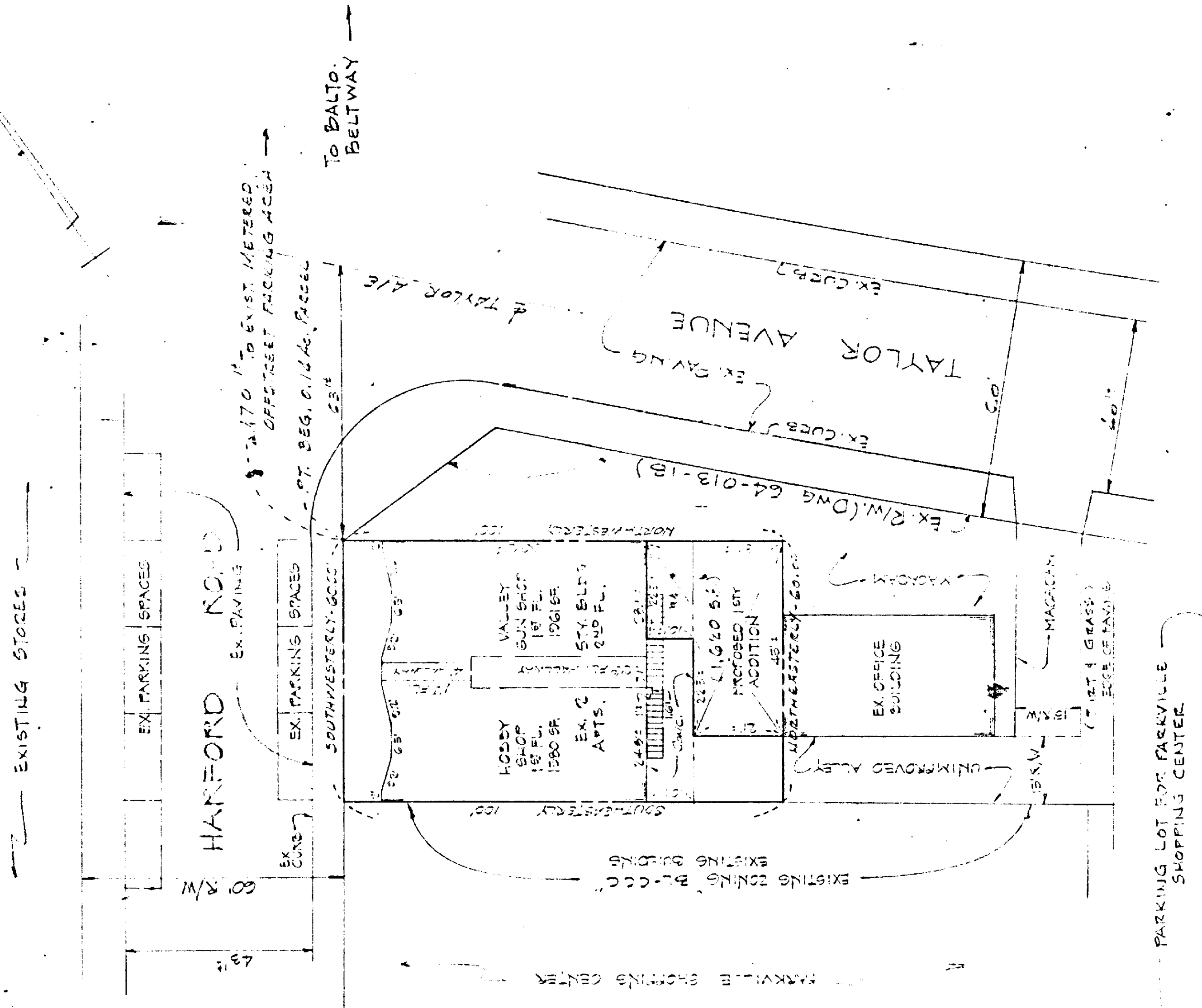
3C



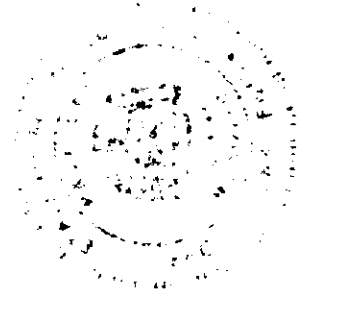
LOCATION MAP
Scale: 1" = 100'

GENERAL NOTES

1. AVE. OF PROPERTY EQUALS 0.1441 (3000 SQ. FT.)
2. EXISTING ZONING OF PROPERTY: "BL-CC"
3. EXISTING USES OF PROPERTY: APARTMENT HOUSE, APARTMENTS AND VACANT LAND.
4. PROPOSED USES OF PROPERTY: APARTMENTS, LOBBY, ELEVATOR, OFFICE, STREET-PARKING DATA.
5. OFF-STREET-PARKING DATA:
 - A. EXIST. LOBBY: 1001 SF. NO PARKING REQUIRED
 - B. EXIST. OFFICE: 1500 SF.
 - C. EXIST. APARTMENTS: 1000 SF.
 - D. PROPOSED 1ST FLOOR: 1000 SF.
 - E. PROPOSED 2ND FLOOR: 1000 SF.
 - F. TOTAL SPACES REQUIRED: 5
 - G. TOTAL SPACES AVAILABLE: 5
6. EXISTING PARKING SPACES: 5
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 100.02(1)6 OF THE ZONING CODE TO PERMIT OFF-STREET PARKING SPACES INSTEAD OF THE REQ. 5 (A VARIANCE OF 5 SPACES)
8. EXIST. SEWER AND WATER LOCATED IN HARFORD RD. AND TAYLOR AVE. ADDITION TO BE SERVED FROM EXIST. BUILDING.



PLAT TO ACCOMPANY PETITION
FOR PARKING VARIANCE
AT
Nos. 7715-7719 HARFORD ROAD
ELECT. DIST. 9 BALTIMORE COUNTY, MD.
SCALE: 1" = 20' JULY 21, 1979



Noted by Engineering Dept.
of the County of Baltimore
John H. [Signature]

