

PETITION FOR ZONING VARIANCE 93-148-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the proper v 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 . . . 2 . . . (61) . . .

to permit 7 parking spaces instead of the required 20 spaces.

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

The proposed facility is needed for profitable operation of the business and will not generate any additional trips or parking requirements.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.
Address
City and State

Legal Owner(s):
W. Lee Harrison
(Type or Print Name)
Signature
T. Rogers Harrison
(Type or Print Name)
Signature
306 West Joppa Road
Address
Towson, Maryland 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
T. Rogers Harrison, Esq.
Name
306 W. Joppa Rd.
Address
Towson, Maryland 21204
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of November, 1982, 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 6th day of January, 1983, at 9:30 o'clock A. M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

Item No. 165 - Case No. 83-148-A
Petitioner - W. Lee Harrison, et al
Variance Petition
Page 2

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc

Enclosures

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

RE: PETITION FOR VARIANCE
NE/S Falls Rd. 130' S of the
Centerline of Butler Rd.,
5th District
W. LEE HARRISON, et al.,
Petitioners
Case No. 83-148-A
OF BALTIMORE COUNTY

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

Peter Max Zimmerman
Deputy People's Council

John W. Hession, III
People's Council for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of December, 1982, a copy of the foregoing Order was mailed to T. Rogers Harrison, Esquire, 306 W. Joppa Road, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 1, 1982

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

Re: Item #165 (1981-1982)
Property Owner: W. Lee Harrison, et al
M/ES Falls Rd. 130' S. of centerline of
Butler Rd.
Acres: 0.25 District: 5th

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:

Falls Road (Md. 25) 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.

The entrance locations are also subject to approval by the Department of Traffic Engineering.

Sediment Control:

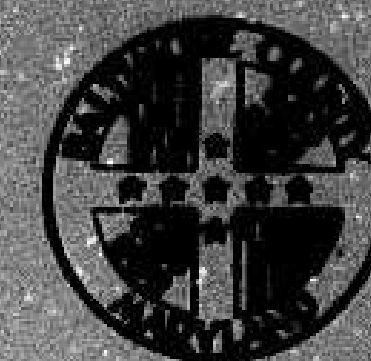
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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.

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

Item #165 (1981-1982)
Property Owner: W. Lee Harrison, et al
Page 2
April 1, 1982

Storm Drains: (Cont'd)

Blackrock Run is adjacent to the easterly outline of this site. Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50-foot is required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities, the locations of which have not been shown.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-10A, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

cc: Jack Wimbley
James Marrie

CC-SE Key Sheet
87 NW 21 & 22 Pos. Sheets
NW 22 F Topo
33 Top Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 17, 1982

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

cc: 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

Mr. W. Lee Harrison
306 West Joppa Road
Towson, Maryland 21204

RE: Item No. 165 - Case No. 83-148-A
Petitioner - W. Lee Harrison, et al
Variance Petition

Dear Mr. Harrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

The subject property, located on the east side of Falls Road south of Butler Road, in the 5th Election District, the subject property is improved with an antique shop, while adjacent properties to the north and south are improved with a store/post office and a dwelling, respectively.

In view of your proposal to construct a two-story storage building to the rear and not provide sufficient parking, this hearing for parking is required. After much discussion, the revised site plan satisfies the State Highway Administration, as evidenced by the revised comments dated December 3, 1982. It is also my understanding that the Department of Traffic Engineering has seen the revised plan and is satisfied. However, I do not have any written confirmation of this at this time. I suggest that prior to the scheduled hearing you verify this with said department.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses. For additional information on these comments, you may contact Mr. Rob Powell at 494-2762 and Mr. Charles Furnham at 494-3987, respectively.

Maryland Department of Transportation
State Highway Administration

Leonard H. Priddy
Director
M. S. Calhoun
Administrator

December 3, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of March 2, 1982
ITEM: #165
Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road (Route 25) 130' S. of center line of Butler Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 20 parking spaces.
Acres: 0.25
District: 5th

Dear Mr. Hammond:

On review of the revised site plan of November 22, 1982, the State Highway Administration finds the plan generally acceptable.

The proposed WR inlet (Item #10) will be incorporated into the State Highway Administration access permit; the contractor will verify the depth of the existing 18" diameter pipe, however, the State Highway Administration Permit Inspector will make a field inspection to determine if construction of the proposed inlet is applicable. At his discretion he will clarify what course of construction will be used, inlet or curb opening.

All construction within the State Highway Administration right of way must be through permit with application and performance bond posted in the amount of \$5,000.00 to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350 By: George Wittman
Teletypewriter for impaired Hearing or Speech
382 7555 Baltimore Metro - 585-0651 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 1st day of February, 1982, that the herein Petition for Variance(s) to permit 7 parking spaces in lieu of the required 20 spaces, in accordance with the site plan prepared by Paul Lee Engineering, Inc., revised November 22, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed 2-story building shall be used only for storage in conjunction with the existing antique shop. The building shall not be open to the public and shall not have plumbing or heating.
2. The site plan shall indicate Black Rock Run, any required drainage reservation or easement, landscaping, and evergreen screening along the entire southern property line between the antique shop and the existing residence. The required screening may be omitted if the adjacent property owner submits a letter requesting a waiver. Should said request be withdrawn, screening must be installed within 6 months.
3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping as required for approval by the Current Planning and Development Division.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County



Maryland Department of Transportation

State Highway Administration

Lowell K. Briewell
Secretary
M. S. Callender
Administrator

March 19, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of March 2, 1982
ITEM: #165
Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road
(Route 25) 130' S. of centerline of Butler Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 20 parking spaces.
Acres: 0.25
District: 5th

Dear Mr. Hammond:

The entrance must be paved and widened in accordance with State Highway Administration standards. The entrance must be widened as much as possible without disturbing the large tree in front of the building (not shown on plan). The frontage of the property must be improved with concrete curb and gutter. The curb shall be 15' from the centerline of Falls Road. The plan is greatly lacking in detail. It must be revised to indicate existing features such as the aforementioned tree as well as storm drains, etc. The plan should be revised prior to a hearing date being assigned.

We are concerned that the lack of adequate parking could cause problems on the highway.

The entrance is subject to approval and permit from the State Highway Administration.

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John Meyers

CL:JM:maw

cc: Mr. J. Wimbley
Mr. G. Wittman



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

NORMAN E. GERBER
DIRECTOR

December 15, 1982

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

Dear Mr. Hammond:

Comments on Item # 165, Zoning Advisory Committee Meeting, March 2, 1982, are as follows:

Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road 130' S. of centerline of Butler Road
Acres: 0.25
District: 5th

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.

Landscaping should be provided on the subject site and indicated on the site plan.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner II
Current Planning & Development

JLW:rh



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD I. RCOOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

April 21, 1982

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

Dear Mr. Hammond:

Comments on Item #165, Zoning Advisory Committee Meeting of March 2, 1982, are as follows:

Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road 130' S. of centerline of Butler Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 20 parking spaces.
Acres: 0.25
District: 5th

The existing building is presently served by a drilled well and private septic system. Vehicle parking over the well head will not be permitted, therefore proposed parking space no. 2 as designated on the plat plan must be deleted. If there is to be parking adjacent to the well, the ground surface must be graded so that surface runoff will flow away from the well. The well casing must also be protected from possible damage resulting from vehicular traffic.

In view of the small lot size and thus a minimal area available for use in future repair of the septic system, installation of plumbing fixtures in the proposed 2 story building, to be used for storage, will not be permitted.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENFEE
CHIEF

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: W. Lee Harrison, et al

Location: NE/S Falls Road 130' S. of centerline of Butler Road

Item No.: 165

Zoning Agenda: Meeting of March 2, 1982

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 operation.

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: *Paul H. Renfee* 3/20/82
Planning Group
Special Inspection Division

Noted and
Approved: *Reginald M. Cogan*
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSE
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

March 3, 1982

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

Dear Mr. Hammond:

Comments on Item #165 Zoning Advisory Committee Meeting, March 2, 1982 are as follows:

Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road 130' S. of centerline of Butler Road
Existing Zoning: R.C. 4
Proposed Zoning:

Acres: 0.25
District: 5th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1981, the State of Maryland Code for the Handicapped and Age, and other applicable Codes, and other miscellaneous

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A firewall with parapet is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Walls constructed on property lines shall not have footings on other properties over the property line. The walls shall be true fire walls in compliance with Section 1107.0, Table 1102 and 101. All Handicapped Code are permitted on interior property lines.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrt

ORDER RECEIVED FOR FILING

DATE: February 1, 1983
BY: *John L. Wimbley*
ADMINISTRATIVE ASSISTANT



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-3560

S. PHILAE COLLINS
DIRECTOR

April 26, 1982

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

Item No. 165 - ZAC - March 2, 1982
Property Owner: W. Lee Harrison, et al
Location: NE/S Falls Road 130' S. of centerline of Butler Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit 9 parking spaces in lieu of the required 20 parking spaces.

Acres: 0.25
District: 5th

Dear Mr. Hammond:

The driveway to this site does not meet County standards and sufficient access to parking spaces 1 and 2 has not been provided.

Falls Road should not be used for parking.

This site may have sufficient parking for its present use, but any other use could cause problems.

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO: Zoning Commissioner
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 83-148-A
 W. Lee Harrison, et al

Date: December 17, 1982

This office cannot support the subject request in that we see no hardship or practical difficulty. In reviewing the subject plan, it appears that sufficient parking is available to satisfy the requirements set forth in the Baltimore County Zoning Regulations for the existing facility. This office is particularly concerned with a property in this location in that the site drains into Black Rock Run, a tributary of Western Run which flows to the Loch Raven reservoir. Please note that the rear of the subject property is zoned R.C. 4.

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

NEG:jghslc

cc: Arlene January
 Shirley Hess

Paul Lee P.E.

Paul Lee Engineering Inc.
 306 W. Pennsylvania Ave.
 Towson, Maryland 21204
 827-5311

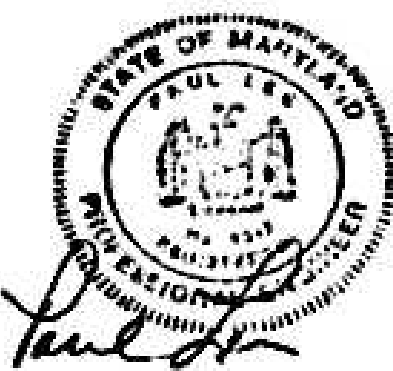
DESCRIPTION

#14919 FALLS ROAD - EASTSIDE OF FALLS ROAD - SOUTH OF BUTLER ROAD
 FIFTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for Parking Variance in a B-L Zone.

Beginning for the same at a point in Falls Road said point being located 130'± South from the projection of the centerline of Butler Road, thence leaving said centerline of Falls Road and running in an Easterly direction (1) N 76° E 175'± to intersect the existing "B-L" and "RC-4" Zoning Line as shown on Zoning Map NW 22 F; thence binding on said zoning line in a Southerly direction (2) S 16° E 63.03' to intersect the existing "B-L" and "R-O" Zoning Line as shown on Zoning Map NW 22 F; thence binding on said zoning line in a westerly direction (3) S 76° W 175'± to a point in the centerline of Falls Road, thence binding thereon (4) N 16° W 63.03' to the place of beginning.

Said description containing 0.25 acres ± of land.



Engineers - Surveyors - Site Planners

2/11/82

PETITION FOR VARIANCE

5th Election District

ZONING: Petition for Variance
 LOCATION: Northeast side of Falls Road, 130 ft. South of the centerline of Butler Road
 DATE & TIME: Thursday, January 6, 1983 at 9:30 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 7 parking spaces instead of the required 20 spaces

The Zoning Regulation to be excepted as follows:
 Section 409.2b (6) - parking for retail use

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

Being the property of W. Lee Harrison, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, January 6, 1983 at 9:30 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

December 8, 1982

Mr. W. Lee Harrison
 Mr. T. Rogers Harrison
 306 West Joppa Road
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
 NE/S of Falls Rd., 130' S of the c/l
 of Butler Rd.
 W. Lee Harrison, et al - Petitioners
 Case #83-148-A

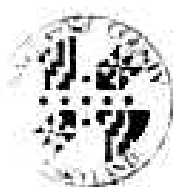
TIME: 9:30 a.m.

DATE: Thursday, January 6, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

December 27, 1982

W. Lee Harrison, Esquire
 T. Rogers Harrison, Esquire
 306 West Joppa Road
 Towson, Maryland 21204

Re: Petition for Variance
 NE/S of Falls Rd., 130' S of the
 c/l of Butler Road
 W. Lee Harrison, et al - Petitioners
 Case #83-148-A

Dear Sirs:

This is to advise you that \$63.75 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

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

No. 113043

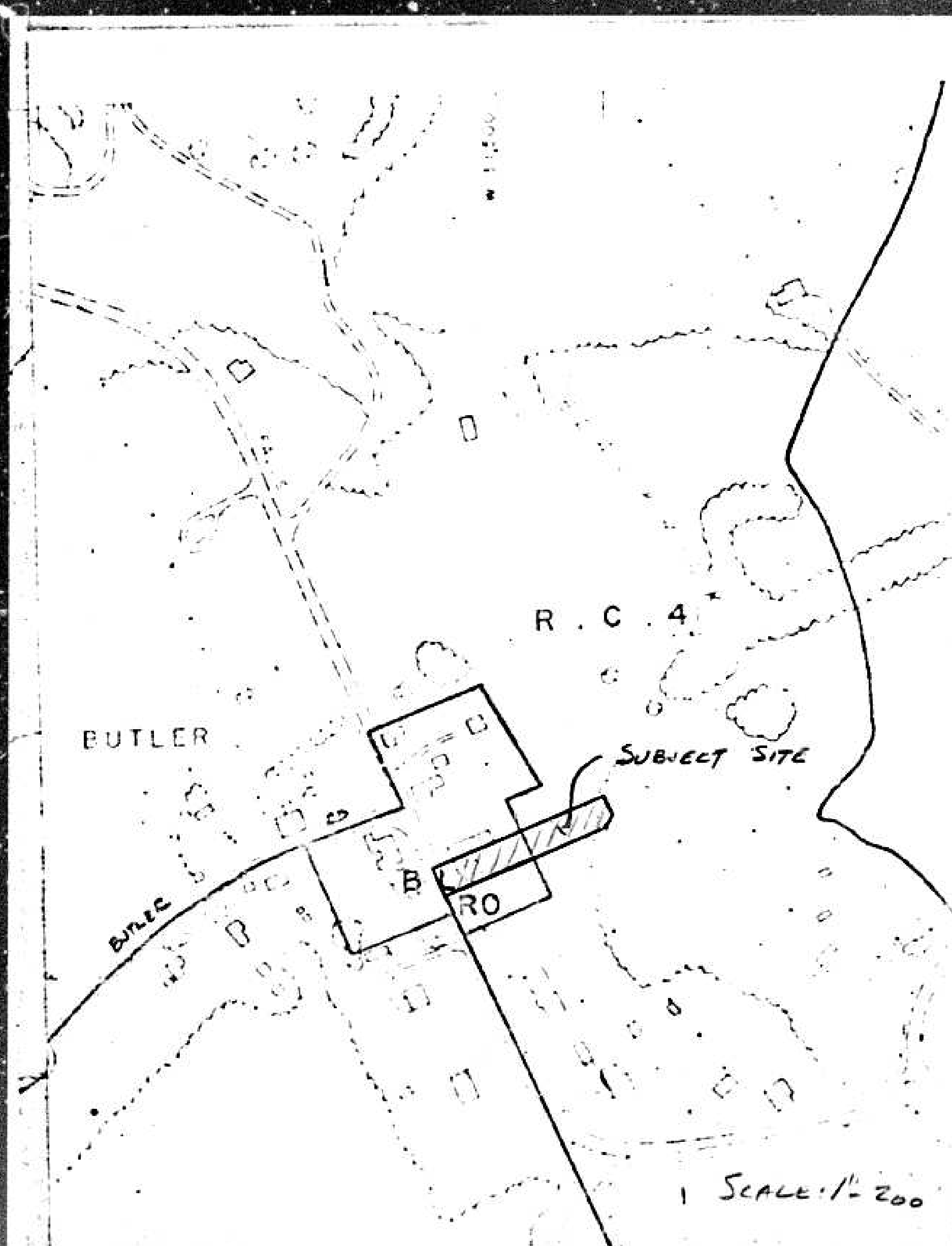
DATE: Jan. 5, 1983 ACCOUNT: R-01-615-000

AMOUNT: \$63.75

RECEIVED FROM: W. Lee Harrison, Esquire
 FOR: Advertising & Posting Case #83-148-A

8 06700000637510 5058A

VALIDATION OR SIGNATURE OF CARRIER



2-543

W. LEE HARRISON, et al
 Dec. No. 165

LAW OFFICES
 MUDD & HARRISON

306 WEST JOPPA ROAD
 TOWSON, MARYLAND 21204

AREA CODE 301
 494-1115

March 18, 1982

Mr. Nicholas Commandari
 Office of Planning and Zoning
 401 Bosley Avenue
 Towson, Maryland 21204

RE: Petition For Variance
 14919 Falls Road

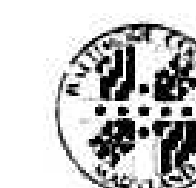
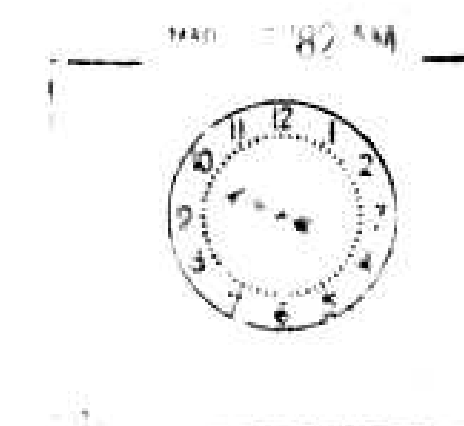
Dear Nick:

I have spoken with Pam Budesheim, the area planner for the above property during the 1980 map process, and she has indicated that the intent was to make the property line the zoning line. Apparently this is not what was accomplished but prior to filing a Petition For Writ of Mandamus (which I hope Len Jacobson's office will consent to), I would appreciate it if you would give her a call at 494-3335.

Very truly yours,

T. Rogers Harrison

TRH:jdm



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

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

February 1, 1983

H. Patrick Stringer, Esquire
 306 West Joppa Road
 Towson, Maryland 21204

RE: Petition for Variance
 NE/S of Falls Rd., 130' S of
 the center line of Butler Rd.
 5th Election District
 W. Lee Harrison, et al - Petitioners
 NO. 83-148-A (Item No. 165)

Dear Mr. Stringer:

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

Very truly yours,

John M.H. Jung
 JOHN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

22-1
JAN 88
John E. Mudd
T. Rogers Harrison
Douglas W. Biser
H. Patrick Stanger, Jr.

LAW OFFICES
MUDD & HARRISON
304 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-225-1333



December 29, 1982

Mr. Norman E. Gerber
Director of Planning and Zoning
Baltimore County Office Building
West Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Petition No. 83-148A

Dear Mr. Gerber:

W. Lee Harrison, et al

I received a copy of your memo directed to Mr. Hammond relative to the above-captioned this date and would like to correct what may be a misunderstanding.

The subject property was purchased by me in 1978 and I included my father on the deed as an accommodation to my parents. Since that time titled ownership has been changed to my mother, Margaret R. Harrison, my wife, Sharon, and myself. My father has nothing to do with the property. My mother operates an antique business from the subject property from which she derives her sole income and the building which we would like to construct, necessitating a parking variance, is intended solely for storage of furniture, either awaiting restoration (off the premises) or waiting to be picked up by a purchaser. We do not intend on retailing from the location and it will neither contain plumbing nor heating. As a practical matter, the new structure will not generate any need for additional parking, however, the request has been made to satisfy Baltimore County's Zoning requirements. Lastly, I have always understood that it was the function of the Zoning Commission to determine hardship and practical difficulty at a public hearing and not a judgment of planning outside the context of the property's peculiar use.

Indeed, if anyone is truly interested, my mother operates the store alone and often times has difficulty moving heavy pieces of furniture when sold. This problem could be alleviated if the piece could be moved until picked up or delivered to a rear storage facility. Moreover, there

Mr. Norman E. Gerber
December 29, 1982
Page Two

will be substantial testimony to support "practical difficulty" and the request comply with the spirit and harmony of Baltimore County Zoning Regulations.

Lastly, it is our position that existing site drainage will not be impacted at all by the proposed construction.

Very truly yours,

T. Rogers Harrison

TRH:jdm

cc: John W. Hessian III, Esquire
William E. Hammond, Zoning Commissioner
Paul Lee Engineering
J. G. Hoswell

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-148-A

District: 5th Date of Posting: 12-17-82
Posted for: Variance
Petitioner: W. Lee Harrison, et al
Location of property: N.E. 1/4 of Falla Road, 130' S. of the intersection of Butler Road
Location of Sign: N.E. side of Falla Road, approx. 140' South of the intersection of Butler Road
Remarks:
Posted by: J. G. Hoswell Date of return: 12-24-82
Number of Signs: 1

Mr. W. Lee Harrison
304 West Joppa Road
Towson, Md. 21204

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave
Towson, Md. 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 30th day of November, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: W. Lee Harrison, et al

Petitioner's Attorney:

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/16 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for successive weeks, the first publication appearing on the 15th day of Dec 1982.

THE TOWSON TIMES

N. Quanne Angelillo

Cost of Advertisement, \$ 36.00

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: DJ	Revised Plans:									
Previous case: None	Change in outline or description Yes									
	Map #									

PETITION FOR VARIANCE

30 Minutes Meeting

12/16/82

12/16/82

12/16/82

12/16/82

12/16/82

12/16/82

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12/16/82

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 16, 1982

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 a week for successive weeks, the first publication appearing on the 16th day of December, 1982.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19th day of February, 1982.

Filing Fee \$25.00 Received: Check

Cash

Other

Item 165

T. Rogers Harrison

William E. Hammond, Zoning Commissioner

Submitted by: Kelly B. Berman

No. 105716

ed by: J. G. Hoswell

the Petition for assignment of a

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

DATE: 2-25-82 ACCOUNT: 01-662

AMOUNT: \$25.00

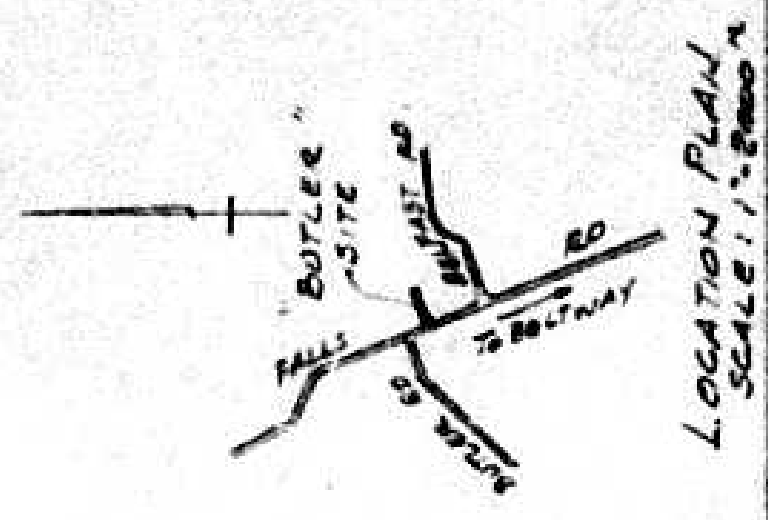
RECEIVED FROM: M. L. Harrison

FOR: J. G. Hoswell

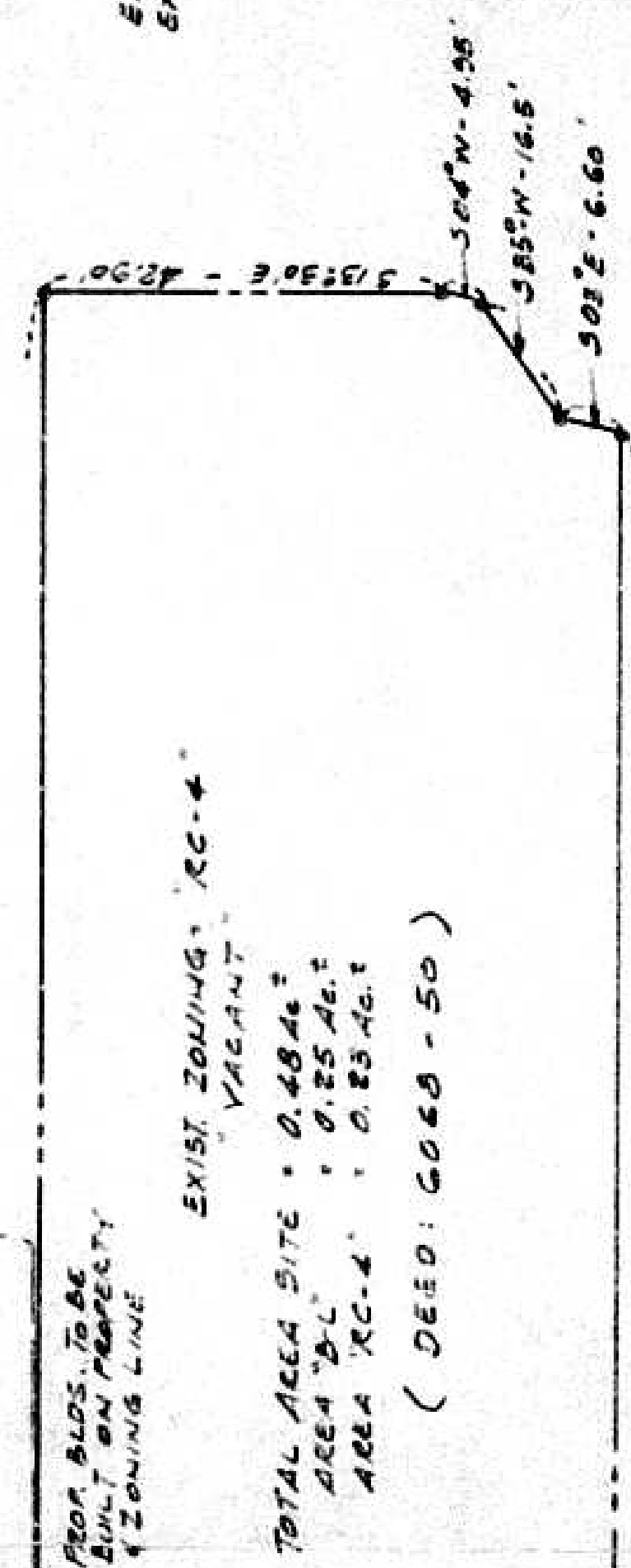
89274718 23

250000

VALIDATION OR SIGNATURE OF CARRIER



EXIST. ZONING: RC-4
EXIST. USE: VACANT



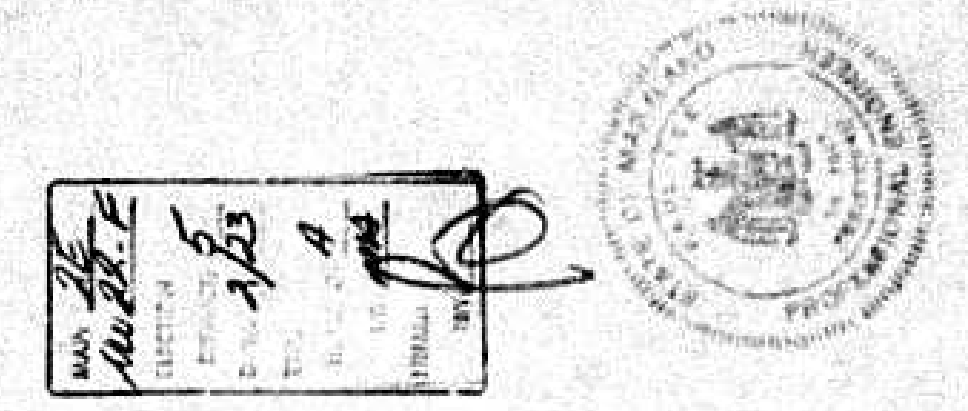
GENERAL NOTES

1. AREA OF SITE = 0.48 AC. (20,000 SQ. FT.)
2. EXIST. ZONING OF PROPERTY = B-L & RC-4
3. EXIST. USE OF PROPERTY = "ANTIQUE SHOP"
4. PROPOSED ZONING OF PROPERTY = "B-L" & RC-4
5. PROPOSED USE OF PROPERTY = "ANTIQUE SHOP & STORAGE"
6. OFF-STREET PARKING DATA:
 - A. EXIST. BLDG. 1, 18' x 14' 1460 S.F.
 - B. PROPOSED 25% BLDG. FOR STORAGE AREA. 10.8 RS. 2167 S.F. / 200 = 10.8 RS.
 - C. TOTAL PARKING REQUIRED 70 P.S.
 - D. TOTAL NUMBER OF PARKING SPACES SHOWN = 5 P.S.
 - E. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2(b) OF THE ZONING CODE TO PERMIT 9 PARKING SPACES INSTEAD OF THE REQUIRED 20 SPACES (A VARIANCE OF 11 SPACES)
 - F. SITE SERVED BY PRIVATE WATER & SEWER SYSTEM.

PLAT TO ACCOMPANY PETITION
FOR PARKING VARIANCE

AT
14919 FALLS ROAD

ELECT. DIST. 5 BALTIMORE CO., MD
SCALE: 1" = 20' FEB. 10, 1982



David H. Cunningham, Inc.
3702 W. Bayside Dr.
Chesapeake, Maryland 21520

14919 FALLS ROAD
ELECT. DIST. 5
SCALE: 1" = 20'

PETITIONER'S
EXHIBIT 1

REVISED PLAN
JAN 1985

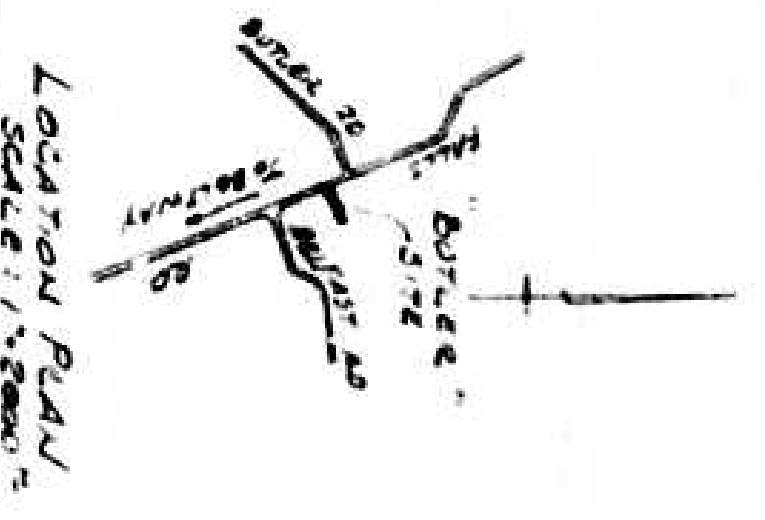
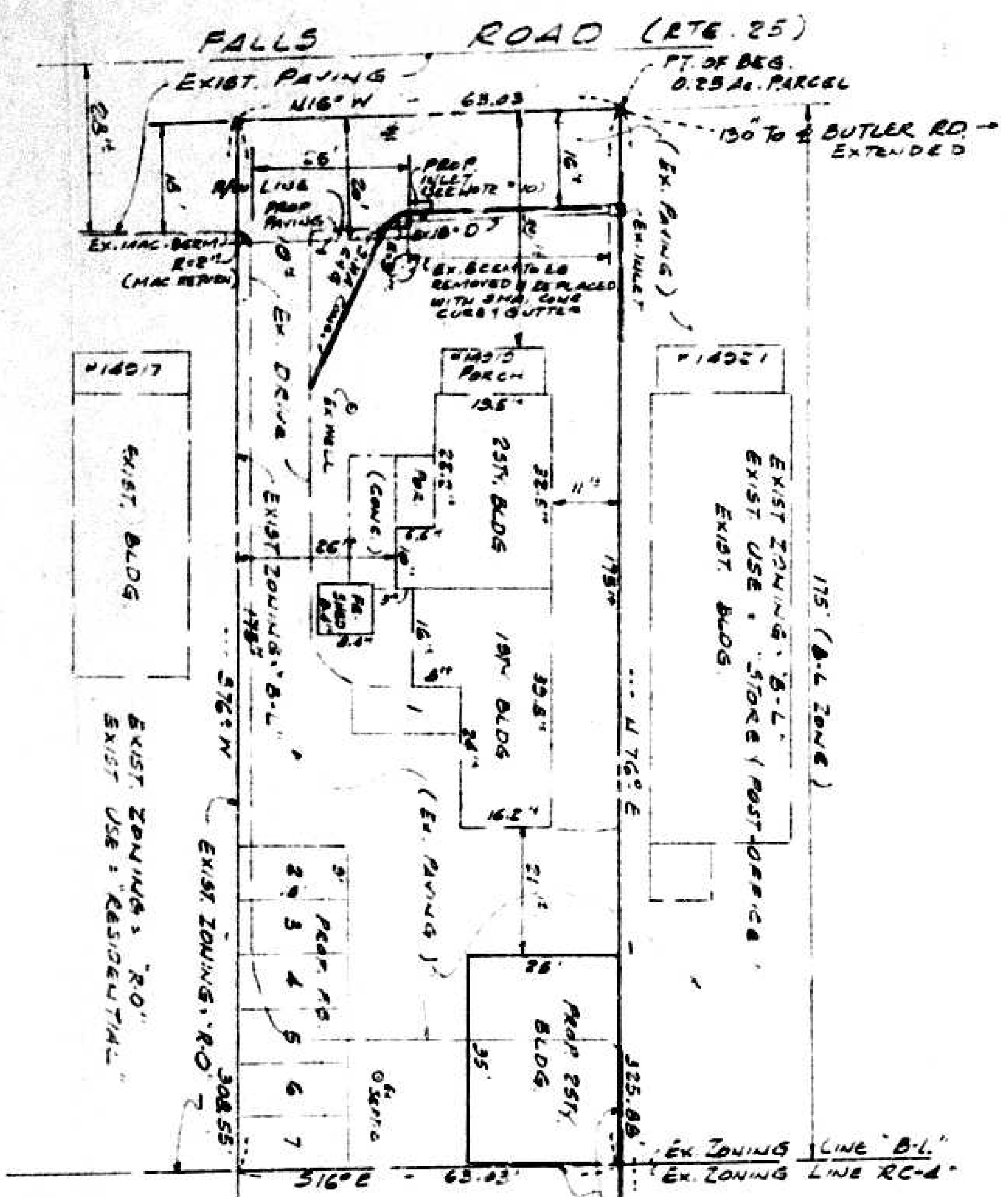


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 - C. TOTAL PARKING REQUIRED 70 P.S.
 - D. TOTAL NUMBER OF PARKING SPACES SHOWN = 7 P.S.
 - E. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.2(b) OF THE ZONING CODE TO PERMIT 7 PARKING SPACES INSTEAD OF THE REQUIRED 20 SPACES (A VARIANCE OF 13 SPACES)
 - F. SITE SERVED BY PRIVATE WATER & SEWER SYSTEM.
 - G. SITE SERVED BY PRIVATE WATER & SEWER SYSTEM.
 - H. PETITIONER REQUESTS THE CONSTRUCTION OF THE PROPOSED ALLEY, CONSTRUCTION WILL PROVIDE AN OPENING IN THE EXISTING CONC. CURB (5' x 10' TO 12' WIDE) TO ALLOW TRUCKS TO CROSS EXISTING DRIVEWAY FROM FALLS RD TO EXIST. OFFICE BUILDING. THE CONSTRUCTION OF A CONC. FENCE FROM CURB OPENING TO EXIST. WEDGEMOUNT OF 10' D.
 - I. CONC. CURB TO BE CONSTRUCTED TO GO ON LINE EXIST. WEDGEMOUNTED 10' CONCRETE TO OPEN UP THROUGH EXISTING WEDGEMOUNT TO PERMIT ADDITIONAL FLOW WHEN NEW CURB IS INSTALLED.

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EXIST. ZONING: B-L
EXIST. USE: GENERAL STORE



EXIST. ZONING: RC-4
EXIST. USE: VACANT