

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 238.2, allow a minimum rear yard setback of 7 ft. in lieu of the required 30 ft.

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

In order for Petitioner to continue a successful viable operation at the subject location it is necessary to construct an addition and increased parking at the locations shown on the attached plat for said improvements are the best most suitable appropriate location for such improvements. It would be a great practical difficulty and hardship not to allow Petitioner to locate these improvements as shown on said plat.

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 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: Legal Owner(s):
(Type or Print Name) Cleaners Hanger Co.
(Type or Print Name)

Signature: Signature John C. Zahner, Pres.
(Type or Print Name)

Address: (Type or Print Name)

City and State: Signature

Attorney for Petitioner:

T. Rogers Harrison, Esquire 8801 Wise Avenue 477-4600
(Type or Print Name) Address Phone No.

Signature: Signature T. Rogers Harrison, Esq. 21222
(Type or Print Name) City and State

306 West Joppa Road Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Address

Townson, Maryland 21204 T. Rogers Harrison, Esq.
City and State Name

Attorney's Telephone No.: 820-1335 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of July, 1985.

of July, 1985, 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 27th day of August, 1985, at 10:00 o'clock.

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ESTABLISHED 1849
S. J. MARTENET & CO.
LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4283

CLEANERS HANGER COMPANY PROPERTY

BEGINNING for the same on the southwest side of Wise Avenue, 60 feet wide, at the distance of 330 feet, more or less, from the center of North Point Boulevard and running thence North 69°06' 35" West 208.81', thence South 39°37' 35" West 5.15' to the southwest side of Wise Avenue, 70 feet wide, thence North 69°06' 35" West 307.02', thence leaving Wise Avenue the nine following courses and distances:

1) South 26°10' 35" West 405.42'

2) South 63°49' 25" East 2.50'

3) South 26°07' 10" West 200.00'

4) South 63°52' 50" East 257.66'

5) North 62°55' 00" East 124.79'

6) North 7°38' 16" West 53.02'

7) North 52°05' 30" East 333.53'

8) North 68°48' 30" West 50.00' and

9) North 52°05' 30" East 128.12' to the place of beginning.

CONTAINING 6.568 Acres of land, more or less.

RE: PETITION FOR VARIANCE
SW/S Wise Ave., 330'
NW/Centerline of North
Point Blvd. (8001 Wise
Ave.), 15th District
CLEANERS HANGER COMPANY,
Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 86-83-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

above-captioned matter. Notices should be sent of any hearing dates

or other proceedings in this matter and of the passage of any preliminary

or final Order.

Case No. 86-83-A

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

24th day of July, 1985.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 16, 1985

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

080

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

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

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

July 2, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Dick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owners: Cleaners Hanger Company

Location: SW/S Wise Avenue 330' N/W from c/1 North Point Blvd.

Item No.: 389

Zoning Agenda: Meeting of June 25, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ 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.

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

/mb

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

July 18, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 389 Zoning Advisory Committee Meeting are as follows:

Property Owner: Cleaners Hanger Company
Location: SW/S Wise Avenue 330' N/W from c/1 North Point Blvd.
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.D.A.), #111-7-1 - 1980 and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
5. All the Groups except Sub-Group Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub-Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 107, Section 106.2 and Table 100. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

SPECIAL NOTE:

1. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and setbacks are submitted. The proposed structure is in violation of the existing structure in construction, this addition would put the requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
2. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
3. The proposed project appears to be located in a Flood Plain, Tidal/Overwash. Please see the attached copy of Section 510.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
4. Comments: Show grade elevations to see if the proposed addition would be in an area subject to tidal inundation (See Item "1" above).

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the Applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. A. Burdick, Chief
Building Plans Review

4/75/85

IN RE: PETITION ZONING VARIANCE
SW/S of Wise Avenue, 330' NW
of the centerline of North
Point Boulevard (8801 Wise
Avenue) - 15th Election
District
Cleaners Hanger Company,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-83-A

ORDER OF DISMISSAL

Pursuant to a letter to the Zoning Commissioner of Baltimore County from Counsel for the Petitioner, dated August 21, 1985, IT IS ORDERED, and this 30th day of September, 1985, that the above-referenced matter be and is hereby DISMISSED without prejudice.

[Signature]
Zoning Commissioner of
Baltimore County

Attest:

cc: T. Rogers Harrison, Esquire
People's Counsel



ORDER RECEIVED FOR FILING
DATE *[Signature]*
BY *[Signature]*
ADMINISTRATIVE SERVICES

LAW OFFICES
MUDD, HARRISON & BURCH
300 WEST JOPPA ROAD
TOWSON, MARYLAND 21204
AREA CODE 301-286-1335

August 21, 1985

Mr. Arnold Jablon
Zoning Commissioner of Baltimore
County
County Office Building
111 West Chesapeake Avenue
Room 106
Towson, Maryland 21204

RE: Petition for Variance (8801 Wise Avenue)
15th Election District
Cleaners Hanger Company, Petitioner
Case No.: 86-83-A

Dear Mr. Jablon:

Please be advised that the Petitioner, Cleaners Hanger Company, wishes to withdraw its Petition for Variance as referenced above. A hearing has been set for Tuesday, August 27, 1985 for same.

Thank you for your cooperation in this matter.

Very truly yours,

[Signature]
T. Rogers Harrison
Attorney for Petitioner

TRH/ccb
cc: Peter Max Zimmerman, Esquire
Phyllis Cole Friedman, Esquire

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

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1985

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

Re: Petition for Variance
SW/S Wise Ave., 330' NW/centerline
of North Point Boulevard
(8801 Wise Avenue)
15th Election District
Cleaners Hanger Company, Petitioner
Case No. 86-83-A

Dear Mr. Harrison:

This is to advise you that \$60.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, County Office Building, Towson, Maryland 21204.

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

No. 012311

DATE: 9-25-85 ACCOUNT: R-01-415-000

AMOUNT: \$ 60.75

RECEIVED FROM: T. Rogers Harrison

FOR: Advertising + Posting 86-83-A

8 8055*****000184 0416

VALIDATION OR SIGNATURE OF CASHIER

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

July 26, 1985

NOTICE OF HEARING

RE: Petition for Variance
SW/S Wise Ave., 330' NW/centerline
of North Point Boulevard
(8801 Wise Avenue)
15th Election District
Cleaners Hanger Company, Petitioner
Case No. 86-83-A

TIME: 10:00 a.m.

DATE: Tuesday, August 27, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 007307

DATE: 8/11/85 ACCOUNT: R-01-415-000

AMOUNT: \$ 100.00

RECEIVED FROM: T. Rogers Harrison

FOR: Philip Lee for Item # 389

8034*****000184 0416

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: August 8, 1985

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-83-A

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

NEG:JGH:elm

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning



APR 10 1986

District: 15th Date of Posting: 8/4/85
 Posted for: Variance
 Petitioner: Cleaners Hanger Company
 Location of property: 5 W. Wise Ave, 430' W of North IT Blvd.
8801 Wise Ave.
 Location of Signs: Facing Wise Ave, 2' from roadway, on property
of Petitioner.
 Remarks: _____
 Posted by: MS Hatcher Date of return: 8/9/85
Signature
 Number of Signs: 1

Cost of Advertising
24.75

By K.C. Oulke

