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 ___ (238.1; 255.1; 238.2)-to-permit-side-setbacks-cf 21 and 26 feet instead of the required 30 feet and a setback of 46 feet to the centerline of the street in lieu of the required 50 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Financial - high monthly mortgage payment
2. Practical - property always has been in a commercial zone Sw40
3. Variance would only affect 4 feet and 5 feet on two sides BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE 4. Property is in an industrial park, to be used for offices | DISTRICT 13 |
5. Value of property-realtor represented property as being | DME CIZIRO October 23, 1985 commercial NORMAN E GERDER DRECTOR Property is to be posted and advertised as prescribed by Zoning Regulations. COUNTY OFFICE BLDG. John L. Calhoun, Esquire 111 W. Chesapeake Ave. Towson, Maryland 2120 605 Baltimore Avenue 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 sy. Baltimore County adopted pursuant to the Zoning Law For Baltimore County. Towson, Maryland 21204 RE: Item No. 93 - Case No. 86-214-A Mr. Arnold Jablen 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. Petitioners - Ernest Nisser, et ux Zoning Commissioner County Office Building Towson, Maryland 21201 NOVEMBER 12, 1985 Variance Petition Re: Zoning Advisory Heeting of SEPTEMBER 17, 1965

Item + 93

Property Owner: ERNEST NISSER, et ux Dear Mr. Calhoun: Legal Owner(s): Bureau of Contract Purchaser: Jane R. Nisser LOCATION: SW/CORNER OF BENSON AVE +. Case No. 86-214-A The Zoning Plans Advisory Committee has reviewed the plans sub-Department of mitted with the above-referenced petition. The following comments (Type or Print Name) BALTIMORE COUNTY OFFICE OF PLANNING & ZONING KNECHT AVE. are not intended to indicate the appropriateness of the zoning action The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are State Roads Commiss: requested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention County Office Building 111 W. Chesapeake Avenue 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 ()There are no site planning factors requiring comment.

()A County Review Group Meeting is required.

()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

()This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

()A record plat will be required and must be recorded prior to issuance of a building pensit.

()The access is not satisfactory.

()The parking arrangement is not satisfactory. Ernest Nisse: Health Department Towson, Maryland 21204 Project Planning the requested zoning. Your petition has been received and accepted for filing this lath day of October 1985. Building Department City and State Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Zoning Administration petition. If similar comments from the remaining members are received, Attorney for Petitioner: Industrial I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing (*) The parking arrangement is not satisfactory.

(Parking calculations must be shown on the plan. 1 Im L. Calhon)This property contains soils which are defined as wetlands, and development on these soils is prohibited.

(Construction in or alteration of the floodplain is prohibited scheduled accordingly. ARNOLD ABLON
Zoning Commissioner under the provisions of Section 22-98 of the Development Regulations.

[Development of this site may constitute a potential conflict with 605 Haltimore Avenue Name, address and phone number of legal owner, con-Received by: Janes & Dyer bic tract purchaser or representative to be contacted Petitioner Ernest Nisser, et ux the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board games E. Dever, bec Towson, Maryland 21204 Chairman, Zoning Plans Jane Nisser Petitioner's (X)Landscaping: Must comply with Baitimore County Landscape Manual.
 (I) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service John L. Calhoun, Esquire SAMES E. DYER Advisory Committee Attorney City and State 5714 Mountain Rd., Pasadena, Md. 21122 Chairman 321-1818 Zoning Plans Advisory Committee Attorney's Telephone No.: ___ Phone No. 242-4700 The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 173-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. ORDERED By The Zoning Commissioner of Baltimore County, this ___14th_____ day Enclosures of October 19_85, 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 Paltimore 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)Additional comments: County, on the _____ 3rd ____ day of __December _____, 19_85_, at 9:30_-o'clock Chief, Current Planning and Development 12/3 The course of the control of the four bear of the control of the course of the control of the co BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 November 5, 1985 494-4500 INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING PAUL H. REINCKE CHIEF TOWSON MARYLAND 21204 494-3550 Arnold Jablon September 26, 1985 TED ZALESKI, JR. DIRECTOR TO Zoning Commissioner Date November 21, 1985 Mr. Arnold Jablon Norman E. Gerber, AICP, Director Zoning Commissioner STEPHEN E. COLLINS FROM Office of Planning and Zoning Office of Planning and Zoning Baltimore County Office Building Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 September 25, 1985 Towson, Maryland 21204 SUBJECT Zoning Petition No. 86-214-A Dear Mr. Jablons Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee Mr. Arnold Jablon Zoning Commissioner Property Owner: Ernest Nisser, et ux County Office Building RE: Property Owner: Ernest Nisser, et ux S/W Corner of Benson Avenue and Knecht Avenue Towson, Maryland 21204 Districts Location: S/W corner of Benson Avenue and Knecht Avenue Assuming compliance with the comments of the Division of APPLICABLE ITEMS ARE CIRCLED: Meeting of September 17, 1985 Current Planning and Development's representatives to the Zoning Zoning Agenda: Meeting of 9/17/85 Item No. 93 Item No.: 93 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.B.S.I. #117-1 + 1980) and other applicable Codes and Standards. Ernest Nisser, et ux Plans Advisory Committee, this office is not opposed to the granting Property Owner: S/W corner of Benson Avenue and Knecht Ave. of the subject request. Location: Gentlemen: B A building and other miscellaneous permits shall be required before the start of any construction. Existing Zoning: Variance to permit side setbacks of 21 Proposed Zoning: Pursuant to your request, the referenced property has been surveyed by this and 26 feet instead of the required 30 Bureau and the comments below marked with an "X" are applicable and required Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. feet and a setback of 46 feet to the to be corrected or incorporated into the final plans for the property. centerline of the street in lieu of the required 50 feet. 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. Reproduced seals are not acceptable. () 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 NEG:JGH:slm B. All Use Groups except R-L Single Family Betached Deallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L Use Groups 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 Lo1, Section 1Lo7, Section 1Lo6.2 and Table 1Lo2. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. 13th Department of Public Works. District: () 2. A second means of vehicle access is required for the site. F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department. () 3. The vehicle dead end condition shown at There is a sight distance problem at this site. Visitablity is obstructed for the west bound movement of Knecht Ave. to the south. The sight distance problem is caused by vertical curves on both streets, a G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code. EXCEEDS the maximum allowed by the Fire Department. stor wall along the frontage of the site, and weeds along the road. H. When filing for a required Change of Use/Occupancy Permit, an alterative parmit application shall also be filed along with three sets of acceptable construction plane 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 seeds are usually required. The change of Use Groups are from Use to Use or to Mixed Uses See Section 312 of the Building Code. () 4. The site shall be made to comply with all applicable parts of the The 8' set back requirement for parking should be maintained. Fire Prevention Code prior to occupancy or beginning of operation. The site would be better served from a traffic stand point, if (x) 5. The buildings and structures existing or proposed on the site shall access and the parking were located in the rear of the site. comply with all applicable requirements of the National Fire Protection I. The proposed project appears to be located in a Flood Flain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall above the correct elevations above see level for the lot and the finish floor levels including basement. Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. Commenter See attached sheet for conversion of dwellings to office use. () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Cition of Tally 9/36/65 Approved:

Planning Group

Special Inspection Number

Fire/Prevention Number Traffic Engineer Assoc II K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning and Zoning and are not intended to be construed as the full extent of any permit. If desiapplicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Lierles Schernham.

BY: C. E. Burnham, Chief
Building Plans Review Special Inspection Division

ROMENT SPRINGS SCA 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 _____, 19____, that the herein Petition for Variance(s) to permit

ARNOLD JABLON

ZONING COMMISSIONER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

December 4, 1985

John L. Calhoun, Esquire 605 Baltimore Avenue Towson, Maryland 21204

> RE: PETITION FOR VARIANCE SW/corner of Benson and Knecht Ave. (4601 Benson Ave.) 13th Election District Ernest Nisser, et ux, Petitioners Case No. 86-214-A

Dear Mr. Calhoun:

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

> Very truly yours, JEÁN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bg Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCES SW Corner Benson & Knecht Ave. (4601 Benson Ave.), 13th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-214-A

Case No. 86-214-A

:::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

of the foregoing Entry of Appearance was mailed to John L. Calhoun, Esquire, 605 Baltimore Ave., Towson, MD 21204, Attorney for Petitioners.

required 50 feet is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. Any future expansion must comply with the BCZR and all applicable county regulations and standards.
- 2. Access and parking shall be redesigned and approved by the Baltimore County Department of Traffic Engineering and a copy of that approved plan submitted for this file. Any eight foot setback and/or screening required between parking areas and the adjacent residence shall be indicated.
- 3. Landscaping must comply with the Baltimore County.

Deputy Zoning Commissioner of Baltimore County

JMHJ:bg

FILIN FOR RECEIVED

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

November 27, 1985

John L. Calhoun, Esquire 605 Baltimore Avenue Towson, Maryland 21204

> Re: Petition for Variance SW/corner Benson & Knecht Ave. (4601 Benson Avenue) 13th Election District Ernest Nisser, et ux Case No. 86-214-A

Dear Mr. Calhoun:

This is to advise you that \$48.23 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 OR THE ORDER SHALL NOT BE ISSUED.

Do <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office. Room 112

No. 012419 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT DATE 12-3-85 - ACCOUNT R-C1-615 000

4601 Benson Avenue

Located on the southwest corner of Benson and Knecht Avenues and running the following courses and distances:

DESCRIPTION

E 150 thence W 100' thence 15' 00" E 100', to the

Benson Avenue.

place of beginning, the improvements thereon known as 4601

PETITION FOR VARIANCE

13th Election District

Southwest corner of Benson and Knecht Avenue LOCATION:

(4601 Benson Avenue)

Tuesday, December 3, 1985 at 9:30 a.m.

PUBLIC HEARING:

DATE AND TIME:

Room 106, County Office Building, 111 West 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 from Section 255.1, 238.1, 238.2 to permit side setbacks of 21 and 26 feet instead of the required 30 feet and a setback

of 46 feet to the centerline of the street in lieu of the required 50 feet.

Being the property of Ernest Nisser, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

ERNEST NISSER, et ux, Petitioners

the variances should be granted.

IN RE: PETITION FOR VARIANCE

SW/corner of Benson and

13th Election District

Ernest Nisser, et ux,

Knecht Ave. (4601 Benson Ave.) *

Petitioners

centerline of the street in lieu of the required 50 feet.

County Landscape Manual. There were no Protestants.

* * * * * * * * *

and 26 feet in lieu of the required 30 feet and a setback of 46 feet to the

chased an existing building in a M.L. zone, formerly used as a residence, for

the purpose of establishing offices for his construction company. The site is

surrounded by office and industrial uses except for one residence on the west.

No additions are proposed at this time. The Petitioner is willing to change the

entrance and parking to satisfy the concerns of the Baltimore County Department

of Traffic Engineering. Although there is a quantity, even overgrown, of ex-

isting landscaping, the Petitioner is willing to comply with the Baltimore

pearing that strict compliance with the Baltimore County Zoning Regulations

(BCZR) would result in practical difficulty and unreasonable hardship upon the

Petitioners, and the granting of the variances requested would not adversely af-

fect the health, safety, and general welfare of the community, and, therefore,

County this 4th day of December, 1985, that the herein Petition for

Variance to permit side yard setbacks of 21 and 26 feet in lieu of the required

30 feet and a setback of 46 feet to the centerline of the street in lieu of the

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

After due consideration of the testimony and evidence presented, and it ap-

The Petitioners herein request variances to permit side yard setbacks of 21

Testimony by the Petitioner indicated that less than one year ago he pur-

Phyllis Cole Friedman

I HEREBY CERTIFY that on this 8th day of November, 1985, a ∞py

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Date November 5, 1985 Mr. Annold Jablon FROM C. E. Burnham SUBJECT__Item_#93_. R. O. OCCUPANCIES: From R-3 to B (/) 1. A change of occupancy, alteration, and other miscellaneous permits are required. () 2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0. () 3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements. () 4. Interior stairs shall be enclosed with <u>one</u> hour rated assemblies and "B" label <u>one</u> hour doors. () 5. Tenant demising walls, floor/ceiling assemblies shall have a minimum 1 nour rating. See Table 401 amended by Bill 4-82. () 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0 of an interior lot line. (/) 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required. () 8. Exit stairs, handrails, etc. shall comply with Section 816.0. () 9. Plan does not show the following handicapped requirements under the State Hendicapped laws: () A. Parking (correct number of spaces, locations) B. Signs C. Parking lot accessibility (paving, etc.) D. Building accessibility (entrance) E. Required ramps F. Interior access and useability, (elevators, toilet rooms, etc.) C. Curb cuts, etc. (/) 10. Interior finishes shall comply with Tables 1421.5 and 1421.7. () 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusers, This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in Item #1 above. November 1. 1985 John L. Calhoun, Esquire 605 Baltimore Avenue Towson, Maryland 21204 NOTICE OF HEARING RE: SW/corner Benson & Knecht Ave. (4601 Benson Avenue) 13th Election District Ernest Nisser, et ux Case No. 86-214-A TIME: 9:30 a.m. DATE: Tuesday, December 3, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland No. 012647 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - LEVENUE DIVISION MISCELLANEOUS CASH RECEIPT

Majestie Tä	Le Company, Inc. February 19, 1986
Baltimore County Department of Permits & Licenses	
Towson, Maryland 21204	Re: 4601 Benson Avenue #75467/C-740-85
To Whom It May Concern:	
abovesaid property. The following changes have	d the requested documents for the
by the zoning department: The will abide by the Baltimore Count	
Should you have any questi	ons, do not hesitate to contact our Respectfully
	Ernest Nisser
Bret.	
	APPROVED 2/19/8C
	RAFFIC ENGINEERING
D O DOV 24014 - 4601 PENSON AV	VENUE • BALTIMORE, MD 21227 • 301-242-4700
76-214-A	
	Office of PATUXENT Publishing Corp. 10750 Little Patuxent Pkwy. Columbia, MD 21044
PETITION PLIN VARIANCE 13th Election Diotriot LOCATION: Southwest corner of Berson and Knecht Avenue (4601 Banson Avenue) DATE AND THAE: Tuesday, De- cember 3, 1986 at 9:30 a.m.	November 14 19 85
PUBLIC HEARING: Room 105, County Office Building, 111 West Chesapeake Avenue, Toward, No. The Zoning Commission of Batamore County, by authority of	THIS IS TO CERTIFY, that the annexed advertisement of
County, will hold a painter hearing: Position for Vertance from Section 256 1, 238.1, 238.2 to present arise settlectes of 21 and 28 best and instead of the required 30 feet and a settlect of 46 feet to the certainty of the street in lies of the required 50 feet.	PETITION FOR VARIANCE
Being the property of Recommendation of LIX as shown on the plat filed with the Zoning Critica. In the event that this Prestion 6s gravind, a building parent may be sensed where the thery (30) day appeal period. The Zoning Commissioner will, however, eventuals.	was inserted in the following: ☐Catonsville Times ☒Arbutus Times weekly newspapers published in Baltimore County, Maryland
erry request for a stey of the le- surnor of said permit theing this period for good cause shown. Such request must be received in militage by the date of the tearing sail stone or made at the hearing. BY ORDER OF ARMOLD JARSLON	weekly newspapers published in Baltimore County, Maryland once a week forsuccessive weeks before the16day of November19_85, that is to say, the same was inserted in the issues of
ZONING COMMISSIONER OF BALTIMORE COUNTY 806-A/Nov. 14.	November 14, 1985

IN RE: PETITION FOR VARIANCE and 26 feet in lieu of the required 30 feet and a setback of 46 feet to the centerline of the street in lieu of the required 50 feet. chased an existing building in a M.L. zone, formerly used as a residence, for the purpose of establishing offices for his construction company. The site is surrounded by office and industrial uses except for one residence on the west. No additions are proposed at this time. The Petitioner is willing to change the entrance and parking to satisfy the concerns of the Baltimore County Department of Traffic Engineering. Although there is a quantity, even overgrown, of existing landscaping, the Petitioner is willing to comply with the Baltimore County Landscape Manual. There were no Protestants. pearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore,

the variances should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore day of December, 1985, that the herein Petition for Variance to permit side yard setbacks of 21 and 26 feet in lieu of the required 30 feet and a setback of 46 feet to the centerline of the street in lieu of the

LOCATION: Southwest corner of Besson and Knocht Avenue (4601 Benson Avenue) DATE AND TIME: Tuesday, Ducess

backs of 21 and 26 feet instead of the required 30 feet and a serback of 46 feet to the centerline of the street in lieu of the required 50 feet.

Being the property of Ernest Nisser, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shows. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON. Zoning Commissioner of Baltimore County

86-214-4 CERTIFICATE OF PUBLICATION

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-214-A

SW/corner of Benson and

13th Election District

Ernest Nisser, et ux,

Knecht Ave. (4601 Benson Ave.) *

Petitioners

.

The Petitioners herein request variances to permit side yard setbacks of 21

Testimony by the Petitioner indicated that less than one year ago he pur-

After due consideration of the testimony and evidence presented, and it ap-

TOWSON, MD., November 14 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 14 8

Cost of Advertising

THE JEFFERSONIAN,

24.75

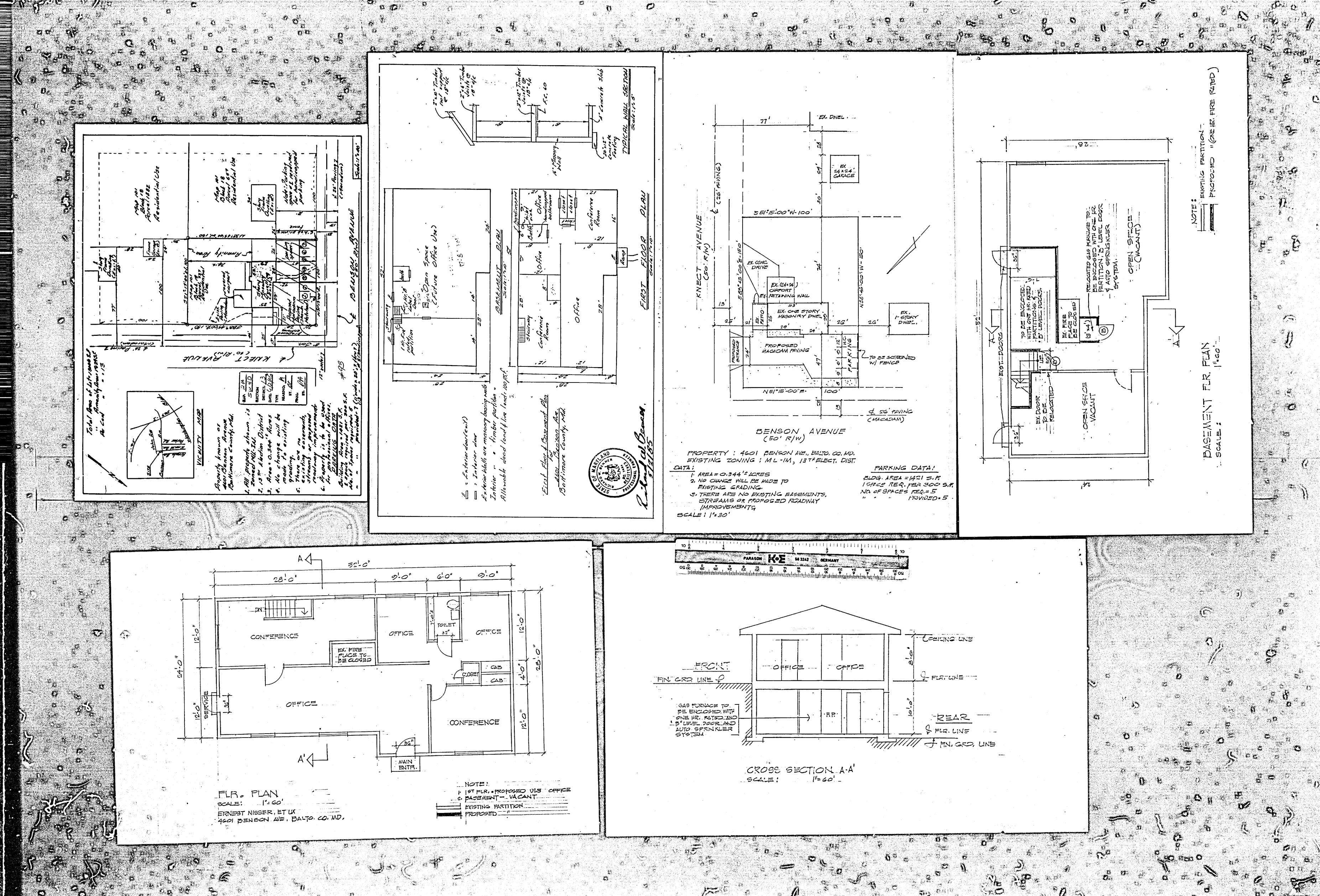
required 50 feet is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Any future expansion must comply with the BCZR and all applicable county regulations and standards.
- Access and parking shall be redesigned and approved by the Baltimore County Department of Traffic Engineering and a copy of that approved plan submitted for this file. Any eight foot setback and/or screening required between parking areas and the adjacent residence shall be indicated.
- 3. Landscaping must comply with the Baltimore County Landscape Manual.

Deputy Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING 86-214-A

Date of Posting 11-15-85 · Variance Conest Miser et un property SW/CM of Benor and Knesht are. 17661 Bendon One) 1 see Cla front of 460/ Benson arence Date of return: 11-15-85



AUG 11 1988.