

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

ARNOLD JABLON
ZONING COMMISSIONER

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,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SW corner of Benson and
Knecht Ave. (4601 Benson Ave.)
13th Election District
Ernest Nisser, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-214-A

The Petitioners herein request variances 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 required 50 feet.

Testimony by the Petitioner indicated that less than one year ago he purchased 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.

After due consideration of the testimony and evidence presented, and it appearing 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 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

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 Landscape Manual.

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

JMHJ:bg

DESCRIPTION
4601 Benson Avenue

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

S	88°	45'	00"	E	150'	thence
S	51°	15'	00"	W	100'	thence
N	38°	45'	00"	W	150'	thence
N	51°	15'	00"	E	100'	to the

place of beginning, the improvements thereon known as 4601 Benson Avenue.

PETITION FOR VARIANCE
13th Election District

LOCATION: Southwest corner of Benson and Knecht Avenue
(4601 Benson Avenue)

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

PUBLIC HEARING: 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 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 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

RE: PETITION FOR VARIANCES
SW Corner Benson & Knecht
Ave. (4601 Benson Ave.),
13th District
ERNEST NISSER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-214-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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 8th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to John L. Calhoun, Esquire, 605 Baltimore Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE 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 not 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 113, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 012419

DATE 12-3-85 ACCOUNT R-01-615-000

AMOUNT \$ 48.23

RECEIVED FROM Ernest Nisser, et ux

FOR Advertising & Posting

213*****422310 4034P

VALIDATION ON SIGNATURE OF CASHIER

AUG 11 1986

