

Revised
 MAP 1100-2-23
 E.D. 36
 DATE 1-9-87
 200 ✓
 1000
 DP

86-252-A
 #135

86-252-A
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86-252-A
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86-252-A
 #135

IN THE MATTER OF
 THE APPLICATION OF
 PAUL W. HANSEN
 FOR A VARIANCE ON PROPERTY
 LOCATED ON THE EAST SIDE OF
 CHARLES STREET, 200 FT. NORTH
 OF STEVENSON LANE
 (6207 N. CHARLES ST.)
 9th DISTRICT

BEFORE
 COUNTY BOARD OF APPEALS
 OF
 BALTIMORE COUNTY
 No. 86-252-A

OPINION

This matter comes before the Board as an appeal from the Order of the Zoning Commissioner, dated December 19, 1985, denying a requested variance. Commissioner Jablon, in his "findings of fact and conclusions of law", determined that the requested variance would be detrimental to the public health, safety and general welfare of this locale and that the Petitioner did not meet his burden of proof in demonstrating practical difficulty or unreasonable hardship.

The Petitioner, Paul W. Hansen, owns and operates a Texaco Service Station along a small commercial strip bordering Charles Street. It is of note that the general locale is of residential makeup, except for the referenced commercial strip which contains two service stations, an abandoned super market, a bank and similar commercial uses.

Mr. Hansen has requested a variance from Section 405.4(C)(5) of the Baltimore County Zoning Regulations (BCZR), and seeks to continue a truck rental operation from his facility. Appearing without counsel, he testified that he has been a long time merchant in this area and has always had good relations with his neighbors, both residential and commercial. He has been in business since 1959 at this location. During the 1970's, he combined his service station operation with a truck rental facility. Although successful, the rental operation was voluntarily closed down in approximately 1980 when the Petitioner decided to concentrate only on the service station operation.

MICROFILMED

Paul W. Hansen
 Case No. 86-252-A

However, needing additional income, the operation was renewed recently, which resulted in objection from the Protestants and the petition for variance before us.

The variance specifically requests relief from Section 405.4(C)(5) of the BCZR; to permit a truck rental at Mr. Hansen's facility of 12,698 square feet, which is below the required square footage.

As justification for his request, the Petitioner argues that economic realities have made the additional income generated by a truck rental facility a must. He claims that a truck rental facility would provide a needed service to the adjacent community. He repeatedly stressed that without this income, his facility may be put out of business.

Also testifying on behalf of the Petitioner was Mr. William Shotwell, a District Safety Manager for Ryder Truck Rental. Mr. Shotwell testified as to the reliability and reputation of Mr. Hansen, but most of his testimony went not toward the need for this specific petitioned variance, but rather toward Ryder's operation in general.

In opposition to the petition were two representatives of adjacent community associations, namely, Robert E. Scott from Murry Hill Improvement Association and Scott Goetsch from the Rodgers Forge Community Association. Both expressed valid concerns over traffic and commercial congestion on this strip. Also, both testified as to the residential nature of the locale and their communities' desires that commercial inroads be denied. Their testimony was well taken.

Also testifying was John J. Butterhoff, an adjoining property owner/resident. He is vehemently opposed to the petitioned variance. It is apparent that this witness and the Petitioner have long been at odds not only over this issue, but undoubtedly others. It is an unfortunate attribute of human nature that personalities and petty disputes interfere with the peaceful coexistence of these neighbors. The Board is unimpaired of them in reaching its decision, but notes them only in passing.

MICROFILMED

Paul W. Hansen
 Case No. 86-252-A

In any event, Mr. Butterhoff also objects to the proliferation of commercialism in this area. He also questions Mr. Hansen's claim of financial need, in that there exist only two service stations currently on the strip, whereas four stations were economically supported for many years.

As well stated in the Zoning Commissioner's decision of December 19, 1985, this Board is guided in considering the requested variance by the precepts set forth in McLean v. Soley 270 Md. 208 (1973) and Anderson v. Board of Appeals, Town of Chesapeake Beach 22 Md. App. 28 (1974). The standard mandated by these decisions is stated in the Zoning Commissioner's Opinion and will not be repeated here.

Upon consideration of all of the evidence, we do not believe that the Petitioner has met his burden. There was no persuasive evidence that denial of the requested variance would unreasonably restrict Petitioner's use of the property or do substantial injustice to the Petitioner. Taken as a whole, we are persuaded that the concerns as expressed by the Protestants regarding excessive commercialization of the area are well founded. We are, therefore, persuaded that the variance should be denied and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of July, 1986, by the County Board of Appeals, ORDERED that the Petition for Zoning Variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with truck rental ancillary use be and is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

MICROFILMED

Paul W. Hansen
 Case No. 86-252-A

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY

Keith S. Franz, Acting Chairman
 Lawrence E. Schmidt
 LeRoy B. Spittler

IN RE: PETITION ZONING VARIANCE
 E/S of Charles Street, 200' N
 of Stevenson Lane (6207 North
 Charles Street) - 9th Election
 District

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Paul W. Hansen,
 Petitioner *

Case No. 86-252-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with a truck-rental ancillary use, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, who was ill and could not attend the hearing, was represented by Steve Novak, One-Way Rental Manager for Ryder Truck Company (Ryder). John Butterhoff, who lives directly behind the service station; Thomas V. Murphy, representing the Woodbrook Village Association; Robert E. Scott, Jr., representing the Murry Hill Improvement Association; and Scott D. Goetsch, representing the Rodgers Forge Community Association, appeared and testified in opposition.

Testimony indicated that the subject property, zoned B.L. and located on Charles Street, north of Stevenson Lane, contains 12,698 square feet and has been improved since before December 31, 1967 with a service station. The Petitioner has entered into a dealership agreement with Ryder to rent trucks on a one and two-way basis. Mr. Novak testified that the truck rentals provide a community service of great benefit, as well as the Petitioner with a significant income, both of which would be lost if the variance were denied.

The Protestants, especially Mr. Butterhoff, all oppose the requested variance. The service station site is small and parking of the trucks, which

averages about three per day, creates overcrowding on the site and increases the noise level proportionately.

The Petitioner seeks relief from Section 405.4.C.5, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR). In addition to satisfying the burden of proof set forth in Section 307, the Petitioner must also conform to the conditions delineated in Section 405.8, BCZR.

While Section 405.4.C.5 requires an additional 4,000 square feet of lot area for light-truck rental, Section 405.8.C requires that the site-area and screening requirements of Sections 405.4 and 405.5 be met for those stations in existence prior to December 31, 1967.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would be contrary to the spirit of the BCZR and would result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would not result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would not unduly restrict the use of the land for its intended purpose nor would it render conformance unnecessarily burdensome. In addition, the variance requested would be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the requested variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1985, that the Petition for Zoning Variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with a truck-rental ancillary use be and is hereby DENIED.

Zoning Commissioner of
 Baltimore County

AJ/srl
 cc: Mr. Paul W. Hansen
 Robert E. Scott, Jr., Esquire
 Scott D. Goetsch, Esquire
 Mr. John Butterhoff
 Mr. Thomas V. Murphy
 People's Counsel

RECEIVED FOR FILING

DATE 12-19-85 BY [Signature]

MICROFILMED

RECEIVED FOR FILING

DATE 12-19-85 BY [Signature]

MICROFILMED

RECEIVED FOR FILING

DATE 12-19-85 BY [Signature]

MICROFILMED

Revised
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The Petitioner, Paul W. Hansen, owns and operates a Texaco Service Station along a small commercial strip bordering Charles Street. It is of note that the general locale is of residential makeup, except for the referenced commercial strip which contains two service stations, an abandoned super market, a bank and similar commercial uses.

Mr. Hansen has requested a variance from Section 405.4.(C.) (5) of the Baltimore County Zoning Regulations (BCZR), and seeks to continue a truck rental operation from his facility. Appearing without counsel, he testified that he has been a long time merchant in this area and has always had good relations with his neighbors, both residential and commercial. He has been in business since 1959 at this location. During the 1970's, he combined his service station operation with a truck rental facility. Although successful, the rental operation was voluntarily closed down in approximately 1980 when the Petitioner decided to concentrate only on the service station operation.

Paul W. Hansen
 Case No. 86-252-A

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The variance specifically requests relief from Section 405.4.(C)(5) of the BCZR; to permit a truck rental at Mr. Hansen's facility of 12,698 square feet, which is below the required square footage.

As justification for his request, the Petitioner argues that economic realities have made the additional income generated by a truck rental facility a must. He claims that a truck rental facility would provide a needed service to the adjacent community. He repeatedly stressed that without this income, his facility may be put out of business.

Also testifying on behalf of the Petitioner was Mr. William Shotwell, a District Safety Manager for Ryder Truck Rental. Mr. Shotwell testified as to the reliability and reputation of Mr. Hansen, but most of his testimony went not toward the need for this specific petitioned variance, but rather toward Ryder's operation in general.

In opposition to the petition were two representatives of adjacent community associations, namely, Robert E. Scott from Murry Hill Improvement Association and Scott Goetsch from the Rodgers Forge Community Association. Both expressed valid concerns over traffic and commercial congestion on this strip. Also, both testified as to the residential nature of the locale and their communities' desires that commercial inroads be denied. Their testimony was well taken.

Also testifying was John J. Butterhoff, an adjoining property owner/resident. He is vehemently opposed to the petitioned variance. It is apparent that this witness and the Petitioner have long been at odds not only over this issue, but undoubtedly others. It is an unfortunate attribute of human nature that personalities and petty disputes interfere with the peaceful coexistence of these neighbors. The Board is unmindful of them in reaching its decision, but notes them only in passing.

Paul W. Hansen
 Case No. 86-252-A

In any event, Mr. Butterhoff also objects to the proliferation of commercialism in this area. He also questions Mr. Hansen's claim of financial need, in that there exist only two service stations currently on the strip, whereas four stations were economically supported for many years.

As well stated in the Zoning Commissioner's decision of December 19, 1985, this Board is guided in considering the requested variance by the precepts set forth in McLean v Soley 270 Md. 208 (1973) and Anderson v Board of Appeals, Town of Chesapeake Beach 22 Md. App. 28 (1974). The standard mandated by these decisions is stated in the Zoning Commissioner's Opinion and will not be repeated here.

Upon consideration of all of the evidence, we do not believe that the Petitioner has met his burden. There was no persuasive evidence that denial of the requested variance would unreasonably restrict Petitioner's use of the property or do substantial injustice to the Petitioner. Taken as a whole, we are persuaded that the concerns as expressed by the Protestants regarding excessive commercialization of the area are well founded. We are, therefore, persuaded that the variance should be denied and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 15th day of July, 1986, by the County Board of Appeals, ORDERED that the Petition for Zoning Variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with truck rental ancillary use be and is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

Paul W. Hansen
 Case No. 86-252-A

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY
 Keith S. Franz, Acting Chairman
 Lawrence E. Schmidt
 LeRoy B. Spurrer

IN RE: PETITION ZONING VARIANCE
 E/S of Charles Street, 200' N
 of Stevenson Lane (6207 North
 Charles Street) - 9th Election
 District
 Paul W. Hansen,
 Petitioner
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with a truck-rental ancillary use, as more particularly described on Petitioner's Exhibit I.

The Petitioner, who was ill and could not attend the hearing, was represented by Steve Novak, One-Way Rental Manager for Ryder Truck Company (Ryder). John Butterhoff, who lives directly behind the service station; Thomas V. Murphy, representing the Woodbrook Village Association; Robert E. Scott, Jr., representing the Murray Hill Improvement Association; and Scott D. Goetsch, representing the Rodgers Forge Community Association, appeared and testified in opposition.

Testimony indicated that the subject property, zoned B.L. and located on Charles Street, north of Stevenson Lane, contains 12,698 square feet and has been improved since before December 31, 1967 with a service station. The Petitioner has entered into a dealership agreement with Ryder to rent trucks on one and two-way basis. Mr. Novak testified that the truck rentals provide a community service of great benefit, as well as the Petitioner with a significant income, both of which would be lost if the variance were denied.

The Protestants, especially Mr. Butterhoff, all oppose the requested variance. The service station site is small and parking of the trucks, which

averages about three per day, creates overcrowding on the site and increases the noise level proportionately.

The Petitioner seeks relief from Section 405.4.C.5, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR). In addition to satisfying the burden of proof set forth in Section 307, the Petitioner must also conform to the conditions delineated in Section 405.8, BCZR.

While Section 405.4.C.5 requires an additional 4,000 square feet of lot area for light-truck rental, Section 405.8.C requires that the site-area and screening requirements of Sections 405.4 and 405.5 be met for those stations in existence prior to December 31, 1967.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). It is clear from the testimony that if the variance were granted, such use as proposed would be contrary to the spirit of the BCZR and would result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would not result if the instant variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would not unduly restrict the use of the land for its intended purpose nor would it render conformance unnecessarily burdensome. In addition, the variance requested would be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of December, 1985, that the Petition for Zoning Variance to permit a lot area of 12,698 square feet instead of the required 19,000 square feet for a service station with a truck-rental ancillary use be and is hereby DENIED.

Zoning Commissioner of
 Baltimore County

AJ/srl
 cc: Mr. Paul W. Hansen
 Robert E. Scott, Jr., Esquire
 Scott D. Goetsch, Esquire
 Mr. John Butterhoff
 Mr. Thomas V. Murphy
 People's Counsel

RECEIVED FOR FILING
 DATE 12/19/85
 BY [Signature]

RECEIVED FOR FILING
 DATE 12/19/85
 BY [Signature]

RECEIVED FOR FILING
 DATE 12/19/85
 BY [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 11-25-85
Posted for: Variance
Petitioner: Paul W. Hansen
Location of property: E/S of Charles St. 200' N. of Stevenson Lane
(6207 North Charles St.)
Location of Sign: East side of Charles St. Approx 340' North
of Stevenson Lane
Remarks:
Posted by: [Signature] Date of return: 11-29-85
Number of Signs: 1

Case No. 86-252-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
13th day of November, 1985.

Petitioner: Paul W. Hansen
Petitioner's Attorney: _____

Received by: [Signature]
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Jan 31-86
Posted for: Appeal
Petitioner: Paul W. Hansen
Location of property: E/S of Charles St. 200' N. of Stevenson Lane
(6207 North Charles St.)
Location of Sign: East side of Charles St. Approx 340' North
of Stevenson Lane
Remarks:
Posted by: [Signature] Date of return: Jan 31-86
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-252-A
Date: November 26, 1985

This office does not support the requested variance. The immediate area is the only strip of commercial development along Charles Street and to date is relatively uncluttered. The surrounding area is residential. The type of use proposed here is not desirable in this setting.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of October 22, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 132, 133, 134, 135, 136, and 138.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

12/16
86-252-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
November 26, 1985

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

Mr. Paul W. Hansen
6207 North Charles Street
Baltimore, Maryland 21212

RE: Item No. 135 - Case No. 86-252-A
Petitioner - Paul W. Hansen
Variance Petition

Dear Mr. Hansen:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, 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 scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Stephen P. Novak, Jr.
920 S. Brunswick Street
Baltimore, Maryland 21223



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

October 29, 1985

Mr. A. Jablon
County Office Building
Towson, Maryland 21204

Att: James Dyer

Re: Baltimore County
Item 135
Property Owner: Paul W. Hansen
Location: E/S Charles St. (Route 139) 200' N. of centerline of Stevenson Lane
Existing Zoning: B.L. CNS
Proposed Zoning: Var.
to permit a lot area of 12,698 sq. ft. instead of the required 19,000 sq. ft. for a service Station with truck rental
Acres: .29
District: 9th

Dear Mr. Dyer:

On review of the submittal and field inspection, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,
[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

NOVEMBER 25, 1985

Re: Zoning Advisory Meeting of October 22, 1985
Item # 135
Property Owner: PAUL W. HANSEN
Location: E/S CHARLES ST. 200' N. OF E. OF STEVENSON LANE

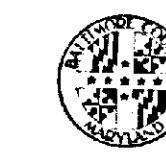
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ This site is part of a larger tract; therefore 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 permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ 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 under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Just comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by §111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by §111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments:

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

November 20, 1985

Mr. Arnold Jablon
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: Paul W. Hansen

Location: E/S Charles Street, 200' N of centerline of Stevenson Lane

Item No.: 135

Zoning Agenda: Meeting of October 22, 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 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.
- ☒ 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
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 17, 1986

Phyllis C. Friedman, Esquire
People's Counsel for Baltimore County
Room 223, Courthouse
Towson, Maryland 21204

RE: Petition for Variance
E/S Charles St., 200' N
of Stevenson Ln. (6207
North Charles Street)
9th Election District
Paul W. Hansen, Petitioner
Case No. 86-252-A

Dear Ms. Friedman:

Please be advised that an appeal has been filed by the Petitioner, Mr. Paul W. Hansen, from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:bg

cc: Mr. Paul Hansen
Mr. Stephen Novak, Jr.
Mr. John Butterhoff
Mr. Thomas V. Murphy
Robert E. Scott, Jr., Esquire
Scott D. Goetsch, Esquire

3/7/86 - Following notified of hear. set for Tues. June 24, 1986, at 10 a.m.:

Paul Hansen
Stephen Novak
John Butterhoff
Thomas Murphy
Robt. Scott
Scott Goetsch
Louise Schulz
P. Friedman
N. Gerber, J. Hoswell
A. Jablon, J. Jung, J. Dyer

THE RUXTON - RIDERWOOD - LAKE ROLAND AREA
IMPROVEMENT ASSOCIATION, INC.

Box 204
Riderwood, Md. 21139

March 4, 1986

Board of Appeals
Baltimore County Maryland
Old Courthouse Building, Room 200
Towson, Maryland 21204

RE: Board of Appeals Case #86-252-A
Paul Hansen

Please notify me of the date the above case
will be heard by the Board of Appeals.

Thank you.

Sincerely,

Louise M. Schulz
Louise M. Schulz
Executive Secretary

Board of Governors
Wayne N. Schelle
President
Robert W. Locke
1st Vice President
Frances P. Saybolt
2nd Vice President
Virginia M. Schmidt
Treasurer
Louise H. Hildreth
Secretary

H. Lee Boatwright, III
William Lee Gaines, Sr.
John C. Gordon
Anne B. Gray
Vale, y Havard, III
Nancy-Bets Hay
Allan G. Kenzie
Mary Michael Klimt
Judith Kremen
Jane S. B. Lawrence
James N. Magee
William A. Mangels
Annette Nagler
Paula D. Noell
Gail O'Donovan
James P. Offutt
William M. Owen
Gordon B. Shelton
E. Richard Watts, Jr.

Stephen Y. Hall
Ex. Officer
Edwin K. Contrum
Governor Emeritus

RECEIVED
COUNTY BOARD OF APPEALS
MAR 5 A 11:43



County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180

March 7, 1986

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-252-A

PAUL W. HANSEN

E/s Charles St., 200' N of Stevenson Ln.

9th District

Var.-Service station w/light truck rental

12/19/85 - Z.C.'s Order - Denied

ASSIGNED FOR:

TUESDAY, JUNE 24, 1986, at 10 a.m.

cc: Paul W. Hansen

Petitioner

Stephen Novak, Jr.

Petitioner's Representative

John Butterhoff

Protestant

Thomas Murphy

"

Robert Scott, Jr., Esq.

"

Scott D. Goetsch, Esq.

"

Louise Schulz

Phyllis C. Friedman

People's Counsel

Norman E. Gerber

James Hoswell

Arnold Jablon

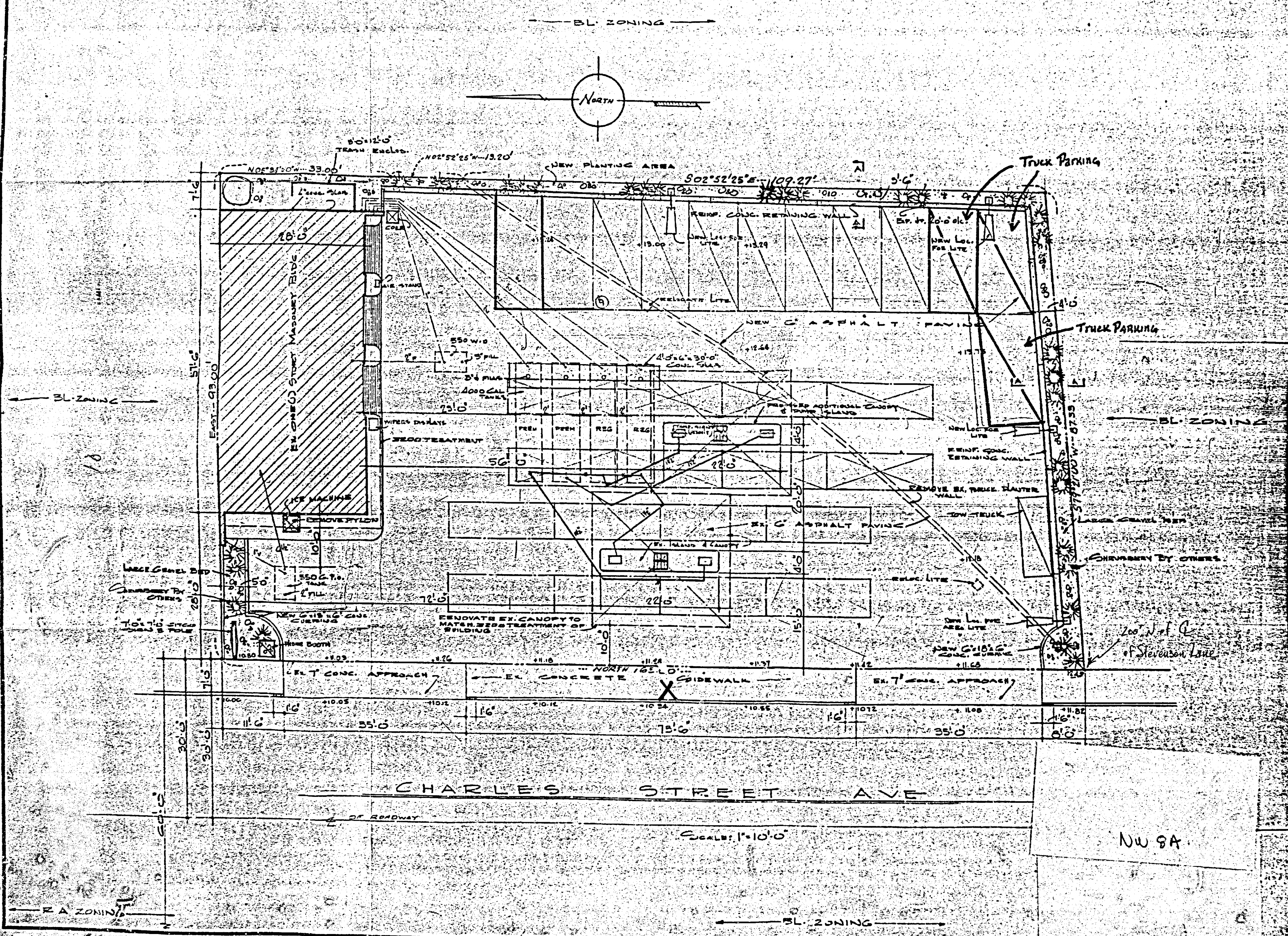
Jean Jung

James Dyer

June Holmen, Secy.

581#

X



GENERAL NOTES

Zoning Petitions For Automobile Service Station

ZONING STATUS

Existing Zoning: BL
Existing District: CWS
Existing Election District: 9th

AREA REQUIREMENTS

2 dispenser island with 1 each single dispenser pumps capable of servicing 2 cars at any one time.

2 dispenser island with 2 each dual dispenser pumps capable of servicing 4 cars at any one time.

Total Servicing Spaces = 6
Total Servicing Bays = 9
Total Spaces & Bays = 9

Site Area Required = Total bays and spaces 9 x 1500 sq ft = 13,500 sq ft

Existing Ancillary Uses = 405 T.C.I. Vehicle Repair Service, Vending Machines, 6. Tire Sales, 8. Sales of Small Auto Parts, 12- Minor Accessories Use.

Variance: Section 405.4.C.5. to site area of 12,698 sq ft in lieu of 19,000 sq ft required for light-duty trucks, not to exceed 25,000 GVW

Total Area Required = 19,000 sq ft

Total Area of Tract = 12,698 sq ft or 0.29 acres

Number of Driveways on Front Street = 2

Times 65 = 130 (required width)

Actual Width = 163 ft

LANDSCAPING

Area of Landscape = 995 sq ft (12,648 sq ft)

Total 995 sq ft = 7.8% of tract

5% of Tract = 632.4 sq ft landscaping consists of Spreading Yews, Junipers, and Arbor

LIGHTING

Type: Fluorescent area light (4-tubes)
16'0" high above grade

PARKING

Parking Spaces Required @ 3 Spaces for Each Bay = 9 spaces

Parking Spaces Provided = 9 spaces

(All parking must be set back 8 ft from street property line.)