

88-183-A
#38

SE/S Mt. Wilson La., NE Of Pikesville Rd.
(15 Mt. Wilson La.)

3rd E.D.

9/27/87

Variance - filing fee \$100.00 - Emmett H. Brooks, et ux

9/27/87

Hearing set for 11/16/87, at 11:00 a.m., before Mrs. Nastarowicz

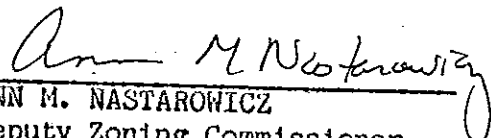
11/25/87

ORDERED by the Deputy Zoning Commissioner, that the herein Petition for Variance to permit a rear yard setback of 5 feet in lieu of the required 30 feet, be and is hereby GRANTED, with restrictions.

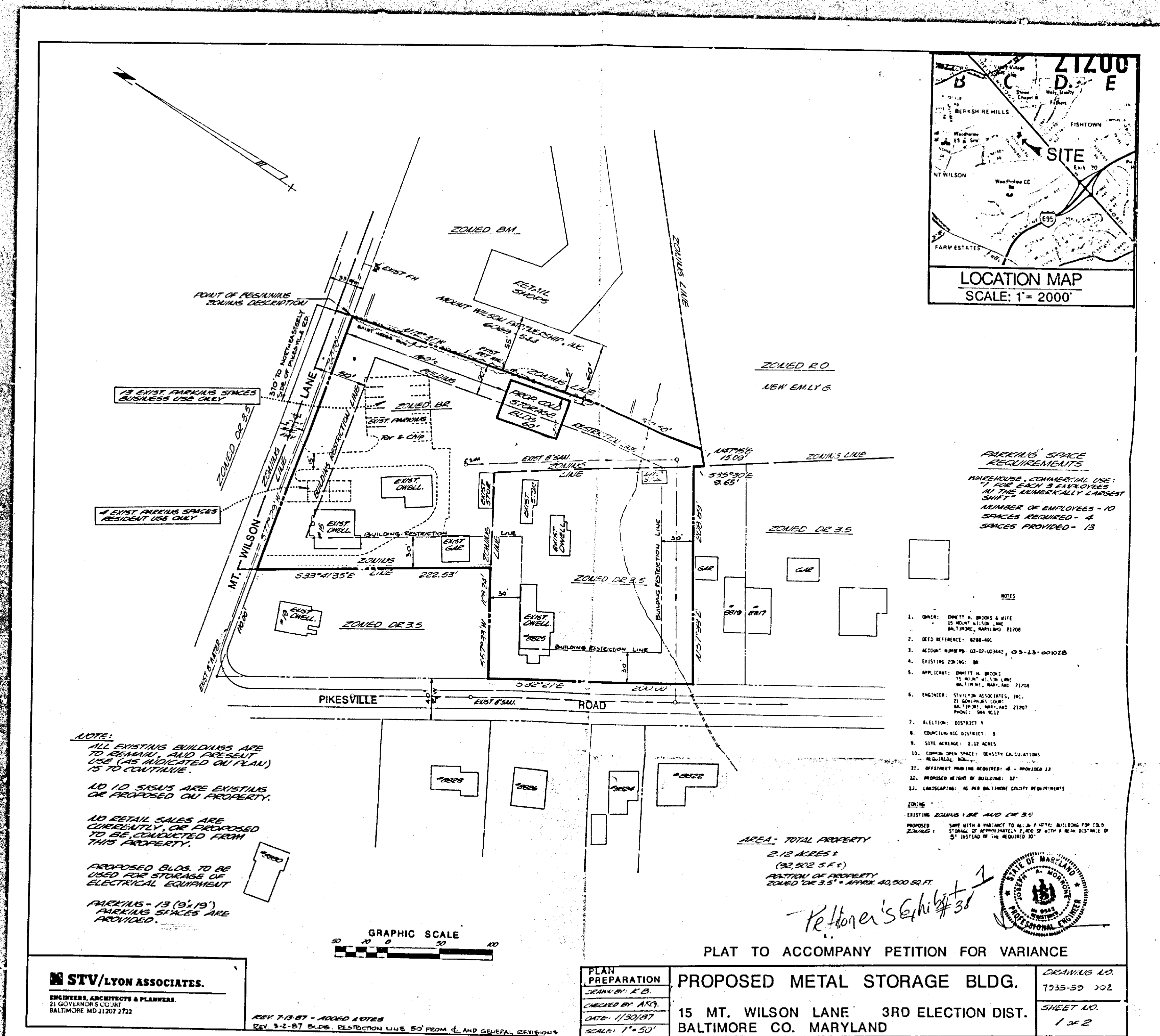
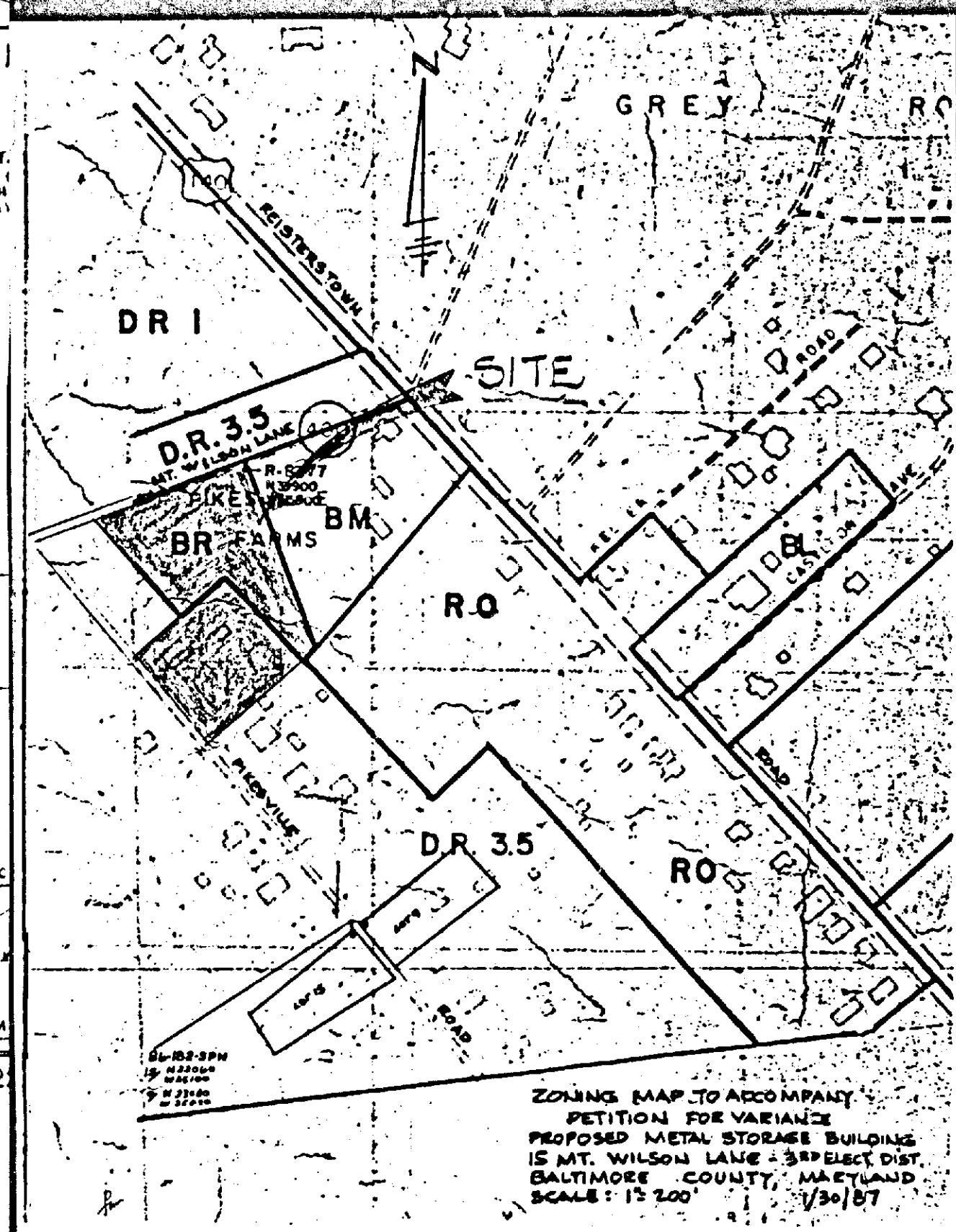
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~XXXXXX~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of November, 1987, that the herein Petition for Variance(s) to permit a rear yard setback of 5 feet in lieu of the required 30 feet, be and is hereby GRANTED subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall comply with any and all conditions imposed by the State Highway Administration (SHA) and Baltimore County's Department of Traffic Engineering.
- 3) In accordance with the letter dated November 16, 1987 from Herbert R. O'Connor, III, attorney for Petitioner, to Mr. Larry Brocato with the State Highway Administration (SHA), the Petitioner shall submit to the Zoning Commissioner's Office an amended site plan incorporating the requirements of the SHA within 21 days of the date of this Order.


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs





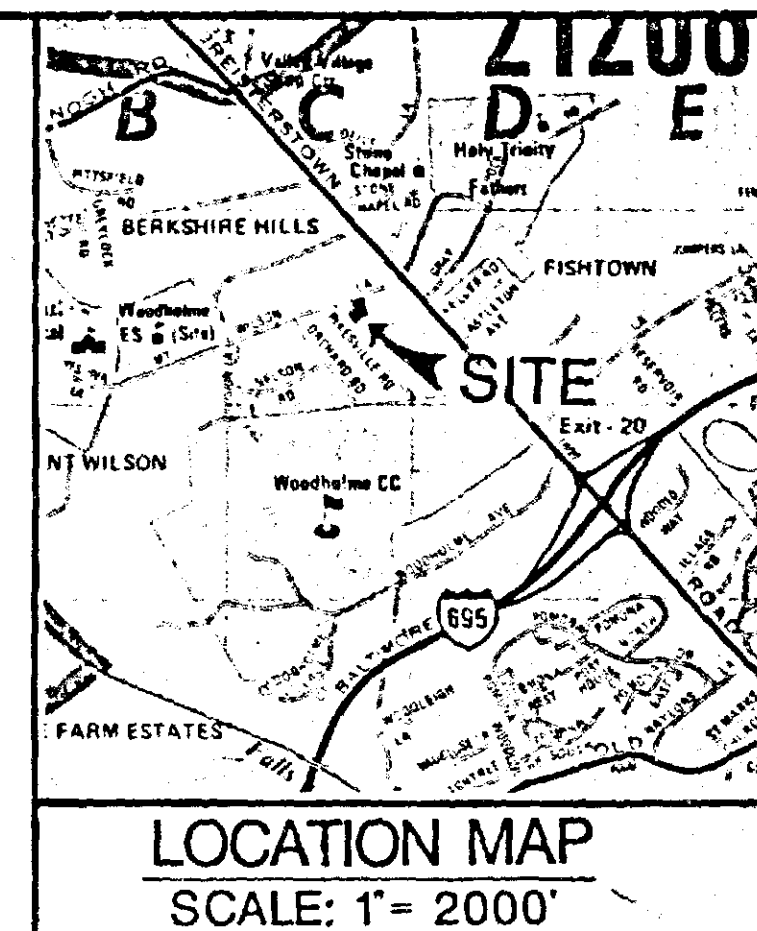
POINT OF BEGINNING
ZONING DESCRIPTION

13 PARKING SPACES BUSINESS USE ONLY

PARKING SPACE REQUIREMENTS

WAREHOUSE COMMERCIAL USE : " 1 FOR
EACH 3 EMPLOYEES IN THE NUMERICALLY
LARGEST SHIFT "

NUMBER OF EMPLOYEES - 10
SPACES REQUIRED - 4
SPACES PROVIDED - 13

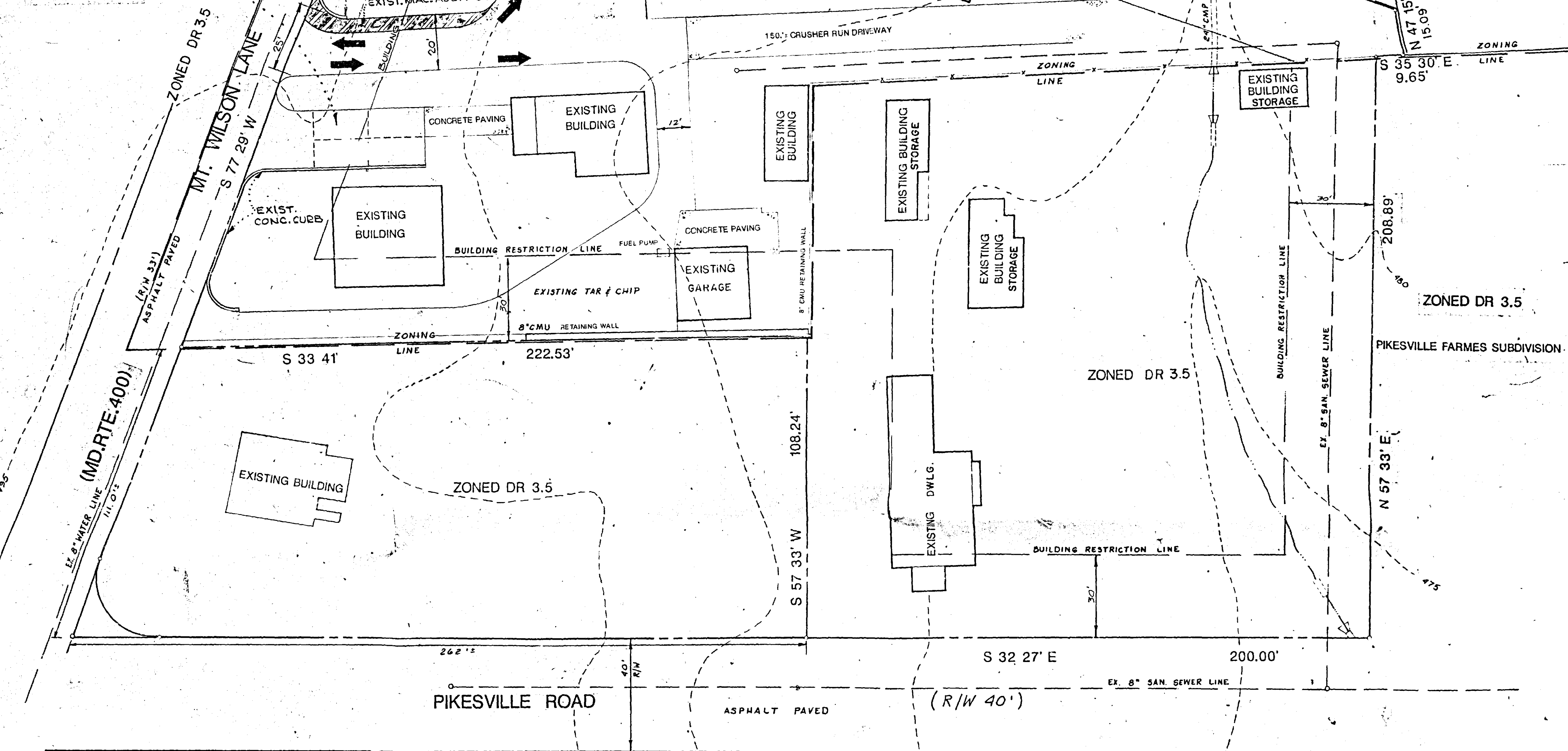


4 EXISTING PARKING SPACES
RESIDENT USE ONLY

ZONED R.O.

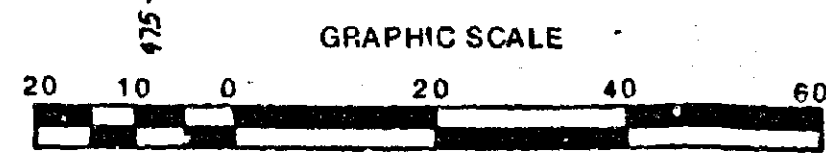
EMILY GORE
(3 AC.)

**PROPOSED COLD
STORAGE BUILDING**
2400 S.F.



- NOTES**
- OWNER: EMMETT H. BROOKS & WIFE
15 MOUNT WILSON LANE
BALTIMORE, MARYLAND 21208
 - DEED REFERENCE: 6288-491
 - ACCOUNT NUMBERS: 03-02-003442, 03-23-001028
 - EXISTING ZONING: RM
 - APPLICANT: EMMETT H. BROOKS & WIFE
15 MOUNT WILSON LANE
BALTIMORE, MARYLAND 21208
 - ENGINEER: STV/LYON ASSOCIATES, INC.
21 GOVERNOR'S COURT
BALTIMORE, MARYLAND 21207
PHONE: 344-9112
 - ELECTION: DISTRICT 3
 - COUNCILMANIC DISTRICT: 3
 - SITE ACREAGE: 2.12 ACRES
 - COMMON OPEN SPACE: DENSITY CALCULATIONS
REQUIRED: NONE
 - OFF-STREET PARKING REQUIRED: 4 - PROVIDED 13
 - PROPOSED HEIGHT OF BUILDING: 12'
 - LANDSCAPING: AS PER BALTIMORE COUNTY REQUIREMENTS
- ZONING**
EXISTING ZONING: RM AND DR 3.5
PROPOSED ZONING: SAME WITH A VARIANCE TO ALLOW A METAL BUILDING FOR COLD STORAGE OF APPROXIMATELY 2,400 S.F. WITH A YARD DISTANCE OF 5' INSTEAD OF THE REQUIRED 30'.

- NOTES**
- ALL EXISTING BUILDINGS ARE TO REMAIN, AND PRESENT USE, AS INDICATED ON PLANS IS TO CONTINUE.
- NO I.D. SIGNS ARE EXISTING OR PROPOSED ON PROPERTY.
- NO RETAIL SALES ARE CURRENTLY, OR PROPOSED TO BE, CONDUCTED FROM THIS PROPERTY.
- PROPOSED BLDG. TO BE USED FOR STORAGE OF ELECTRICAL EQUIPMENT.
- PARKING - 13 "8' x 18' "
- PARKING SPACES ARE PROVIDED.



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION
1	3-2-87 BLDG. RESTRICTION LINE 50' FROM E.
2	7-2-87 GENERAL CORRECTING
3	11-24-87 REV. ENTRANCE PER COUNTY & STATE AGENCIES REQUEST

PLAN PREPARATION	
DRAWN BY J.H.A.	DATE 21 NOV. 86
DESIGNED BY J.H.A.	SCALE 1" = 20'
CHECKED BY	

SITE PLAN
PROPOSED METAL STORAGE BLDG.
15 MT. WILSON LANE
3RD ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DRAWING NO.
7935-59-002

SHEET NO.
1 of 1

ITEM NO.38