

IN RE: PETITION FOR ZONING VARIANCE
 W/S Benson Avenue, 260' SW of
 the c/l of Benson Court
 (4806 Benson Avenue)
 13th Election District
 1st Councilmanic District

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 92-344-A

Maurice A. Baumgartner, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioners request relief from Sections 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 61' in lieu of the required 75 feet and a side yard setback of 40 feet in lieu of the required 50 feet, and from Section 255.1 and 238.2 of the B.C.Z.R. to permit a side yard setback of 0 feet in lieu of the required 30 feet, for a proposed one story general office building in accordance with Petitioner's Exhibit 1.

Maurice A. Baumgartner appeared and testified. Also appearing on behalf of the Petition was Eric B. Waskey, Contract Purchaser, and Thomas Hoffman, Registered Property Line Surveyor. There were no Protestants.

Testimony indicated that the subject property, known as 4806 Benson Avenue, consists of 0.4899 acres zoned M.L.-I.M. and is improved with a one story dwelling. Eric Waskey has contracted to buy the subject property from the Petitioners. Mr. Waskey is desirous of constructing a one-story office building on the subject site for his advertising business. Mr. Waskey testified that the use of the building would be for his business only and that he does not intend to sublease any part of the structure. In response to comments submitted by the Maryland State Highway Administration (SHA), dated March 27, 1992, Mr. Waskey testified that even though

the site is located in close proximity to the Baltimore Beltway (I-695) he has no intention of utilizing or infringing in any manner upon the SHA right-of-way.

It should be noted that the Petitioners originally requested a front yard setback of 71 feet. The Office of Planning submitted comments dated April 8, 1992, in which it was recommended that the proposed office building be located 10 feet closer to Benson Avenue, thereby necessitating a variance of 61 feet in lieu of the requested 71 feet. At the hearing, the Petition was amended accordingly to request a front yard setback of 61 feet in lieu of the required 75 feet. This modification also afforded the Petitioners an opportunity to provide a 10-foot landscape buffer between the proposed building and the adjacent graveyard located to the rear of the subject site. Subsequent to the hearing, the Petitioner submitted a revised site plan which has been accepted and marked Revised Petitioner's Exhibit 1 and is now the controlling site plan for the subject property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soloy*, 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.

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 Date 5/1/92
 By [Signature]

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of May, 1992 that the Petition for Zoning Variance requesting relief from Sections 255.2, 243.1 and 243.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 61' in lieu of the required 75 feet and a side yard setback of 40 feet in lieu of the required 50 feet, and from Section 255.1 and 238.2 of the B.C.Z.R. to permit a side yard setback of 0 feet in lieu of the required 30 feet, for a proposed one story general office building in accordance

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 Date 5/1/92
 By [Signature]

with Revised Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioners business operation and proposed use of the subject property shall in no way interfere with or infringe upon the SHA right-of-way along I-695.
- 3) Prior to the issuance of any permits, Petitioners shall submit a landscape plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this office for inclusion in the case file prior to the issuance of any permits.
- 4) Prior to the issuance of any permits, Petitioners shall submit a schematic architectural elevation drawing for approval by the Director of Planning and Zoning. A copy of the approved plan shall be submitted to this office for inclusion in the case file.
- 5) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjb

ORDER RECEIVED FOR FILING
 Date 5/1/92
 By [Signature]

Baltimore County
 Zoning Commission
 Office of Planning and Zoning

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

May 11, 1992 (110) 887-4386

Mr. & Mrs. Maurice A. Baumgartner
 1722 Selma Avenue
 Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
 W/S Benson Avenue, 260' SW of the c/l of Benson Court
 (4806 Benson Avenue)
 13th Election District - 1st Councilmanic District
 Maurice A. Baumgartner, et ux - Petitioners
 Case No. 92-344-A

Dear Mr. & Mrs. Baumgartner:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,
 [Signature]
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

cc: Mr. Eric Waskey
 822 Fallview Avenue, Linthicum, Md. 21090

People's Counsel

file

Petition for Variance
 92-344-A

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 255.2, 243.1 and 243.2 to allow front setback of 61' in lieu of the required 75' and to allow a side setback of 40' in lieu of the required 50', and from sections 255.1 and 238.2 to permit a setback of 0' in lieu of the required 30' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Strict compliance with zoning requirements would unreasonably prevent the development of the property for permitted general office use. Relief can be granted in such a way that public safety and welfare remain secure. The existing 30-foot use-in-common right-of-way would provide a setback from adjoining property.

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 this 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/Lessee:

ERIC B. WASKEY
 (Type or Print Name)
 [Signature]
 822 FALLVIEW AVE
 LINTHICUM AVE. BALTIMORE MD 21090
 City and State

Legal Owner(s):
 MAURICE A. BAUMGARTNER
 (Type or Print Name)
 [Signature]
 RAHM M. BAUMGARTNER
 [Signature]
 RECEIVED

Attorney for Petitioner:

4806 BENSON AVE
 Address
 BALTO. MARYLAND 21227
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 MAURICE A. BAUMGARTNER
 Name
 1722 SELMA AVE. BALTO. MD 21227
 Address
 Phone No. 247-2384

4806 BENSON AVE
 Address
 BALTO. MARYLAND 21227
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 MAURICE A. BAUMGARTNER
 Name
 1722 SELMA AVE. BALTO. MD 21227
 Address
 Phone No. 247-2384

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 Date 5/1/92
 By [Signature]

ESTIMATED LENGTH OF HEARING - 1/2HR. + 1HR.
 AVAILABLE FOR HEARING
 MON. / TUES. / WED. - NEXT TWO MONTHS
 ALL OTHER
 REVIEWED BY: DATE

ZONING DESCRIPTION
 4806 BENSON AVENUE
 92-344-A

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF BENSON AVENUE, 60 FEET WIDE, AT A DISTANCE OF 260 FEET SOUTHWEST OF THE CENTERLINE OF BENSON COURT, 50 FEET WIDE. THENCE BINDING ON BENSON AVENUE

- 1) SOUTH 48° 55' 55" WEST 101.19 FEET, THENCE
- 2) NORTH 51° 04' 45" WEST 204.96 FEET, THENCE
- 3) NORTH 38° 28' 03" EAST 99.65 FEET, THENCE
- 4) SOUTH 51° 04' 45" EAST 223.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.4899 ACRE OF LAND, MORE OR LESS.

BEING THAT PARCEL RECORDED IN DEED LIBER 5132, FOLD 562. ALSO KNOWN AS 4806 BENSON AVENUE AND LOCATED IN ELECTION DISTRICT 13.



[Signature]

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

344-A

District: 13
 Date of Posting: March 25, 1992
 Posted for: Variance
 Petitioner: Maurice A. Baumgartner & Rahm M. Baumgartner (Revised)
 Location of property: W/S Benson Avenue, 260' SW of c/l of Benson Court, 4806 Benson Avenue
 Location of Signs: In front of 4806 Benson Avenue
 Remarks:
 Posted by: [Signature]
 Date of return: March 27, 1992
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/26, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/24, 1992

THE JEFFERSONIAN,

[Signature]
 Publisher

\$47.22

92-344-A

Account: R 001 6150
Number

Date

Please Make Checks Payable To Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

DATE: 3/22/92

Maurice B. Baumgartner
1722 Selma Avenue
Baltimore, Maryland 21227

RE:
CASE NUMBER: 92-344-A
W/S Benson Avenue, 260' SW of c/1 Benson Court
4806 Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Maurice A. Baumgartner & Ruth M. Baumgartner (deceased)
Contract Purchaser(s): Eric B. Mashey

Dear Petitioner(s):

Please be advised that \$ 72.22 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE COLORING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21284. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

MARCH 20, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

CASE NUMBER: 92-344-A
W/S Benson Avenue, 260' SW of c/1 Benson Court
4806 Benson Avenue
13th Election District - 1st Councilmanic
Legal Owner(s): Maurice A. Baumgartner & Ruth M. Baumgartner (deceased)
Contract Purchaser(s): Eric B. Mashey
HEARING: MONDAY, APRIL 13, 1992 at 2:00 p.m.

Variance to allow front setback of 71 feet in lieu of the required 75 feet and to allow a side setback of 40 feet in lieu of the required 50 feet and to permit a side setback of zero feet in lieu of the required 30 feet.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Maurice A. Baumgartner
Eric B. Mashey

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

April 6, 1992

Mr. & Mrs. Maurice A. Baumgartner
1722 Selma Avenue
Baltimore, MD 21227

RE: Item No. 357, Case No. 92-344-A
Petitioner: Maurice A. Baumgartner, et ux
Petition for Variance

Dear Mr. & Mrs. Baumgartner:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

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92-344-A

receipt

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284

Account: R 001 6150
Number

Date

Please Make Checks Payable To Baltimore County \$175.00
BA 00231284113-11 92

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21284 (410) 887-3353

Your petition has been received and accepted for filing this 10th day of March, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Maurice A. Baumgartner, et ux
Petitioner's Attorney:

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

March 27, 1992

Re: Baltimore County
Zoning Meeting of
March 24, 1992
Item #357
W/S Benson Avenue
260' SW of Benson Ct.

Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
County Office Building
Towson, Maryland 21204

Attn: Ms. Julie Winiarski

Dear Mr. Jablon:

After review of the referenced plat we note that this property adjoins the State Highway Administration right-of-way (Plat #34792) along I-695. No access is allowed from I-695 and no work will be allowed within our right-of-way area at this location.

If you have any questions concerning this information, please contact Peggy Blank of this office at 333-1350.

Very truly yours,
John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

PB:maw
cc: Mr. R. Covahey

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MAY 11 1992
ZONING OFFICE

My telephone number is 301-333-1350 (Fax# 333-1041)
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

92-344-A 4/13

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE 4/4/92

DATE: April 8, 1992

TO: Arnold Jablon, Director
Zoning Administration
and Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

SUBJECT: No. 357 - 4806 Benson Avenue

SUMMARY AND RECOMMENDATIONS:

The petitioner is requesting variances to allow for the construction of a 6,000 sq. ft. office building. The site presently contains a small single-family detached dwelling. The petitioners site plan does not adequately show areas for landscaping, parking turn around areas, dumpster location, etc.

The size of the petitioners structure is not of concern to staff per se, however, the Office does have major concerns regarding the site layout and design. The issues of greatest concern to staff are listed as follows.

- The building should be shifted forward on the lot to replicate the 61 foot setback of the adjoining building (4804 Benson Ave). Setbacks along the streetscape should be comparable.
- A ten foot landscape buffer should be provided across the rear of the property. This buffer will help add landscaping to the property, shade the parking lot, and add some protection for the graveyard located at the rear of the site.
- The limits of the parking area should be clearly shown. Walkways should be provided around the building. Building elevations should be shown in order to evaluate entrances and assure that the structure blends in with the streetscape and surrounding community.

Based upon the information provided and analysis conducted, staff recommends APPROVAL of the petitioner's request subject to the following.

- The front setback should be reduced to 61 feet rather than 71 feet.
- A ten foot, landscaped, rear yard buffer should be provided.
- A plan similar to staff's exhibit should be provided which clearly shows those areas to be used for parking, building, sidewalks, and planted areas.
- A schematic landscape plan should be reviewed and approved by the Director, Office of Planning and Zoning prior to the issuance of building permits.
- Schematic architectural elevations should be reviewed by the Director, Office of Planning and Zoning prior to the issuance of building permits.

ITEM 357, PK/ZAC1

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APR 9 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21284-5500 (410) 887-4500

APRIL 2, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MAURICE A. BAUMGARTNER & RUTH M. BAUMGARTNER
Location: #4806 BENSON AVENUE
Item No.: 357 Zoning Agenda: MARCH 24, 1992

Gentlemen:

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

- Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- 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", 1988 edition prior to occupancy.

REVIEWER: *John Contestabile* Noted and Approved
Planning Group
Special Inspection Division Fire Prevention Bureau

JP/REK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: March 24, 1992

FROM: Robert W. Bowling, P.E.
Zoning Advisory Committee Meeting
for March 24, 1992

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: D.A.C. Comments

D.A.C. MEETING DATE: March 24, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 354, 356, 358, 359, 360, 361 and 365.

For Items 357 and 364, these sites must be submitted through the new subdivision process for review and comments.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

This office has no comments for item numbers 356, 357, 358, 359, 360, 361 and 364.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RECEIVED
MAR 26 1992
ZONING OFFICE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Timothy M. Kotroco</i>	<i>555 Selma Ave. Balt. 21207</i>
<i>Maurice A. Baumgartner</i>	<i>1722 Selma Ave. Balt. 21207</i>
<i>Eric A. Waskey</i>	<i>5505 Windsor Mill Rd. 21207</i>



HOFFMAN and HOFFMAN
SURVEYORS & LAND PLANNERS
5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

THOMAS M. HOFFMAN
PROFESSIONAL LAND SURVEYOR #1038

DATE: 4-28-92

LETTER OF TRANSMITTAL

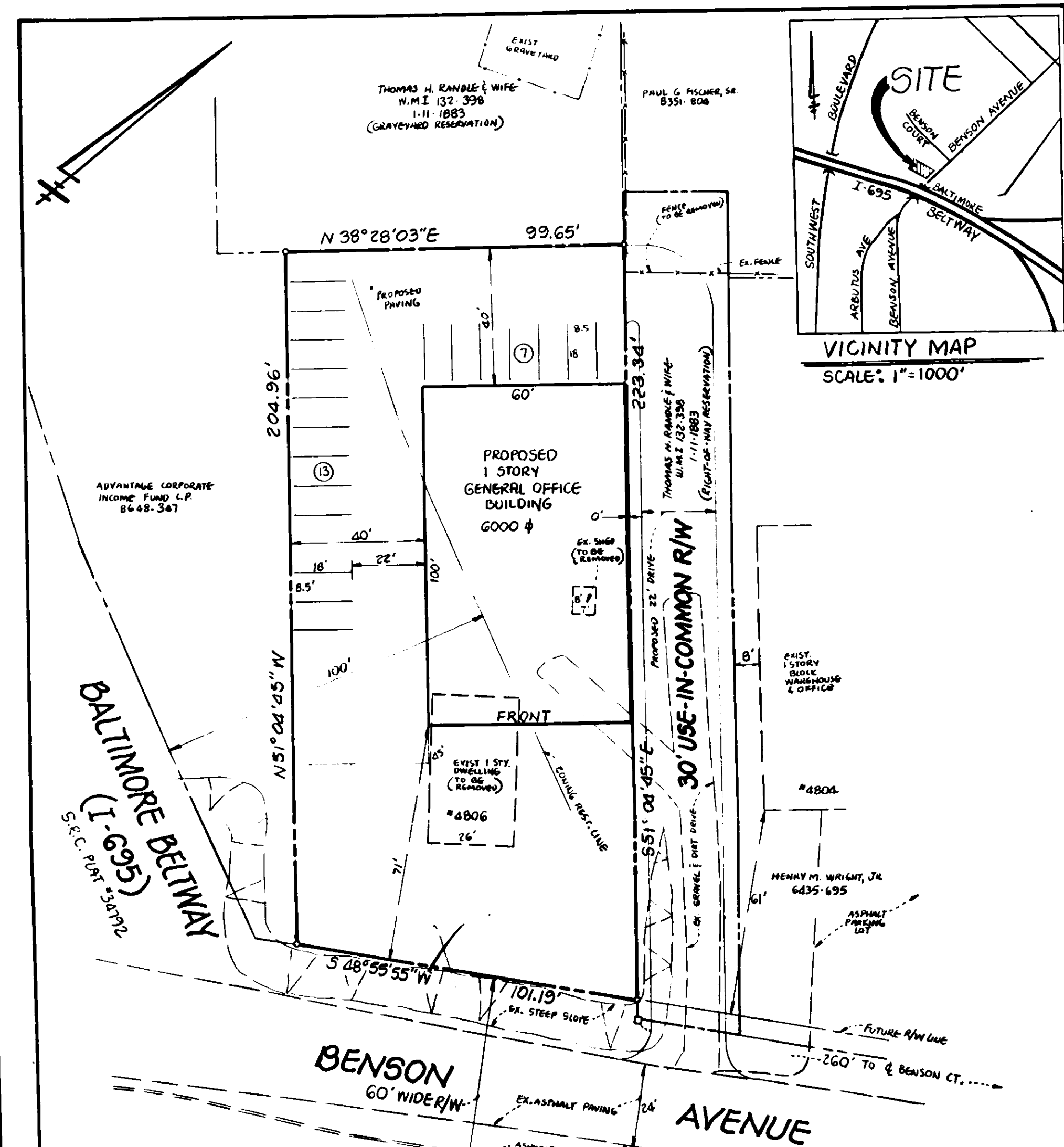
TO: MR. TIMOTHY M. KOTROCO
County Commissioner
400 WASHINGTON AVE
THOUSAND, MD. 21204

RE: 4806 BENSON AVE
ZONING VARIANCE HEARING
COMMENTS
HEARING HELD 4.13.92

3 COPIES - REVISED "PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE"
PER YOUR REQUEST TO ADDRESS PLANNING & ZONING COMMENTS

CC: MR. ERIC WASKEY
CC: LORNA RICHMOND THOMAS

SINCERELY YOURS,
Tom Hoffman



NOTES

ELECTION DISTRICT: 13 COUNTY COUNCIL DISTRICT: 1
SITE AREA AS SURVEYED: 21,339 SQ. FT. OR 0.4899 AC.
NO PREVIOUS COMMERCIAL PERMIT, ZONING HEARINGS, C.R.G., WAIVERS, ETC.
ZONING CLASSIFICATION: ML-1M (MANUFACTURING, LIGHT)
FLOOR AREA RATIONAL CALCULATION: 6000/21,339 = 0.28
PUBLIC WATER AND SEWER: NOT AVAILABLE
PARKING CALCULATIONS: GENERAL OFFICE - 3.3 SPACES/1000 sq ft * 6000 = 19.8 SPACES REQUIRED
30 SPACES PROVIDED

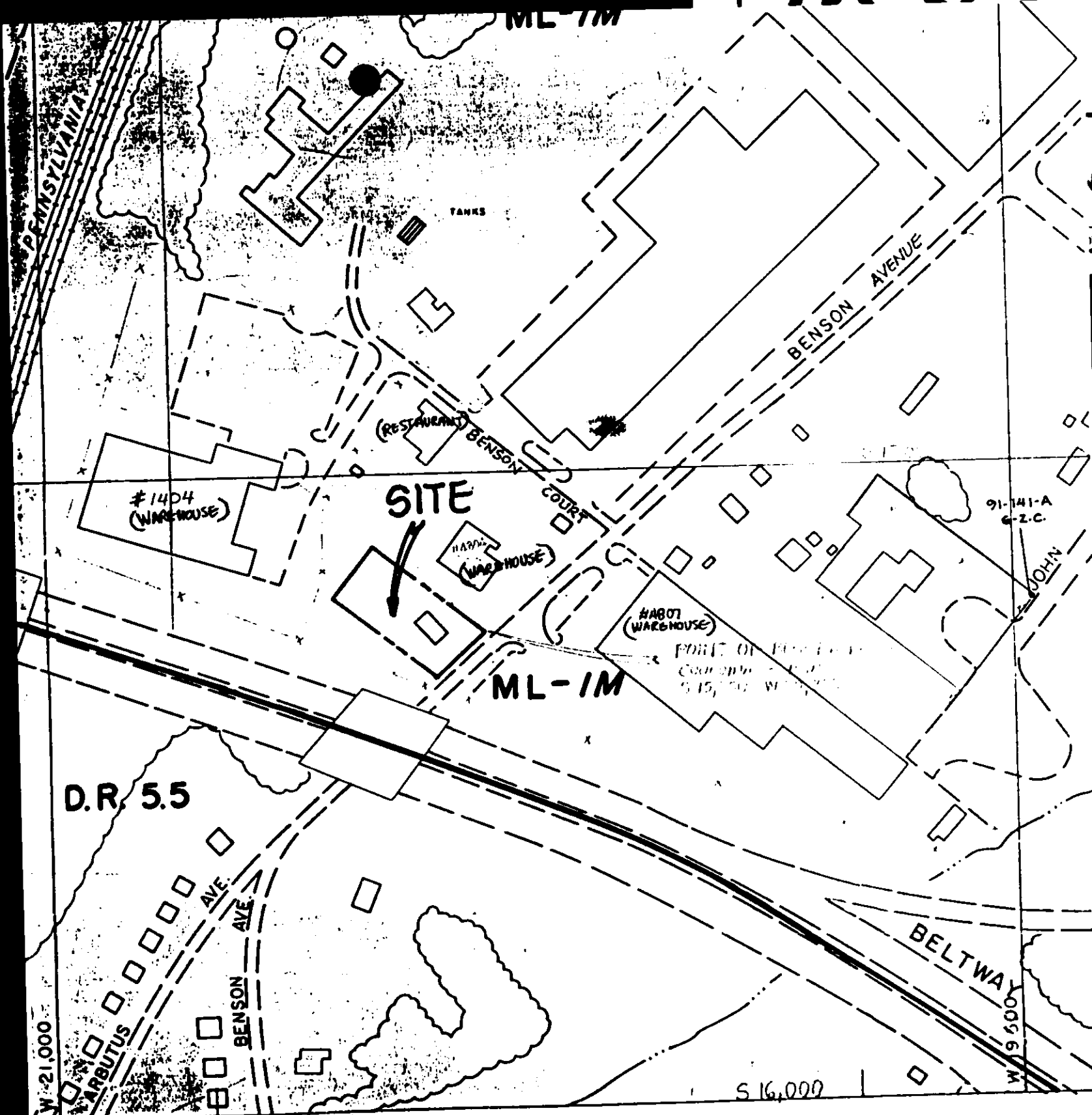
OWNER: MAURICE BAUMGARTNER DEED REFERENCE:
1722 SELMA AVENUE
BALTIMORE, MD. 21207
LIBER 5132-562
OCT. 6, 1970

ZONING VARIANCES: FROM SECTIONS 255.2 AND 255.1 AND 243.2 TO ALLOW FRONT SETBACK OF 71' IN LIEU OF THE REQUIRED 75' AND TO ALLOW A SIDE SETBACK OF 40' IN LIEU OF THE REQUIRED 50', AND FROM SECTIONS 255.1 AND 238.2 TO PERMIT A SIDE SETBACK OF 0' IN LIEU OF THE REQUIRED 30'.

92-344-A

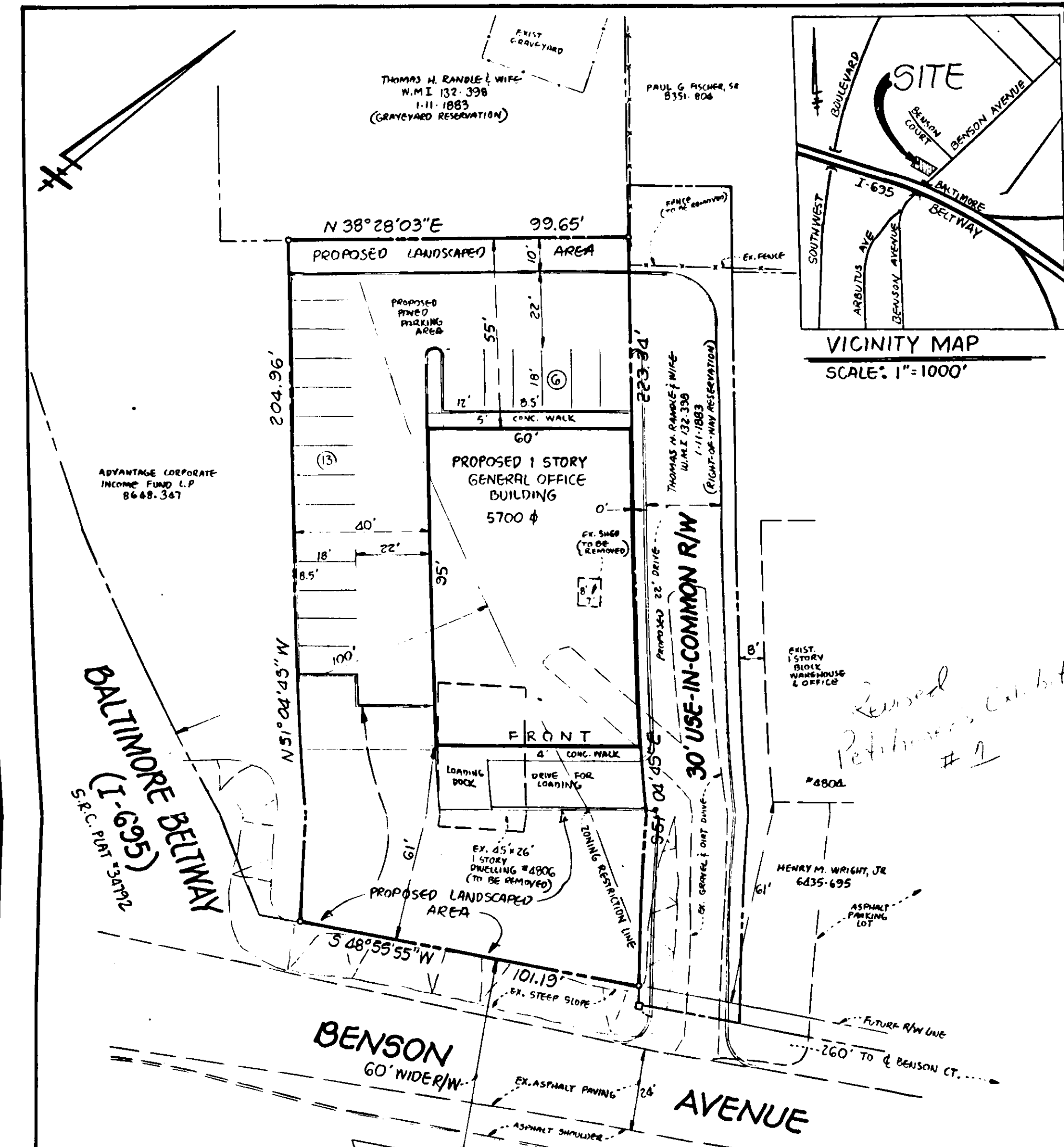


PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR
#4806 BENSON AVENUE
BALTIMORE COUNTY,
MARYLAND
SCALE: 1" = 30' FEBRUARY 18, 1992



92-344-A

STRUCTURES WITHIN 200'
4806 BENSON AVENUE
SCALE: 1" = 200'



NOTES

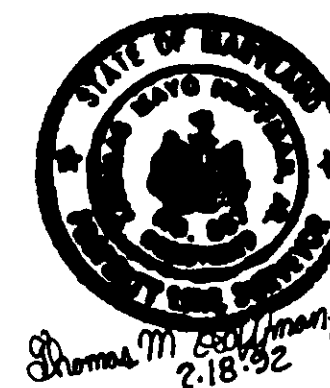
ELECTION DISTRICT: 13 COUNTY COUNCIL DISTRICT: 1
SITE AREA AS SURVEYED: 21,339 SQ. FT. OR 0.4899 AC.
NO PREVIOUS COMMERCIAL PERMIT, ZONING HEARINGS, C.R.G., WAIVERS, ETC.
ZONING CLASSIFICATION: ML-1M (MANUFACTURING, LIGHT)
FLOOR AREA RATIONAL CALCULATION: 5700/21,339 = 0.27
PUBLIC WATER AND SEWER: ARE AVAILABLE
PARKING CALCULATIONS: GENERAL OFFICE - 3.3 SPACES/1000 sq ft * 5700 = 18.8 SPACES REQUIRED
19 SPACES PROVIDED

OWNER: MAURICE BAUMGARTNER DEED REFERENCE:
1722 SELMA AVENUE
BALTIMORE, MD. 21207
LIBER 5132-562
OCT. 6, 1970

ZONING VARIANCES: FROM SECTIONS 255.2 AND 255.1 AND 243.2 TO ALLOW FRONT SETBACK OF 61' IN LIEU OF THE REQUIRED 75' AND TO ALLOW A SIDE SETBACK OF 40' IN LIEU OF THE REQUIRED 50', AND FROM SECTIONS 255.1 AND 238.2 TO PERMIT A SIDE SETBACK OF 0' IN LIEU OF THE REQUIRED 30'.

REVISED: RE PLANNING DEPT. COMMENTS 4-28-92

PHONE 446-0181
HOFFMAN and HOFFMAN
SURVEYORS & LAND PLANNERS
5502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207



PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
FOR
#4806 BENSON AVENUE
BALTIMORE COUNTY,
MARYLAND
SCALE: 1" = 30' FEBRUARY 18, 1992