

1775 X

#1775
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PETITION FOR EXCEPTION TO ZONING REGULATIONS

IN THIS MATTER OF :
BEFORE THE :
ZONING COMMISSIONER :
OF BALTIMORE COUNTY :

For Exception to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Lester S. Mowery & Richard C. Sperry Legal Owners

of the property hereinafter described hereby petition for an
exception to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:
Section VII - "R" Commercial - Sub. Section "C" Area Regulations.

The Reason for Exceptions:
New Front Building Line Set-Back of 12 Feet.

Property situated: West Side Marlyn Avenue, 150' S.
of Eastern Boulevard, thence southerly binding on the west
side of Marlyn Avenue, 75 feet, with an average rectangular depth
westerly of 65 feet, shown on plot plan filed with the zoning
department, 15th District.

Lester S. Mowery
Richard C. Sperry
Legal Owners

Rt. 15, Box 248, BALD 20 MD.
Address

ORDERED by the Zoning Commissioner of Baltimore
County this 13th day of July, 1950
that the subject matter of this petition be advertised in
a newspaper of general circulation throughout Baltimore
County and that the property be posted, as required by the
Zoning Regulations and Act of Assembly aforesaid, and that
a public hearing thereon be had in the office of the Zoning
Commissioner of Baltimore County, Maryland, on the 3rd
day of August, 1950, at 10:30 o'clock
A.M.

Charles H. Dory
Zoning Commissioner
of Baltimore County

Upon hearing on petition for a special exception to
the Zoning Regulations and Restrictions of Baltimore County
as set forth in the within petition and it appearing that
said regulation would result in practical difficulty and
unnecessary hardship upon the petitioners, an exception to
said regulations would grant relief without injury to the
public health, safety and general welfare of the community,
therefore:

It is this 2nd day of August, 1950, ORDERED
by the Zoning Commissioner of Baltimore County that the
petition for an exception to the Zoning Regulations and
Restrictions, be and the same is hereby granted, subject,
to a setback for any buildings to be erected thereon of
30 feet from the center of the existing road.

Charles H. Dory
Zoning Commissioner
of Baltimore County

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CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: July 20/50
Posted for: Exception to zoning
Petitioner: Lester S. Mowery & Richard C. Sperry
Location of property: West side of Marlyn Ave. 150' S. of
Eastern Blvd.
Location of Sign: West side of Marlyn Ave. 105' S. of
Eastern Blvd.
Remarks:
Posted by: Harry E. Bartold Date of return: July 20/50

NOTICE OF ZONING HEARING
The public is hereby notified that
there will be a hearing before the
Zoning Commissioners of Bal-
timore County,
On Thursday, August 3, 1950
At 10:30 A. M.
the purpose of this hearing being
to determine whether or not Les-
ter S. Mowery & Richard C.
Sperry, Legal Owners of the
property situated on the west side
of Marlyn Avenue, 150' S. of East-
ern Boulevard, thence southerly
binding on the west side of Mar-
lyn Avenue, 75 with an average
rectangular depth westerly of 65
feet, 15th District of Baltimore
County should be granted an ex-
ception to the Zoning Regulations
of Baltimore County.
The Zoning Regulation to be ex-
cepted is as follows:
Section VII - "R" Commercial -
Sub. Section "C" Area Regula-
tions. The front build-
ing line of commercial buildings
shall be the front set-back line
and the side building line shall be the
side set-back line, provided, however,
that when more than 50 per cent
of the frontage on one side of any
street, between two intersecting
streets, is improved with perman-
ent buildings constructed of fire
resisting material and built up to
uniform height of 4 stories from
the street line, different from that
which would be established by this
section, those such different set-
back line shall be deemed to be
established by users and shall pre-
vail.
The prayer of the petition is for
permission to establish a per-
manent building line setback of 12
feet.
By Order of Chas. H. Dory,
Zoning Commissioner
of Baltimore County
July 19, 1950

100 JUL 19 1950 OFFICE OF
THE BALTIMORE COUNTIAN #1775
THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Charles H. Dory, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Md.,
land, once a week for 2 successive weeks before
the 22nd day of July, 1950, that is to say
the same was inserted in the issues of
July 14 and 21, 1950

THE BALTIMORE COUNTIAN
By P. J. Morgan
Editor and Manager.

July 13, 1950

\$20.00

RECEIVED of Lester S. Mowery & Richard C.
Sperry the sum of Twenty (\$20.) Dollars, being cost
of petition for exception, advertising and posting
of property on the west side Marlyn Avenue, 150' S.
Eastern Blvd., 15th District of Baltimore County.

Zoning Commissioner

Hearing:
Thursday, Aug. 3, 1950
At 10:30 A. M.

PLOT-PLAN
FOR PROPOSED STORES
6 & 8 S. MARLYN AVE
ESSEX Md.

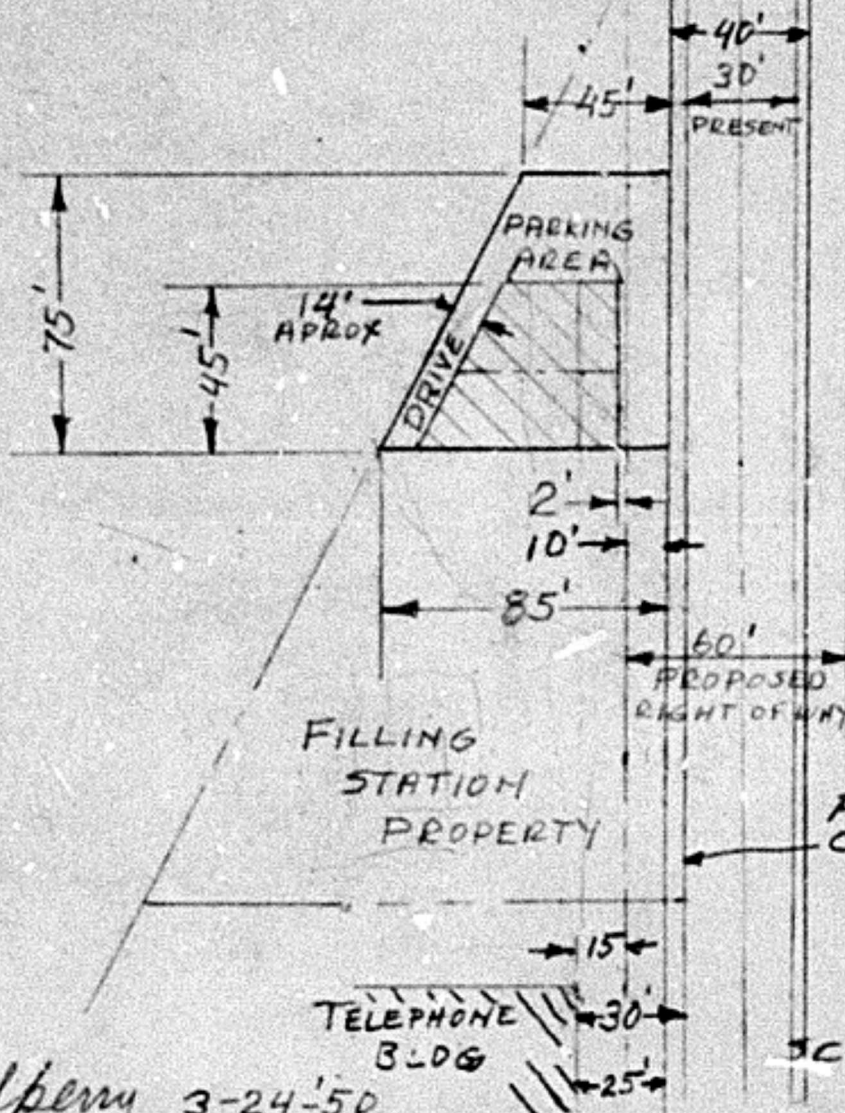


EASTERN AVE

APPROX. LOCATION
OF GROCERY-HOUSE

PROPERTY LINE

MARLYN AVE



PRESENT
CURB

SCALE 1"=50'

21-K-4001