

RE: PETITION FOR AN EXCEPTION TO THE ZONING REGULATIONS AND RESTRICTIONS - N. E. Cor. York Road and Cedar Avenue, 9th District - G. Mark Strohecker and Virginia F. Strohecker, Petitioners

Hearing on the foregoing appeal was held on the 14th day of October, 1954. The petitioner in this case seeks an Exception to the front yard setback for a building to be erected in the front yard area of a minimum of 25 feet from the front building line so as to permit a setback of 1.33 feet instead of the required 25 feet in a residential zone.

The building to be erected will be alongside of and up against an existing two story stone dwelling and for this reason the applicant calls it an addition to the dwelling. However, it will be of a different type of construction and will be almost entirely buried in a bank there existing and is not to be used as a part of the living quarters of the existing dwelling but for some sort of home occupation, perhaps a doctor's office said the applicant.

Professional offices and home occupations are only permitted in residential zones when the residential aspect of the residence is not changed or interfered with. The addition which the applicant proposes to erect will be 52 feet 6 inches on York Road and will run back to the basement wall of the stone dwelling, a distance of 21 feet 6 inches and will all be below the floor level of the dwelling. Such an addition will unquestionably change the residential aspect of the existing dwelling, and since it does its use for a professional office or home occupation is prohibited by the Zoning Regulations and Restrictions for Baltimore County, and, therefore, may not be allowed.

The Board is unable to find any such hardship existing upon the petitioner which would enable the Board to grant the exception in keeping with the spirit and intent of the Regulations, therefore the petition for a special exception is hereby denied.

Charles E. Ring
Chairman
Samuel M. Wilson
Board of Zoning Appeals
of Baltimore County

Date: December 4th 1954

PETITION FOR AN EXCEPTION TO THE ZONING REGULATIONS AND RESTRICTIONS - BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. Commissioner:

Please enter an appeal from your Order passed in the above matter, dated July 16, 1954, to the Board of Zoning Appeals.

John E. Ring
ATTORNEY FOR PETITIONERS

PETITION FOR EXCEPTION TO THE ZONING REGULATIONS AND RESTRICTIONS

IN THE MATTER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For an exception to the Zoning Regulations and Restrictions to the Zoning Commissioner of Baltimore County.

G. Mark Strohecker Legal Owner of the property hereinafter described hereby petition for an exception to the Zoning Regulations and Restrictions for Baltimore County.

The Regulation to be excepted is as follows:

Sec. III - "A" Residence Zone, Par. C, Sub. Par. 2 Front Yard: The building line shall set back from the front lot line to provide for a front yard not less than twenty-five feet in depth.

The reason for Exception:

To permit a front set back of 1.33 feet instead of the required 25 feet.

Property situated: All that parcel of land in the Ninth District of Baltimore County, on the northeast corner of York Road and Cedar Avenue, thence northerly and binding on the east side of York Road 216 feet; thence south at degrees 15 minutes east 151.75 feet to the west side of Cedar Avenue; thence southerly and binding on the west side of Cedar Avenue 191.58 feet to place of beginning. Being property of Mark Strohecker as shown on the plat plan filed with the Zoning Department.

Virginia F. Strohecker

G. Mark Strohecker

Address - York Rd + Cedar Ave
Towson 4 Md.

6/7/54
3:50

ORDERED by the Zoning Commissioner of Baltimore County this 14th day of May, 1954.

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 7th day of June, 1954, at 3:00 o'clock P.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a special exception to the Zoning Regulations and Restrictions for Baltimore County as set forth in the within petition, and it appearing that said Regulations and Restrictions would result in practical difficulty and unnecessary hardship upon the petition due to the erection of the embankment on the petitioner's property, an Exception is hereby granted without substantial injury to the public health, safety and the general welfare of the community, the said exception should be granted, therefore:

It is this 16th day of July, 1954, ORDERED by the Zoning Commissioner of Baltimore County that the petition for an exception to the Regulations and Restrictions, be and the same is hereby granted which permits a front setback on York Road of 1.33 feet instead of the required 25 feet.

Samuel M. Wilson
Zoning Commissioner of Baltimore County

July 27, 1954

\$30.00

RECEIVED of John L. Reine, Jr., Attorney for protestants, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting an exception to the Zoning Regulations and Restrictions for Baltimore County, property east side of York Road, north of Cedar Avenue, 9th District, G. Mark Strohecker, petitioner.

Zoning Commissioner

PAID
JUL 28 1954
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY *W. M. Wilson*

May 18, 1954

\$20.00

RECEIVED of Mark Strohecker, petitioner, the sum of Twenty (\$20.00) Dollars, being cost of petition for Exception to permit a front set back of 1.33 feet instead of the required 25 feet, advertising and posting property northeast corner of York Road and Cedar Avenue, 9th District, Baltimore County, Md.

Zoning Commissioner

Hearings:
Monday, June 7, 1954
at 3:00 p.m.
Reebart Building
Towson, Md.

PAID
MAY 18 1954
COUNTY COMMISSIONERS OF BALTIMORE COUNTY
BY *W. M. Wilson*

JUN 1 - 1954

CERTIFICATE OF PUBLICATION

TOWSON, MD., MAY 28, 1954.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE UNION NEWS, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 7th day of June, 1954, the first publication appearing on the 28th day of May, 1954.

John E. Ring
Attorney for Petitioner

NOTICE OF PUBLICATION
The public is hereby notified that the following advertisement was published in the Union News, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two successive weeks before the 7th day of June, 1954, the first publication appearing on the 28th day of May, 1954.

Baltimore County
Department Of Public Works
DIVISION OF ENGINEERING
Towson 4, Maryland

November 12, 1954

Mr. Arthur Goldstrom
5315 York Road
Baltimore 12, Maryland

Re: Proposed Food Fair
York Road between Windwood Road
and Overbrook Road, District 9

Dear Mr. Goldstrom:

In discussing the proposed Food Fair building to be located on the York Road between Windwood Road and Overbrook Road in Anneslie, Mr. Funk and I of the Department of Public Works feel that a 5' sidewalk should be built on Locust Avenue adjacent to the rear of the building, and also a 20' street with curb and gutter. Sidewalks adjacent to all parking lots should also be built for the safety of pedestrians.

I have not been able to reach you by telephone today so I am submitting the information to you by this letter.

Very truly yours,

J. Fred Offutt
J. FRED OFFUTT
Chief Engineer
Division of Engineering

JFO:ls

Cc: Mr. John B. Funk
Mr. Charles W. Held, Jr.
Mr. Wilsie S. Adams
Mr. Roland S. Piel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3051

District 9th

Date of Posting 5-26-54

Posted for: Exception to the Zoning Regulations & Restrictions

Petitioner: D. Mark Strobecker

Location of property W. E. Cor. of York Rd. & Cedar Ave., there is a building on the S.S. of York Rd.

216 ft. etc. See Old

Location of Signs: Northeast Corner of York Road & Pine Avenue

Remarks:

Posted by George R. Hummel

Signature

Date of return: 5-27-54

EXHIBIT #2

33'-0"

33'-0"

YORK ROAD

PROPERTY LINE

52'-6"

17'-10"

11'-3"

35'-6"

12'-0"

12'-0"

15'-0"

11'-4"

13'-8"

3'-8"

11'-3"

11'-3"

14'-0"

4'-4"

STONE HOUSE

18'-3"

34'-3"

DINING ROOM

KITCHEN

LAB

CONSULTATION ROOM

WAITING ROOM

TREATMENT ROOM

OFFICE

OFFICE

XRAY ROOM

ALTERATIONS & ADDITIONS TO RESIDENCE OF
G. MARK STROHECKER
YORK ROAD & CEDAR AVE - TOWSON 4MD

CEDAR AVE

SCALE - 10'-0" = 1"
DATE - MAY 7, 1954



May 7th 1954.

EXHIBIT #3

SUPPLEMENT "A"

to

Preliminary Drawing of proposed Alteration & Addition
to present improvements (Exhibit #2)

-0-0-0-

- EXHIBIT #1 • Print of Original Plat survey by
Registered Surveyor.
- EXHIBIT #2 • Preliminary Drawing of proposed Alteration
& Addition to present improvements.
- EXHIBIT #3 • "SUPPLEMENT 'A'" to Preliminary Drawing
of proposed Alteration & Addition to
present improvements.

- 1) The depth of the proposed new addition may be increased on
the north side, facing York Road, from 29'1" shown on the
drawing, to approx. 32'0".
- 2) The depth of the proposed new addition may be increased on
the south side, facing York Road, from 17'10" shown on the
drawing, to approx. 20'10".

-0-0-0-

EXHIBIT #1

ROAD

YORK ROAD

PROPERTY
OF
G. MARK STROHECKER
& WIFE

SCALE 1/4" = 30.0 FT
JUNE 1952

J. Milton Green
Registered Engr & Surveyor
TOWSON & MARYLAND

N 42° 45' W 151.75'
STAKE 33.86 STAKE 50.0 STAKE

50.0

19.44

33.0

19.58

51.38

AVE

CEDAR

AVE

THE 100 FT STRIP RESERVED FOR WIDENING OF
CEDAR AVE

WORCESTER ROAD

