

710 Proclamation
Quoted - R-6 to R-C with variance.
this conforms to zoning development.
(2000)

3719 ✓
PETITION FOR ZONING RECLASSIFICATION
AND VARIANCE TO ZONING REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, Anna M. Filler, 714 1/2 Ave. . . . legal owner . . . of the
Sylvia R. Adams (The Haven Home Building Co.)
property situate -

All that parcel of land in the 15th District of Baltimore County on the
North side of Essex Avenue beginning 600 feet East of Marilyn Avenue thence
Easterly and binding on the North side of Essex Avenue 272 feet thence
North 25 degrees 27 minutes East 735 feet to the South side of Catherine
Avenue thence westerly and binding on the South side of Catherine Avenue
272 feet thence South 25 degrees 27 minutes West 735 feet to the place of
beginning as shown on the plan plan filed with the Zoning Department.

Hereby petition that the zoning status of the above described property be
reclassified, pursuant to the Zoning Law of Baltimore County from an R-6
Zone to an R-C Zone, and petition for a Variance to the Zoning Regulations
of Baltimore County.

The Zoning Regulations to be excepted is as follows:

Section 211.1 - Lot Area and Width and Yard Dimensions--

Street Corner Lots: To permit lot width of 38.5 feet instead of the required
43 feet and to permit lot depth of 100 feet instead of the
required 115 feet, to permit side yard width of 32 feet
instead of the required 25 feet and to permit a lot
area of 3831 feet instead of the required 4945 feet.

Interior Lot: To permit lot depth of 100 feet instead of the required
115 feet and to permit a lot area of 1914 feet instead
of the required 2070 feet.

Interior Lot End: To permit lot depth of 100 feet instead of the required
115 feet and to permit a lot area of 3618 feet instead
of the required 3795 feet.

c/o Low Building & Co.
Address 5220 Holstonstown Rd.
Baltimore 15, Maryland

Notify
HARVEY HAN
2431 E. Tow Pl (17)
4 11 P.M.

3719 ✓
ANNA M. FILLER, 714 1/2 AVE.
BALTIMORE 15, MD. 21205
DATE: MAR 5, 1956

PETITION FOR ZONING RECLASSIFICATION AND VARIANCE
TO ZONING REGULATIONS

Upon hearing on petition for reclassification of the
property described in the petition, from an "R-6" Zone to an "R-C"
Zone and variances to the Zoning Regulations as to Lot Area, Width
and Yard Dimensions, it is the opinion of the Zoning Commissioners of
Baltimore County that the granting of the reclassification of the
subject property as aforesaid and the granting of the variances
as requested would not be detrimental to the health, safety and the
general welfare of the community.

It is this 24th day of February, 1956, ORDERED
by the Zoning Commissioners of Baltimore County that the petition for
reclassification, from an "R-6" (residential) Zone to an "R-C" (group
house) Zone and the following variances to the Zoning Regulations,
as aforesaid, be and the same are hereby granted:

Section 211.1 - Lot Area, Width and Yard Dimensions:

Street Corner
Lot: To permit width of 38.5 feet instead of the required
43 feet and to permit lot depth of 100 feet instead
of the required 115 feet; to permit side yard width
of 32 feet instead of the required 25 feet and to
permit lot area of 3831 feet instead of the required
4945 feet.

Interior Lot: To permit lot depth of 100 feet instead of the
required 115 feet and to permit lot area of 1914
feet instead of the required 2070 feet.

Interior Lot
End: To permit lot depth of 100 feet instead of the
required 115 feet and to permit lot area of 3618
feet instead of the required 3795 feet.

Approved:
County Commissioners of
Baltimore County

By: *William H. Han*
Date: MAR 5 1956

NOTICE OF PUBLIC HEARING
ON PETITION FOR ZONING RECLASSIFICATION
AND VARIANCE TO ZONING REGULATIONS
The following is notice that the
Zoning Commissioners of Baltimore
County for change of reclassification
from R-6 Zone to R-C Zone and
variances to zoning
Regulations will be heard on the
width of 38.5 feet more or less
instead of the required 43 feet
and to permit lot depth of 100
feet instead of the required 115
feet and to permit side yard width
of 32 feet more or less instead
of the required 25 feet and to
permit lot area of 3831 feet more
or less instead of the required
4945 feet.
The petition is on file in the
Zoning Department, Room 111, 110
West Baltimore Avenue, Baltimore,
Maryland.
The hearing will be held on the
24th day of February, 1956, at
10:00 A.M. in Room 111, 110
West Baltimore Avenue, Baltimore,
Maryland.
All that parcel of land in the
15th District of Baltimore
County on the North side of Essex
Avenue beginning 600 feet more or
less West of Marilyn Avenue, thence
Easterly and binding on the North
side of Essex Avenue 272 feet more
or less thence North 25 degrees 27
minutes East 735 feet more or less
thence South 25 degrees 27 minutes
West 735 feet more or less to the
place of beginning, being property of
Anna M. Filler, at the 714 1/2 Ave.
Home Building Co., as shown on the
plan filed with the Zoning
Department.
By order of William H. Han
Zoning Commissioner of
Baltimore County.
(More Legal On Page 17)

Certificate of Publication

ESSEX, MD., February 25, 1956

THIS IS TO CERTIFY THAT the annexed advertisement
was published in THE EASTERN ENTERPRISE, a weekly
newspaper published in Essex, Baltimore County, Md., once
in each of 2 successive weeks before the 1st
day of February, 1956, the first publication
appearing on the 19th day of January,
1956.

THE EASTERN ENTERPRISE, INC.

William H. Han
Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3719

District: 15th Date of Posting: 1-18-56
Posted for: *Low Building & Co. 5220 Holstonstown Rd. Baltimore 15, Md.*
Petitioner: *Anna M. Filler (The Haven Home Building Co.)*
Location of property: *Map of Essex Ave. by road E of Marilyn Ave. at 714 1/2 Ave.*
Location of Sign: *Sign posted 230 ft West of corner lot on N.W. of Essex Ave. and 110 ft
S.W. of 714 1/2 Ave. at 110 ft S.W. of Essex Ave. South to corner 230 ft, South to 714 1/2 Ave.*
Remarks: *Sign posted on N.W. of 714 1/2 Ave.*
Posted by: *George R. Filler* Date of return: 1-18-56

January 5, 1956

\$56.00

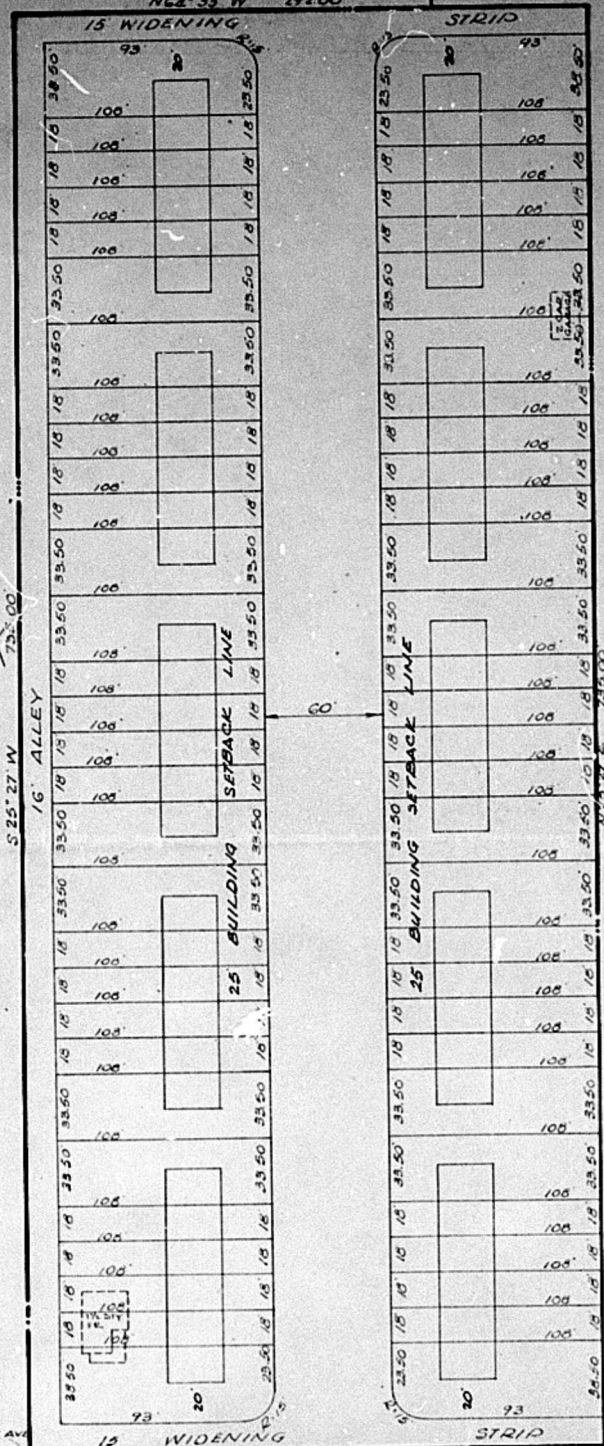
REQUITED of The Haven Home Building Company the sum
of Fifty Six (\$56.00) Dollars, being cost of reclassification,
advertising and posting property, of Essex Avenue, 15th District
of Baltimore County.

Zoning Commissioner

RECEIVED
JAN 10 1956
COUNTY CLERK'S OFFICE

ROAD

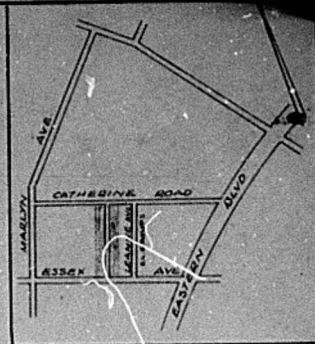
NGA 33 W 292.00



ESSEX

AVE.

MIDDLESEX SHOPPING CENTER



LOCATION MAP
Scale: 1"=1000'

PLAT SHOWING
PROPOSED ZONING FOR A
PORTION OF THE
ADALMAN PROPERTY
15TH ELEC. DIST. BALTO. CO., MD.
Scale 1"=50' December 14, 1955

THOMPSON, GRACE & MAY
ENGINEERS
Fidelity Trust Bldg.
TAMSON & M