

3789-1-V

3789-1-V

SECTION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF :

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Dr. Michael A. Abrams

and Marie Abrams

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

Dr. Michael A. Abrams and Marie Abrams Legal Owner, S

of the property hereinafter described hereby petition for a Variance to the

Zoning Regulations of Baltimore County,

- The Zoning Regulations to be excepted are as follows:
1. Section 235.1 - Front Yard - For commercial buildings the front building shall be not less than 15 feet from the front property line.
 2. Section 409.2 - Parking Space - Sub-section 6 - 20 parking spaces required.
 3. Section 413.5 - Signs - Sub-section b - No sign shall be placed within or project into the street right-of-way.

- The Reasons for Variances:
1. To permit a front yard of 0 set back instead of the required 15 feet.
 2. To permit 10 parking spaces instead of the required 20 parking spaces.
 3. To permit a sign to project over right-of-way instead of not permitted to project over right-of-way.

Property situated:

All that parcel of land in the 9th District of Baltimore County on the North side of Chesapeake Avenue beginning 335.5 feet East of Washington Avenue; thence Easterly and binding on the North side of Chesapeake Avenue 50.00 feet; thence North 10.15 feet East 165.25 feet; thence North 77 degrees 30 minutes West 62.17 feet; thence South 14 degrees 00 minutes West 162 feet to the place of beginning, as shown on plat plan filed with the Zoning Department.

4/14/56
11:30

Michael A. Abrams and Marie Abrams
Legal Owner

Noted for Review - 4/14/56
c/o R. Richard Smulkin, Esquire
Smulkin, Rossin, Martin & Taylor
Campbell Building
Towson 4, Maryland

ORDERED BY the Zoning Commissioner of Baltimore County this 16th day of March, 1956, 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 16th day of April, 1956, at 11:30 o'clock A. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for variances to the Zoning Regulations for Baltimore County, and it appearing that said provision under the Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the granting of the variances would grant relief without substantial injury to the public health, safety and the general welfare of the community, the petition should be granted, therefore:

It is this 17th day of April, 1956, ORDERED by the Zoning Commissioner of Baltimore County, that the petition for the following variances to the Zoning Regulations be and the same are hereby granted:

1. To permit a front yard of 0 setback instead of the required 15 feet.
2. To permit 10 parking spaces instead of the required 20 parking spaces, and
3. To permit a sign to project over right-of-way instead of not projecting over right-of-way.

Michael A. Abrams
Zoning Commissioner of
Baltimore County

\$5.00

RECEIVED of M. Richard Smulkin, for the petition of Dr. Michael A. Abrams, the sum of Five (\$5.00) dollars balance due on petition for Variance to the Zoning Regulations on the North side of Chesapeake Avenue beginning 335.5 feet East of Washington Avenue, 9th District.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED
APR 1 1956
CONTROLLER'S OFFICE
BY [initials]

March 29, 1956

\$25.00

RECEIVED of M. Richard Smulkin, attorney for petitioner, Michael A. Abrams, M. D., the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance to the Zoning Regulations of Baltimore County, advertising and posting property on the North side of Chesapeake Avenue beginning 335.5 feet East of Washington Avenue, 9th District of Baltimore County.

Zoning Commissioner
of Baltimore County

HEARING:
Monday, April 16, 1956
at 11:30 A. M.
Room 108
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

RECEIVED
APR 1 1956
CONTROLLER'S OFFICE
BY [initials]

3789-1-V

3789-1-V

APR 9 - 1956
3789

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 8, 1956.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. HEREINAFTER OF. 2 times, HEREINAFTER before the 15th day of April, 1956, the first publication appearing on the 30th day of March 1956.

THE JEFFERSONIAN,
[Signature]
Manager

Cost of Advertisement, \$.

NOTICE OF ZONING HEARING
The notice of zoning hearing is hereby given that a public hearing will be held on the petition for a variance to the zoning regulations of Baltimore County, Maryland, filed by Dr. Michael A. Abrams and Marie Abrams, on the 16th day of April, 1956, at 11:30 o'clock A. M., in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 16th day of April, 1956, at 11:30 o'clock A. M.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3789

District: 9th Date of Posting: 4-4-56

Posted for: Variance to Zoning Regulations

Petitioner: Michael A. Abrams and Marie Abrams

Location of property: N. S. of Chesapeake Ave. beg. 335.5 ft. East of Washington Ave. etc. in 9th Dist.

Location of Signs: North side of Chesapeake Ave. 335.5 ft. East of Washington Ave. etc.

Remarks: [Signature]

Posted by: [Signature] Date of return: 4-5-56

17.0' ALLEY

N $77\frac{1}{2}^{\circ}$ W - 62.17'

ZONING REGS.
REQUIRE 20
PARKING SPACES
10 SPACES PROVIDED

PLANNING COMM.
REQUIRES MIN.
60.0 REAR YD.
FOR FUTURE
COUNTY PARK-
ING LOT.

S 14° W - 162.0'

N $18\frac{1}{4}^{\circ}$ E - 165.25'

BUILDING

4000 $\pm$

10.0' EASEMENT
FOR STORM SEWER

335.50'
TO WASHINGTON AVE

S 75° E - 50.08'

TO YORK RD.

CHESAPEAKE AVENUE

SCALE - 1" = 20.0'