

• • • • •

We do feel, however, that the drive-way behind the lot is important to adjacent property owners as a means of access to their properties. Therefore, in order to insure that the petitioner's delivery trucks will not block this drive-way, we place as a restriction on the granting of this Variance, the requirement that the Northwest extremity of any addition to be

The petitioner's tenant has testified that the newly constructed portion of the building will be used for storage. We, therefore, feel that there will be practically no change in the customer flow. Since we find that the lot does not now accommodate customers and that the improvement contemplated will not appreciably alter the scope of the present operation, it would appear that traffic and safety will not be adversely effected and that the Variance requested is reasonable.

For the reasons set forth in the foregoing opinion, it is this 9th day of May, 1977 by the County Board of Appeals, ORDERED that the Variance petitioned for in the within proceeding be and the same is hereby granted; subject, however, to the regulations as to set backs contained in this opinion.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

James T. Gifford
Robert W. Gifford
James T. Gifford

ORDER FOR APPEAL

MR. COMMISSIONER:

Please enter an appeal from your Order dated September 25, 1956
on behalf of George Epstein.

W. Albert Henneins, Solicitor

Property situate:

All that parcel of land in the Ninth District of Baltimore County on the West side of Harford Road beginning 100 feet North of Linsmore Avenue; thence northerly and binding on the West side of Harford Road 66.9 feet with a rectangular depth westerly of 150 feet as shown on plat plan filed with the Zoning Department.

J. Joseph Epstein, Etal
Legal Owner
307 W. Baltimore St
Address

8/29/56
2 P. m

1-SIGN
(9th)

IN THE MATTER OF PETITION	:	
FOR VARIANCES TO ZONING	:	
REGULATIONS -- W. S. Harford	:	BEFORE
Road 100 feet N. Manganero	:	
Ave., 9th District -	:	DEPUTY ZONING COMMISSIONER
George Epstein, Petitioner	:	
	:	OF BALTIMORE COUNTY
	:	
	:	
	:	
	:	
	:	

It is clearly stated in the Zoning Regulations for Baltimore County that a variance may only be granted from area and height regulations in cases where strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship. However, any such variance shall be granted only if in strict harmony with the spirit and intent of said regulations, and only in such manner as to grant relief without substantial injury to the public health, safety

It is, therefore, this 25th day of September, 1956,
by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid petition for a variance to the Zoning Regulations be denied
for the above reasons.

Charles L. Strout
Deputy Zoning Commissioner
of Baltimore County

October 15, 1956

210.00

RECEIVED OF W. Albert Mershine, Attorney for the
Petitioner, George Ipatien, 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 Deputy Zoning Commissioner denying
the variance to the Zoning Regulations, west side of Harford Road
100 feet north of Lincolnton Avenue, 9th District.

\$25.00

RECEIVED of Ruth S. Taubman, for petition of E. George Epstein, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance to the Zoning Regulations, advertising and posting the property on the West side of Harford Road, beginning 100 feet North of Kingsmore Avenue, Ninth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:

Wednesday, August 29, 1956
at 2:00 P. M.

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland
Room 108

01.022 - \$10.00
01.023 - \$15.00

RECEIVED
AUG 7 - 1966
COMMUNICATIONS DIVISION
BY 117

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#3910

District 9th Date of Posting 8-15-56

Posted for: Variance to zoning Regulations

Petitioner: L. George Epstein, et al.

Location of property: W/S of Harford Rd. by left of Pymmes Ave
etc. See Plat. Known as 7768 Harford Rd.

Location of Signs: Posted on property known as 7768 Harford Rd.

Remarks: _____

Posted by George N. Yarnall Date of return: 8-16-56
Signature

NOTICE OF ZONING HEARING
NINTH DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, August 23, 1956 at 2:00 P.M.

The purpose of this hearing being to determine whether or not L. George Epstein, et al, legal owner of the property on the West 525 of Harford Road beginning 100' x 51' North of Linganore Avenue thence northerly and binding on the West side of Harford Road 66.5 feet with a rectangular depth westerly of 156 feet, Ninth District of Baltimore County, should be granted an exception to the Zoning Regulations and Restrictions for Baltimore County.

The Regulations to be excepted are as follows:
 Section 409.2—Parking—Sub Section C—Buildings devoted to retail trade for each 209 square feet of

total floor area.

The Reason for Variance: To permit no parking instead of required 24 spaces as required in Section 409.2 of the Zoning Regulations.

The prayer of the petition is to permit no parking instead of the required 24 spaces.

By Order of
 Wilkie H. Adams
 Zoning Commissioner
 of Baltimore County

8-10-56

3910
 AUG 17 1956

CERTIFICATE OF PUBLICATION

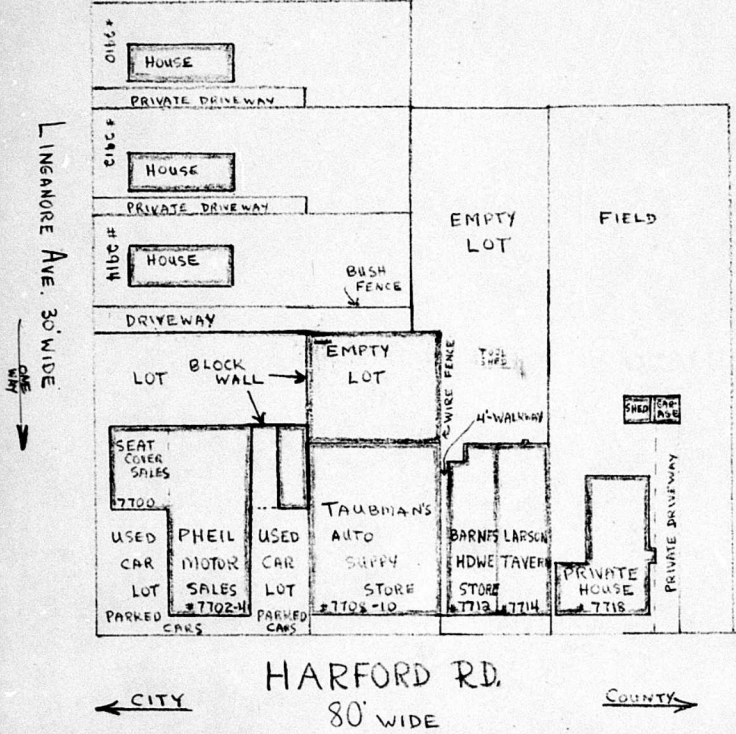
August 10th 6
 TOWSON, MD., 195-----

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 29th day of August 1956., the first publication appearing on the 10th day of August 1956..

The UNION NEWS

W. G. Hansen
 Manager.

BLOCK PLAN
7700 BLOCK
HARFORD RD.
SCALE 1"=50'



PLOT PLAN - FULL LOT 66'-9" BY 150'-0"
7708 HARFORD ROAD
PARKVILLE
BALTIMORE COUNTY
SCALE: 1/16" = 1'

