

ORDERED BY the Zoning Commissioner of Baltimore
 County this 14th day of Sept., 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 14th
 day of October, 1956, at 11 o'clock
 P. M.

Zoning Commissioner
 of Baltimore County

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

It is this 14th day of October, 1956, by the
 Zoning Commissioner of Baltimore County, ORDERED that the afore-
 said petition for a variance to the Zoning Regulations, be and
 the same is hereby granted, which permits a setback of ten (10)
 feet from the requested line (SV) on the one side and
 twenty (20) feet on the other side instead of the required
 thirty (30) feet side setbacks, and, further, the front set-
 back of the proposed building shall conform with the front set-
 back of the adjoining building occupied by the Neo-Wash-It Laundry.

John W. Adams
 Zoning Commissioner of
 Baltimore County

OFFICE OF PLANNING

Inter-Office Correspondence

From Malcolm H. Dill September 28, 1956

To Miss M. Adams
 Subject Zoning Petition #3936-T-24th District - Variance to Permit
 a Side Yard to 20 feet on the North Side and 9 feet on the
 South Side instead of Required 30 feet. West Side of York
 Road, beginning 176 feet North of Rnour Avenue. -
 Hearing - October 1, 1956

I would not say that some variance from the 30 foot side yards called for
 in this case is not justifiable, but I believe that the plan as submitted
 does not satisfactorily demonstrate such need and in several respects is not
 adequately planned. Inasmuch as, at the building permit stage, the site plan would
 have to be approved by this office and by the Bureau of Land Development, I be-
 lieve that there should be an effective assurance in some manner that a satisfac-
 tory plan would be arrived at as a condition of your granting a variance, if
 you see fit to do so. In accordance with our discussion yesterday, it may be
 sufficient for you to specify production of such an approved plan as a condition
 of your granting of the order. This would be in accordance with the procedure
 noted in Section 500.9 of the Zoning Regulations. I won't attempt here to note
 all the deficiencies of the plan as submitted, but will point out just a few.

1. It appears to me that the building would have to be set at least
 as far back as the Neo-Wash It Laundry building, to the north.
 Actually, I think it would work out better if the building were
 set still farther back, because the space left for car movement
 in front of the building is clearly inadequate in relation to the
 entrance and exit indicated.
2. It is not clear whether there is proposed to be a driveway on the
 south side of the building, but the 9 feet certainly appears in-
 adequate for that purpose, particularly in its relation to the south
 driveway exit.
3. It is important that some arrangement be clearly worked out for
 driveway relationship to the adjoining properties so as to minimize
 existing and potential traffic confusion at the entrance and exit
 points.
4. The proposed parking arrangement should be specifically shown. None
 whatever is noted on the plan. Car storage would be intended to refer
 to parking arrangement, not might also mean storage of new or used
 cars for sale.

MHD
 IMH

Malcolm H. Dill
 Malcolm H. Dill,
 Director

In short, I am rather dubious about the specific variances requested,
 that is 9 feet and 20 feet, because the adequacy of these revised dimensions
 would really depend on the production of a satisfactory and workable plan,
 which procedure actually being specified in Section 500.9, which says, "No
 I believe that in every case like this the proper procedure would be for the
 petitioner to attempt to secure a workable and acceptable plan of this sort,
 such procedure actually being specified in Section 500.9, which says, "No
 such plan or plan, showing the opening or laying out of roads or streets,
 shall be approved by the Zoning Commissioner unless such plans or plans shall
 have been previously approved by the Planning Commission and the Department
 of Public Works of Baltimore County".

If that procedure were required by you in every case of this kind, it
 would certainly eliminate a lot of problems and wasted time by everybody
 concerned.

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE
 : ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 County Credit Corp. :
 :

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

County Credit Corp Legal Owner
 of the property hereinafter described hereby petition for a Variance to the
 Zoning Regulations of Baltimore County.

The Zoning Regulation to be exempted is as follows:
 Section 236.2 - Side and Rear Yards - For residences, for other buildings,
 30 feet.

The Reason for Variance:
 To permit a side yard of 30 feet on the North side and 9 feet on the
 South side of the property instead of the required 30 feet.

Property situated:
 All that parcel of land in the Ninth District of Baltimore County
 on the West side of York Road, beginning 176 feet North of Rnour Avenue,
 thence Northerly and binding on the West side of York Road 100 feet; thence
 South 63 degrees 35 minutes West 71.16 feet; thence South 16 degrees 26
 minutes East 101.51 feet; thence North 63 degrees 23 minutes East 225.96
 feet to the place of beginning.

County Credit Corp
 Legal Owner
111 W. Chesapeake Ave.
 Address Towson, Md.

COUNTY CREDIT CORP.
 111 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND

3836-V

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 9th Date of Posting 9-18-56
 Posted for Variance to Zoning Regulations
 Petitioner: County Credit Corporation
 Location of property: W.S. of York Road, beg. 176 ft. N. of Rnour Ave.
etc. See Plot
 Location of Signs: West side of York Rd. 50 ft. North of Rnour Avenue
 Remarks:
 Posted by George R. Johnson Date of return: 9-20-56

September 13, 1956

\$25.00
 RECEIVED of County Credit Corporation, petitioner,
 the sum of Twenty-five (\$25.00) dollars, being cost of
 petition for Variance, advertising and posting property
 on the West side of York Road, beginning 176 feet North
 of Rnour Avenue, Ninth District of Baltimore County.
 Thank you.

Zoning Commissioner
 of Baltimore County

MAILING:
 Monday, October 1, 1956
 at 1:00 P. M.
 Room 106
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland

RECEIVED
 SEP 13 1956
 COUNTY OFFICE

01.625-4.10.00
 01.623-4.15.10

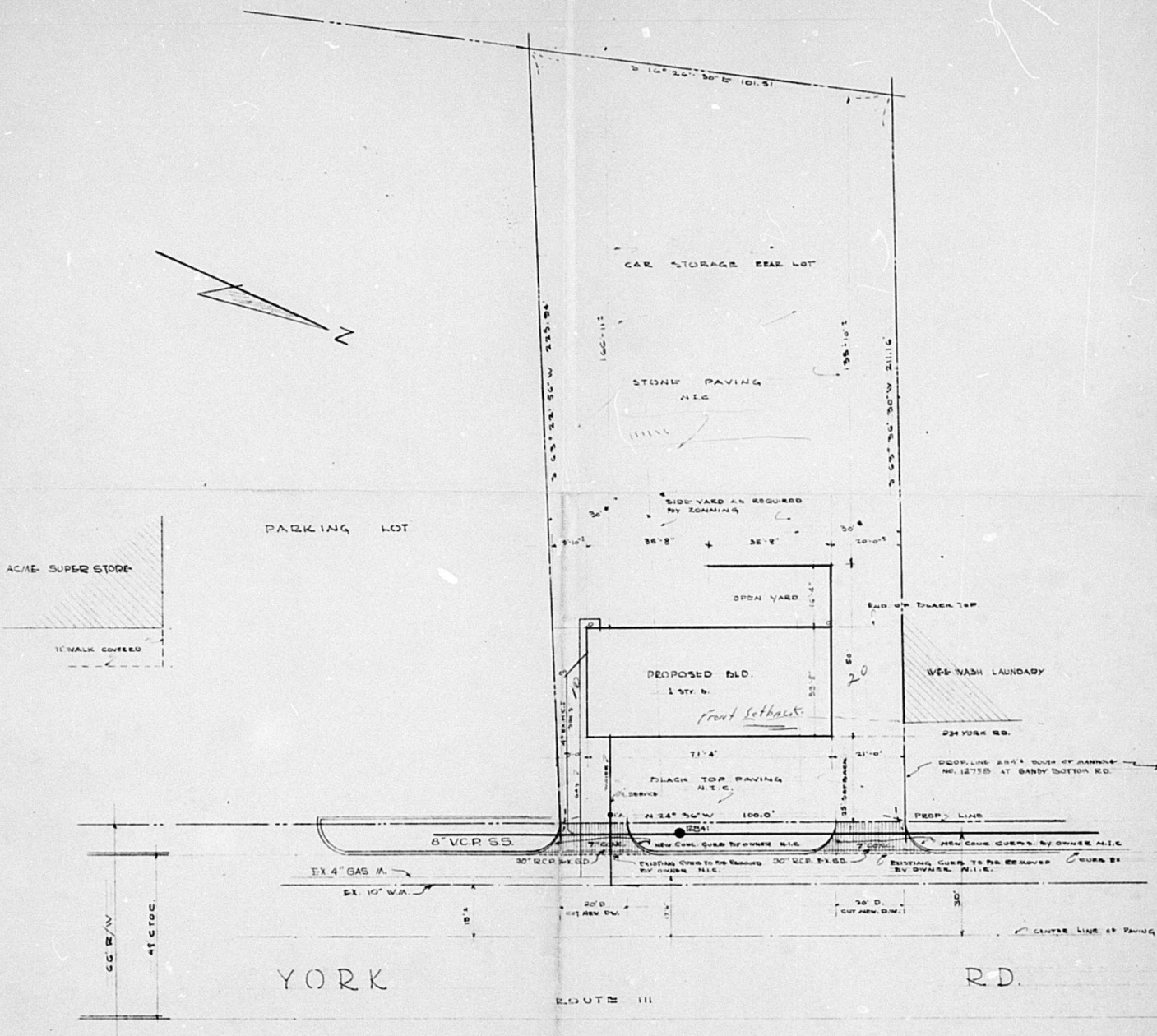
3734-V
 SEP 20 1956

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 21, 1956

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 seven successive weeks before the
 day of October, 1956, the first publication
 appearing on the 14th day of September
 1956.

The UNION NEWS
Malcolm H. Dill
 Manager



PROPOSED AUTOMOBILE SHOWROOM
TOWSON FORD

J. ELDRIDGE MOXLEY
JONATHAN E. MOXLEY
— Architects —
12 EAST TWENTY FOURTH ST.
BALTIMORE 18, MARYLAND

SCALE: 1" = 20'-0"