

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
COMMODITY CREDIT CO., INC.

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

COMMUNITY CREDIT COMPANY, INC. Legal Owner

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:

Section 238.1 - Front Yard - 50 feet setback.
Section 238.7 - Side Yard - 30 feet setback.

Reasons for Variance:

To permit a front yard of 30 feet instead of the required 50 feet and
to permit a side yard of 11 feet instead of the required 30 feet.

Property situated:

All that parcel of land in the Thirteenth District of Baltimore
County on the East side of Southeastern Boulevard, beginning opposite Leads
Avenue thence running Northerly and ending on the East side of Southeastern
Boulevard 578.87 feet; thence Easterly 326.13 feet to the West side of the
Pennsylvania Railroad Right-of-Way; thence Southerly and ending on said
right-of-way 696.45 feet; thence Westerly 211.22 feet to the place of begin-
ning.

COMMUNITY CREDIT COMPANY, INC.
By: *[Signature]* President

Legal Owner

21 S. 20th Street
Baltimore 18, Maryland

Address

ORDERED BY the Zoning Commissioner of Baltimore
County this 11th day of June, 19 57,
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 17th
day of July, 19 57, at 3 o'clock
P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for variances to the Zoning
Regulations as set forth in the within petition, the petitioners
having testified that the topography of the land is such as to
plan for roof parking, to deny the variances would result in
practical difficulty and unnecessary hardship upon the petitioners
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 said petition should be granted,
therefore:

It is this 19th day of July, 1957, by the Zoning
Commissioner of Baltimore County ORDERED that the aforesaid
variance be and the same are hereby granted which permit a front
yard of 30 feet instead of the required 50 feet; and a side yard
of 11 feet instead of the required 30 feet.

[Signature]
Zoning Commissioner
of Baltimore County

\$20.00

RECEIVED of Turnbull & Brewster, attorneys for
petitioner, The Commodity Credit Company, Inc., the sum
of Twenty-five dollars (\$25.00), being cost of petition,
advertising and posting property situate on the East side
of Southeastern Boulevard, beginning opposite Leads Avenue,
Thirteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARINGS

Wednesday, July 17, 1957
at 3:00 P. M.

Room 126
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

61-632-836.00

OFFICE OF PLANNING
Inter-Office Correspondence

Office of Planning July 17, 1957
From: *[Signature]*
To: *[Signature]*
Subject: Zoning Petition #1391

Advisory opinion - relation of front building setback to site plan

The reduced-set-back requested limits the area between the new building and
the highway, which is shown on the plat as intended for parking,
overlapping the parking design to such an extent that it is not workable.
Particularly, the parking lane is not wide enough to permit one parked
north of the curb out to leave the area except by backing.

We suggest that the front set-back variance, if granted, be for a dimension
which will permit a parking area that has County approval.



STATE OF MARYLAND
STATE ROADS COMMISSION
100 EAST LEXINGTON STREET
BALTIMORE 3, MD.

July 1, 1957

Mr. Wilkie H. Adams
Zoning Commissioner
Baltimore County Office Building
Towson 14, Maryland

Re: Zoning Petition #139-7
South side Southeastern
Boulevard, Route 1

Dear Mr. Adams:

This office has reviewed the subject petition and even though
we have no proposed plans with which this variance would con-
flict, we would not like to see the precedent set of abolishing
the 50' front yard setback. It should also be pointed out that
a large portion of the parking as shown cannot function.
Thank you for your co-operation.

Yours very truly,

[Signature]
Edward D. Kelly
Assistant Engineer

EDM:pw

cc: Mr. O. M. Stirling

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 7-3-57
Posted for: Advisory for Zoning Regulations
Petitioner: Commodity Credit Company, Inc.
Location of property: East of Southeastern Blvd., opposite Leads Avenue
Location of Sign: East of Southeastern Blvd. opposite Leads Avenue
Remarks: Advisory
Posted by: Raymond R. Stirling Date of return: 7-5-57

July 18, 1957

\$4.00

RECEIVED of Turnbull and Brewster, attorneys for
petitioner, The Commodity Credit Company, Inc., the sum
of Four Dollars (\$4.00) to cover cost of additional advertising
of the property located on the East side of Southeastern
Boulevard, beginning opposite Leads Avenue - 13th District
of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

61-632-84.00

NOTICE OF
ZONING HEARING

13th DISTRICT
The public is hereby notified that
there will be a hearing before the
Zoning Commissioner of Baltimore
County in Room 126 County Office
Building, 111 W. Chesapeake Ave-
nue, Towson, Maryland,
On Wednesday, July 17, 1957,
at 3:00 P. M.

The purpose of this hearing being
to determine whether or not Com-
modity Credit Company, Inc. legal
owner of the property situate in
the Thirteenth District of Balti-
more County on the East side of
Southeastern Boulevard, begin-
ning opposite Leads Avenue thence
running Northerly and ending on
the East side of Southeastern
Boulevard 578.87 feet; thence East-
erly 326.13 feet to the West side
of the Pennsylvania Railroad
Right-of-Way; thence Southerly
and ending on said right-of-way
696.45 feet; thence Westerly 211.22
feet to the place of beginning
should be granted an exception to
the Zoning Regulations and Re-
strictions for Baltimore County.

The Zoning Regulations to be
excepted are as follows:
Section 238.1 - Front Yard - 50
feet setback.
Section 238.7 - Side Yard - 30
feet setback.

The Reasons for Variance:
To permit a front yard of 30 feet
instead of the required 50 feet and
to permit a side yard of 11 feet
instead of the required 30 feet.

By: *[Signature]*
WILKIE H. ADAMS,
Zoning Commissioner
of Baltimore County

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE COMMUNITY PRESS
Dundalk, Md.
THE HERALD-ARGUS
Catonville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of
Wilkie H. Adams, Zoning Commissioner
of Baltimore County
was inserted in THE BALTIMORE COUNTIAN, a group of
three weekly newspapers published in Baltimore County, Mary-
land, once a week for successive weeks before
the 6th day of July, 1957, that is to say
the same was inserted in the issues of
June 25 and July 9, 1957.

THE BALTIMORE COUNTIAN

By: *[Signature]*
Editor and Manager.

