

4263-V PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
THE PINEDALE BUILDING COMPANY
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

THE PINEDALE BUILDING COMPANY 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 21.1 - Lot Area and Width - Width at front building
line of not less than 55 feet.

The Reason for Variance:

To permit lots Nos. 5 and 7 to be divided into two (2) 50 foot
front lots instead of the required 55 foot frontage.

Property situated:

All that parcel of land in the Fifteenth District of
Baltimore County on the North side of Charles Avenue, beginning
1750 feet (Lot #7) and 1950 feet (Lot #5) West of Mac Avenue
thence westerly and binding on the North side of Charles Avenue
100 feet (each lot) with an average rectangular depth Northerly
of 136 feet being lots 5 and 7, Plat of Gravelly, as shown on
plat plan filed with the Zoning Department, being property of
Harry Kogelschats.

PINEDALE BUILDING COMPANY

Harry Kogelschats
Legal Owner
1501 Aberdeen Road
Towson 4, Maryland

Address

ORDERED BY the Zoning Commissioner of Baltimore
County this 16th day of Sept, 1957,
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 October, 1957, at 2 o'clock
P. M.

Upon hearing on petition for variance to the Zoning
Regulations of Baltimore County and it appearing that said Regulations
would result in practical difficulty and unnecessary hardship upon
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 locality, the petition should be granted, therefore:

It is this 16th day of October, 1957, by the
aforesaid petition for a variance to the Regulations, be and the
same is hereby granted which permits the division of lots Nos.
5 and 7 into two 50 foot front lots instead of the require. 55
feet frontage.

W. H. Adams
Zoning Commissioner
of Baltimore County

October 11, 1957

\$2.00

RECEIVED of Carl A. Kogelschats legal owner of
The Pinedale Building Company, the sum of Two Dollars (\$2.00)
to cover cost of advertising the property situate on the North
side of Charles Avenue, beginning 1750 feet W. of Mac Avenue,
Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

trd

01600-42.00

RECEIVED
OCT 17 1957
COMMISSIONER'S OFFICE

September 24, 1957

\$25.00

RECEIVED of The Pinedale Building Co., petitioner,
the sum of Twenty-five Dollars (\$25.00), being cost of petition,
advertising and posting property situate on the North side of
Charles Avenue, beginning 1750 feet West of Mac Avenue, Fifteenth
District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

RECEIVED:

Wednesday, October 16, 1957
at 2:00 P. M.

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

01600-4 25.00

RECEIVED
OCT 25 1957
ZONING DEPT. OFFICE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#4263

District 15th Date of Posting 10-3-57

Posted for: Variance to Zoning Regulations

Petitioner: The Pinedale Building Company

Location of property: W. of Charles Ave., by 1750 ft. front of Mac Avenue

also see plat

Location of Signs: North side of Charles Ave. 10 ft. front of Mac Avenue

Remarks: see above

Posted by: George R. Hunsicker Date of return: 10-11-57

October 8, 1957

Pinedale Building Company
1501 Aberdeen Road
Towson 4, Maryland

Dear Sirs:

Upon receipt of the invoice from the Office of Central
Services, we wish to notify you that there is a balance of Two
Dollars (\$2.00) due to cover cost of advertising the property
situate on the North side of Charles Avenue, beginning 1750 feet
West of Mac Avenue, Fifteenth District of Baltimore County.

May we please have your check payable to the Treasurer
of Baltimore County, Maryland, for the same.

Very truly yours,

Walter H. Adams
Zoning Commissioner
of Baltimore County

trd

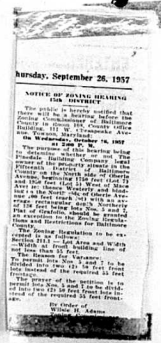
A 9443 Reg 305

Certificate Of Publication

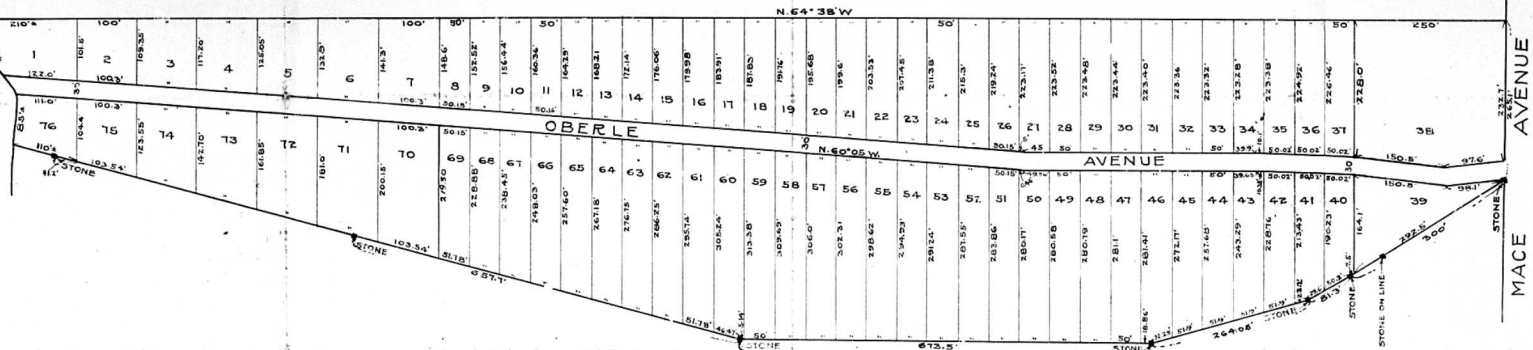
ESSEX, MD., Sept. 26th 1957

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 22 successive weeks before the 16th
day of October, 1957, the first publication
appearing on the 26 day of Sept,
1957.

THE EASTERN ENTERPRISE, INC.
Walter H. Adams
Manager



NORTH EAST CREEK



Plat laid for Record
June 15th 1916.

W. P. C. C.
Clock

4/190 GRAFOLIO
SURVEYED & PLATTED
BY
J. SPENCE HOWARD
CIVIL ENGINEER BALTIMORE, MD
SCALE 1"=100' MARCH, 1916.