

RE: PETITION FOR SPECIAL HEARING UNDER

ZONING REGULATIONS - East
side of Harlem Lane 150'
N. Edmondson Ave., 1st
District - Israel M. Ruddle
and Sylvia L. Ruddle -
Petitioners

BEFORE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 1583-V

On October 3, 1955 the W. A. Garde Company, Inc., petitioned for a reclassification from "B-6" to "B-1" and a special exception for a gasoline service station on a tract of land located at the northeast corner of Edmondson Avenue and Harlem Lane. At that time the proposed use was a gasoline service station and five to six stores. The reclassification and special exception for a gasoline service station were eventually granted.

On October 4, 1957 the Deputy Zoning Commissioner denied a request for another gasoline service station but was reversed by the County Board of Appeals.

Now comes the petition/pleading hardship in his attempt to locate a drug store on the subject property. This very practical difficulty has arisen through the utter disregard of advance planning for proper use of all the land now overcrowded with two filling stations.

The County Board of Appeals in its decision concerning the granting of the second gasoline service station on the property adjoining the proposed drug store said:

"They (the Board) feel that it is not their duty to dictate the exact use to which property should be dedicated by the owner."

Evidently the owners felt no responsibility in working out a more workable plan because now there is just not enough room to place the drug store facing Edmondson Avenue unless the building is set on the line of residential land adjoining instead of maintaining the required twelve foot setback.

Therefore, because of the situation arising out of the lack of planning for full use of the tract zoned for commercial use and because of the decision of the County Board of Appeals leaving a piece of valuable commercial land unfit for use unless a variance is granted;

It is this 2nd day of March, 1959, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition should be and the same is hereby granted which permits a side yard of 0 feet instead of the required 12 feet.

Israel M. Ruddle
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR SPECIAL HEARING UNDER ZONING REGULATIONS

IN THE MATTER OF THE PETITION OF : BEFORE THE
ISRAEL M. RUDDIE and SYLVIA L. : ZONING COMMISSIONER
RUDDIE, his wife : OF BALTIMORE COUNTY

For a Special Hearing under the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Israel M. Ruddle and Sylvia L. Ruddle, his wife, legal owners of the property hereinafter described hereby petition for a Special Hearing under the Zoning Regulations of Baltimore County.

The reason for the Special Hearing:

To determine the right of the Petitioners to erect a proposed drug store along the eastern boundary of the said property with a side yard of 0 feet.

The Zoning Regulation in question is as follows:

Section 232.2 - Side Yard - 12 foot setback

Property situate:

All that parcel of land in the First District of Baltimore County, being on the East side of Harlem Lane, beginning 150 feet North of Old Edmondson Avenue; thence Northerly and binding on the East side of Harlem Lane 90.29 feet; thence South 80 degrees 50 minutes East 89.50 feet; thence South 86.01 minutes East 211.3 feet; thence South 20 degrees 11 minutes West 115.34 feet; thence North 42 degrees 01 minutes West 110.49 feet; thence South 70 degrees 13 minutes West 125 feet; thence North 89 degrees 55 minutes West 98.52 feet to the place of beginning.

Israel M. Ruddle
Israel M. Ruddle
Sylvia L. Ruddle
Sylvia L. Ruddle
7013 Concord Road
Baltimore County, Maryland

3:00 PM
2/25/59

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District *1st* Date of Posting *2-11-59*
Posted for: *Application for Zoning Regulations*
Petitioner: *Israel M. Ruddle and Sylvia L. Ruddle*
Location of property: *East side of Harlem Lane, b'g. 150 ft. N. of Old Edmondson Ave.*
Location of Signs: *Outside of Office Jan. 1959. 150 ft. N. of Old Edmondson Ave.*
Remarks: *Outward*
Posted by: *George R. Herring* Date of return: *2-13-59*

NOTICE OF ZONING HEARING 1st DISTRICT

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, 111 W. Chase Lane Avenue, Towson, Md. 21204, on Wednesday, February 18, 1959 at 7:00 P.M.

The purpose of this hearing being to determine whether or not Israel M. and Sylvia L. Ruddle, legal owners of the property situate in the First District of Baltimore County, being on the East side of Harlem Lane, beginning 150 feet North of Old Edmondson Avenue; thence Northerly and binding on the East side of Harlem Lane 90.29 feet; thence South 80 degrees 50 minutes East 89.50 feet; thence South 86.01 minutes East 211.3 feet; thence South 20 degrees 11 minutes West 115.34 feet; thence North 42 degrees 01 minutes West 110.49 feet; thence South 70 degrees 13 minutes West 125 feet; thence North 89 degrees 55 minutes West 98.52 feet to the place of beginning.

The Zoning Regulation to be considered is as follows:
Section 232.2 - Side Yard - 12 feet
The Reason for Variance:
To permit a side yard of 0 feet instead of the required 12 feet.
The prayer of the petition is to permit a side yard of 0 feet instead of the required 12 feet setback.
By Order of:
Wile H. Adams,
Zoning Commissioner
of Baltimore County
Feb. 6-13.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Reisterstown, Md.
THE HERALD-ARGUS
Catonsville, Md.
THE COMMUNITY PRESS
Dundalk, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

February 14, 1959

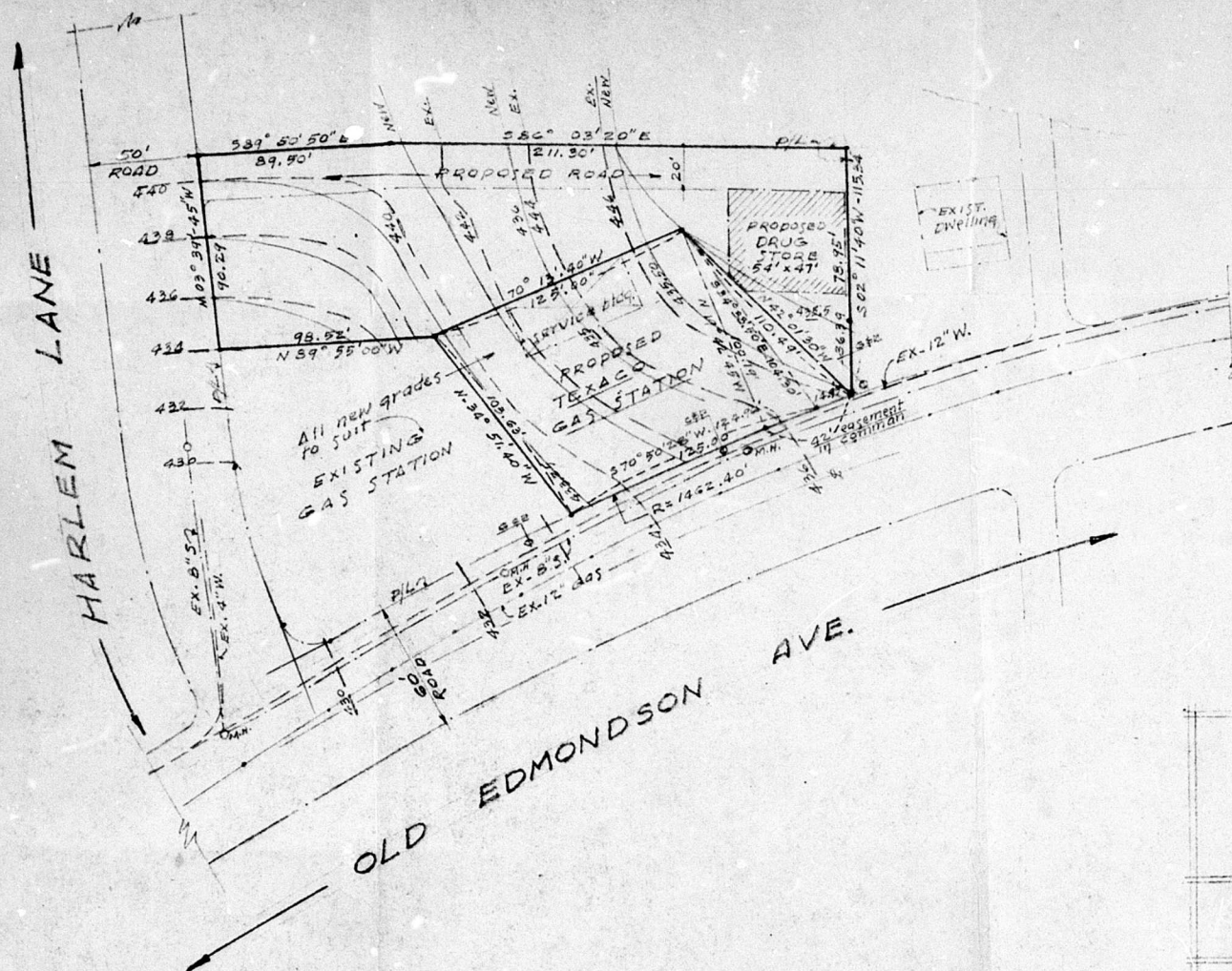
THIS IS TO CERTIFY, that the annexed advertisement of Wile H. Adams, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 14th day of February, 1959, that is to say the same was inserted in the issues of

February 6 - 13, 1959.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager.



PLAT
PROPOSED
GAS STATION &
DRUG STORE

Owner: ISRAEL RUDDIE &
SYLVIA RUDDIE
7012 Concord Rd. Balto. Co.

Location: OLD EDMONDSON AVE.
& HARLEM LANE
1ST. ELECTION DISTRICT
BALTO. CO. MD.

Theodore Davis "Architect"
1026 Cathedral St. Balto.-MD
Phone-PL-2-1799

APPROVED _____

Scale 1" = 50'

DATE: 9-20-58

JOHN C. 355 B

NOTE:- THIS PLAT IS COMPILED FROM
SURVEY BY PURDUM & JESSE "Land Surveyors"
AS REVISED SEPT. 11, 1958. &
AS SHOWN ON BALTO. CO. ROAD DRWG. C-1325
grades as shown are approx. - Exist. - - - NEW - - -