

4807-V

IN THE MATTER OF
THE MURDOCK REALTY COMPANY,
Legal Owners

BEFORE THE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

and

THE FORMSTONE COMPANY,
Contract Purchasers

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Murdock Realty Company, legal owner and The Formstone Company, contract purchaser of the property hereinafter described, petitions for a variance under the Zoning Regulations of Baltimore County as follows:

"A variance of Section 238.2 of the Zoning Regulations to permit a side yard setback along the easternmost boundary of said property of 0 feet in lieu of 30 feet and to permit a variance of Section 409.2 to permit 18 off-street parking spaces in lieu of 25 such spaces because of the limited size of the said property and the economic hardship, impracticability or impossibility of using said property for Business Roadside uses without such variances."

The property petitioned for is described as follows:

"That lot of ground situate in the Twelfth Election District on the north side of Eastern Avenue beginning 350 feet west of Ashby Way, thence westerly and binding on the north side of Eastern Avenue, 94 feet with an average rectangular depth northerly of 177 feet as shown more precisely on a plot plan filed herewith and being also that property known as 7420 Eastern Avenue."

The Murdock Realty Company
Address:
First National Bank Building
Baltimore 2, Maryland

By *Jordan W.*
Legal Owner

The Formstone Company
Address:
200 S. Franklinton Road
Baltimore 23, Maryland

By *W. S. P.*
Contract Purchaser

*10 Richard C. Murray, Atty
212 W. Ashby Ave
Baltimore Md*



IN THE MATTER OF PETITION FOR VARIANCE TO PERMIT 0 FOOT SIDE YARD IN LIEU OF 30 FEET AND 18 OFF-STREET PARKING SPACES IN LIEU OF 25 SPACES ON THE NORTH SIDE OF EASTERN AVENUE 350 FEET WEST OF ASHBY WAY

OPINION

The above matter came on for hearing on December 2, 1959. Mr. L. Albert Knight was present on behalf of the Formstone Company, as well as Mr. Benjamin Brotman an architect. There was no protest to the application.

It appears that two similar variances have been granted in the immediate neighborhood and there can be no adverse effect as a result of this variance and no substantial injury to the public health, safety or welfare.

The Petitioner proposes a hardware store on this property, which is in a B-R zone. That zoning requires 30 foot side yards and as a result it appears that this property cannot be improved with any commercial structure since the remaining width of the property would be inadequate for a retail store. The same use could be permitted in a B-L zone with only 10 foot side yards. This situation certainly results in a practical difficulty or in unreasonable hardship and unless the variance is granted it appears that the value of this unimproved lot would be destroyed, since it is not economically feasible to erect improvements in strict compliance with the side yard regulations.

For the above reasons, pursuant to Section 307 of the Zoning Regulations, the petition for a variance is hereby granted to permit a 0 foot side yard on the eastern side of the subject property and to permit 18 off-street parking spaces, subject to approval of a site plan by the Office of Planning prior to the issuance of any building permit.

Date: *December 3, 1959*
Deputy Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CONNORS AVE.
BALTIMORE 5, MARYLAND
VA. 8-3000

NOTICE OF HEARING

The Murdock Realty Co.,
1st Nat'l Bank Bldg.
Baltimore 2, Md.

Re: *N/O Eastern Ave., 350' W. Ashby Way,
12th District
Murdock Realty Co., Petitioner*

TIME: *2:30 P.M.*
DATE: *Wednesday, December 2, 1959*
PLACE: *Room 106, County Office Building, 111 W. Connors Avenue,
Baltimore, Maryland*

Zoning Commissioner
of Baltimore County

RECEIPT

PAID - Baltimore County - *11/23/59*
RECEIVED OF *Smith & Harrison, Attorneys*
LOCATION OF PROCEEDING: *111 W. Connors Ave.* - \$1000
AMOUNT: *\$35.00* 11-10-59 4027 - \$1000

1067 4300

Zoning Commissioner
of Baltimore County

Zoning Commissioner
of Baltimore County

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD-ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

November 21, 1959

THIS IS TO CERTIFY, that the annexed advertisement of
Wilsie 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 21st day of November, 19 59, that is to say the same was inserted in the issues of
November 13-20, 1959.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *12th* Date of Posting: *11-18-57*
#4807
Posted for: *variance to zoning regulations*
Petitioner: *Murdock Realty Co.*
Location of property: *115 of Eastern Ave., 350 feet west of Ashby Way
12th District Baltimore, Md.*
Location of Sign: *located on property known as 7420 Eastern Avenue.*

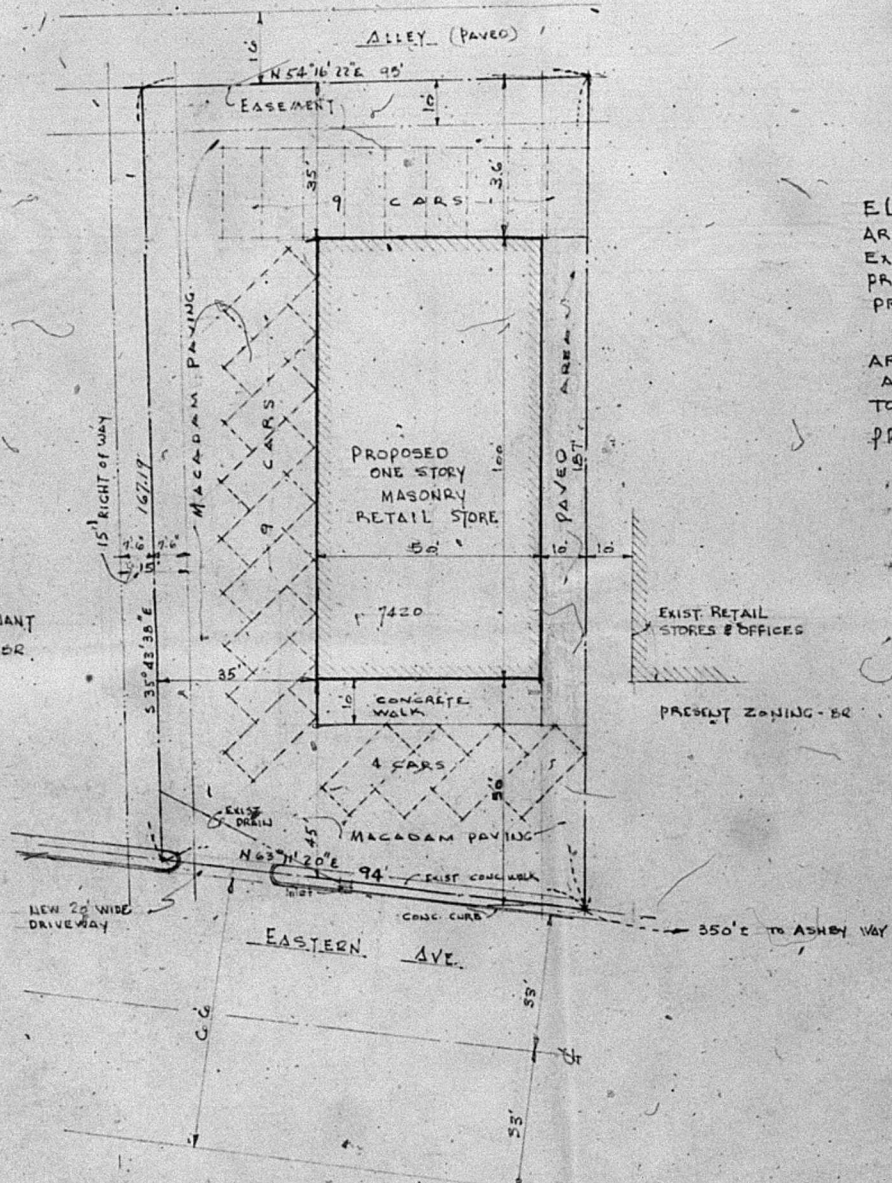
Remarks:
Posted in *Stage 2* Signature: *H. H. Adams* Date of return: *11-19-57*

NOTICE OF ZONING HEARING
12th DISTRICT
The public is hereby notified that there will be a hearing before the Zoning Commission of Baltimore County, Room 106, County Office Building, 111 W. Connors Avenue, Towson, Maryland, on Wednesday, December 2, 1959 at 2:30 P.M.
The purpose of the hearing is to determine whether the proposed variance of the Zoning Regulations of Baltimore County, Section 238.2, which permits a side yard setback of 0 feet in lieu of 30 feet and 18 off-street parking spaces in lieu of 25 such spaces, should be granted in the case of the property located at 115 of Eastern Avenue, 350 feet west of Ashby Way, 12th District, Baltimore County, Maryland.
The Zoning Commission of Baltimore County should be granted no objection to the proposed variance of the Zoning Regulations of Baltimore County, Section 238.2, which permits a side yard setback of 0 feet in lieu of 30 feet and 18 off-street parking spaces in lieu of 25 such spaces, should be granted in the case of the property located at 115 of Eastern Avenue, 350 feet west of Ashby Way, 12th District, Baltimore County, Maryland.
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The Zoning Commission of Baltimore County should be granted no objection to the proposed variance of the Zoning Regulations of Baltimore County, Section 238.2, which permits a side yard setback of 0 feet in lieu of 30 feet and 18 off-street parking spaces in lieu of 25 such spaces, should be granted in the case of the property located at 115 of Eastern Avenue, 350 feet west of Ashby Way, 12th District, Baltimore County, Maryland.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

EXIST GROUP DWELLINGS



ELECTION DISTRICT	12.
AREA OF PROPERTY	16,429 SQ. FT.
EXISTING USE OF PROPERTY	VACANT
PROPOSED USE OF PROPERTY	RETAIL STORE
PRESENT ZONING	BUSINESS ROADSIDE
AREA OF PROPOSED BUILDING	5000 SQ. FT.
AREA OF SALES SPACE IN PROPOSED BLDG	3750 SQ. FT.
TOTAL CAR PARKING SPACES @ 9'x20'	
PROPOSED ZONING	VARIANCE FOR 0 SIDE YARD SETBACK ON EAST PROPERTY LINE IN LIEU OF 30' AND FOR 20' PARKING SPACES IN LIEU OF 25' PARKING SPACES

EXIST DRIVE-IN RESTAURANT
PRESENT ZONING - DR

EXIST RETAIL STORES & OFFICES

PRESENT ZONING - BR

SITE PLAN
SCALE 20" = 1' 0"

PROPOSED ONE STORY MASONRY RETAIL STORE
to be built at
7420 EASTERN AVE.
BALTIMORE COUNTY, MARYLAND
FOR **THE FORSTONE CO.**

	BENJAMIN BROTMAN, A.I.A. ARCHITECT 2178 MARVEL AVE. BALTIMORE 18, MD.	
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