

4870-V
A-0435

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
Towson Ford Sales Inc. :
: ZONING COMMISSIONER
: OF BALTIMORE COUNTY

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

Towson Ford Sales Inc. LEGAL OWNER
of the property hereinafter described hereby petition for a Variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:
Section 231 - Height 50 feet Section 232-2 - Side Yard 10 feet
Section 109-2 - Parking 146 cars Section 233-3 - Rear Yard 20 feet

The Reasons for Variance:
To permit a building to be 52.5 feet high instead of allowable 50 feet high
and to permit parking of 54 cars instead of required 146 cars and side almost
side yard of 0 feet instead of required 10 feet and a rear yard of 0 feet instead
of 20 feet. Property situated at required 20 feet. *reg. 20'*

All that parcel of land in the Ninth District of Baltimore County
on the southeast corner of Chesapeake and Courtland Avenues, thence running
Easterly and binding on the South side of Chesapeake Avenue 77.25 feet thence
South 7 degrees 19 minutes West 108.73 feet thence South 52 degrees 40 minutes
East 16.66 feet thence South 7 degrees 10 minutes West 66.33 feet to the
side of a 15 foot alley thence West 108.73 feet to the East side of
Courtland Avenue thence Northerly and binding on the East side of Courtland
Avenue 375.07 feet to the place of beginning.

Towson Ford Sales Inc.
LEGAL OWNER

145 12 Chesapeake Ave
Towson 4, Md

1-516N

4870-V

RE: PETITION FOR VARIANCE TO
ZONING REGULATIONS - See
231, Height 50'; Sec. 232-2
Side Yard 10'; Sec. 233-3
Rear Yard 20'; Sec. 109-2
Parking 146 cars - S.E. Cor.
Chesapeake & Courtland Aves.,
9th Dist., Towson Ford Sales,
Petitioner

BEFORE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 4870-V

The petitioner's request for a variance is necessary
to avoid practical difficulty and an unreasonable hardship.

The proposed building is ahead of its time and the
variance requested should not be denied in anticipation of future
changes in the Towson Court House area which may or may not take place
in the immediate future.

The additional height is necessary in order to have proper
ceiling heights and to install the necessary mechanical equipment so desirable
for a modern and beautiful building of the type proposed.

The setback in the rear is on an existing alley. It is
unlikely that future widening would be made on the north side of the alley
but would be on the south side. There is an established line on the north
side at present.

Provision has been made for a three foot setback on the
first floor level where shrubbery will be planted. There will be a "0"
feet setback on the basement level and upper stories. Failure to grant
this "0" feet setback would greatly reduce the parking area in the garage.

Testimony indicated that one-half of the first floor
would be a bank and the other half a financial agency. Another floor
would have one tenant using IBM equipment operated by six employees.
One-half of another floor would have a Regional Accounting Office for a



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 1-22-60 #4870
Posted for: Board of Zoning Regulations
Petitioner: Towson Ford Sales Inc.
Location of property: S.E. Cor. of Chesapeake & Courtland Aves., 9th Dist., Towson, Md.
Location of Signs: Southwest Corner, Chesapeake & Courtland Aves.
Remarks: None
Posted by: James F. Offutt, Jr. Date of return: 1-28-60

9th, Dist.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 22, 1960.
THIS IS TO CERTIFY, That the annexed advertisement
was published in THE COUNTY PAPER, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md. once in each of .2. successive weeks before the
10th, day of FEBRUARY, 1960, the first
publication appearing on the 22nd day of
JANUARY, 1960.

The COUNTY Paper, Inc.
Thos. J. Hadden
Essex Office Manager.

large firm. The long term leases are for fifteen years.
If future parking difficulties arise, these difficulties
must be worked out in an overall parking plan for the Towson Court House
area.

These variances are granted on a common sense basis and they
do not cause injury to the public health, safety and general welfare.

It is this 10th day of February, 1960, by the Deputy
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variances should be and the same are hereby granted as follows:

1. A building to be 52.5 feet in height instead of the required 50 feet;
2. Permit parking spaces for 54 cars instead of the required 146 cars;
3. A side yard of "0" feet instead of the required 10 feet; and
4. A rear yard of "0" feet instead of the required 20 feet.

James F. Offutt, Jr.
Deputy Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON 4, MARYLAND
TELEPHONE 24-1211

NOTICE OF HEARING

Towson Ford Sales Inc.,
105 Chesapeake Ave., 9th

Re: 25' cor. Chesapeake & Courtland Aves., 9th Dist.,
Towson Ford Sales Inc., Petitioner

TIME: 9:30 A.M.
DATE: Wednesday, February 10, 1960
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

PAID - Baltimore County, Md. 1/29/60

RECEIVED OF: James F. Offutt, Jr. Esq.
LOCATION OF PROPERTY: 1-1960-248 • • • TIL • 3000
AMOUNT: \$ 30.00

Zoning Commissioner
of Baltimore County

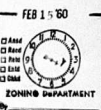
February 15, 1960

\$30.00
RECEIVED OF Claude A. Hanley, Attorney for Petitioner,
the sum of Thirty (\$30.00) Dollars, being cost of appeal to the County
Board of Appeals from the decision of the Deputy Zoning Commissioner
granting a variance to the Zoning Regulations - southeast corner of
Chesapeake and Courtland Avenues, Towson, Md., Towson Ford Sales,
Petitioner.

Zoning Commissioner

PAID - Baltimore County, Md. - Office of Planning

2-1660 1168 • • • TIL • 3000
2-1660 1168 • • • TIL • 3000



February 15, 1960

Mr. Wilkie H. Adams
Zoning Commissioner of Balto. Co.
and
Mr. John G. Rose
Deputy Zoning Commissioner of Balto. Co.
County Office Building
Towson 4, Maryland
Re: Petition for Variances
to Zoning Regulations
S.E. Cor. Chesapeake
and Courtland Ave.
9th Dist. Towson Ford
Sales, Petitioner

Gentlemen:
Please enter an appeal to the Board of Appeals of
Baltimore County from the decision and opinion of
February 10, 1960, by John G. Rose, Deputy Zoning
Commissioner, in the above entitled cause.

Respectfully yours,

Claude A. Hanley
Claude A. Hanley,
Attorney

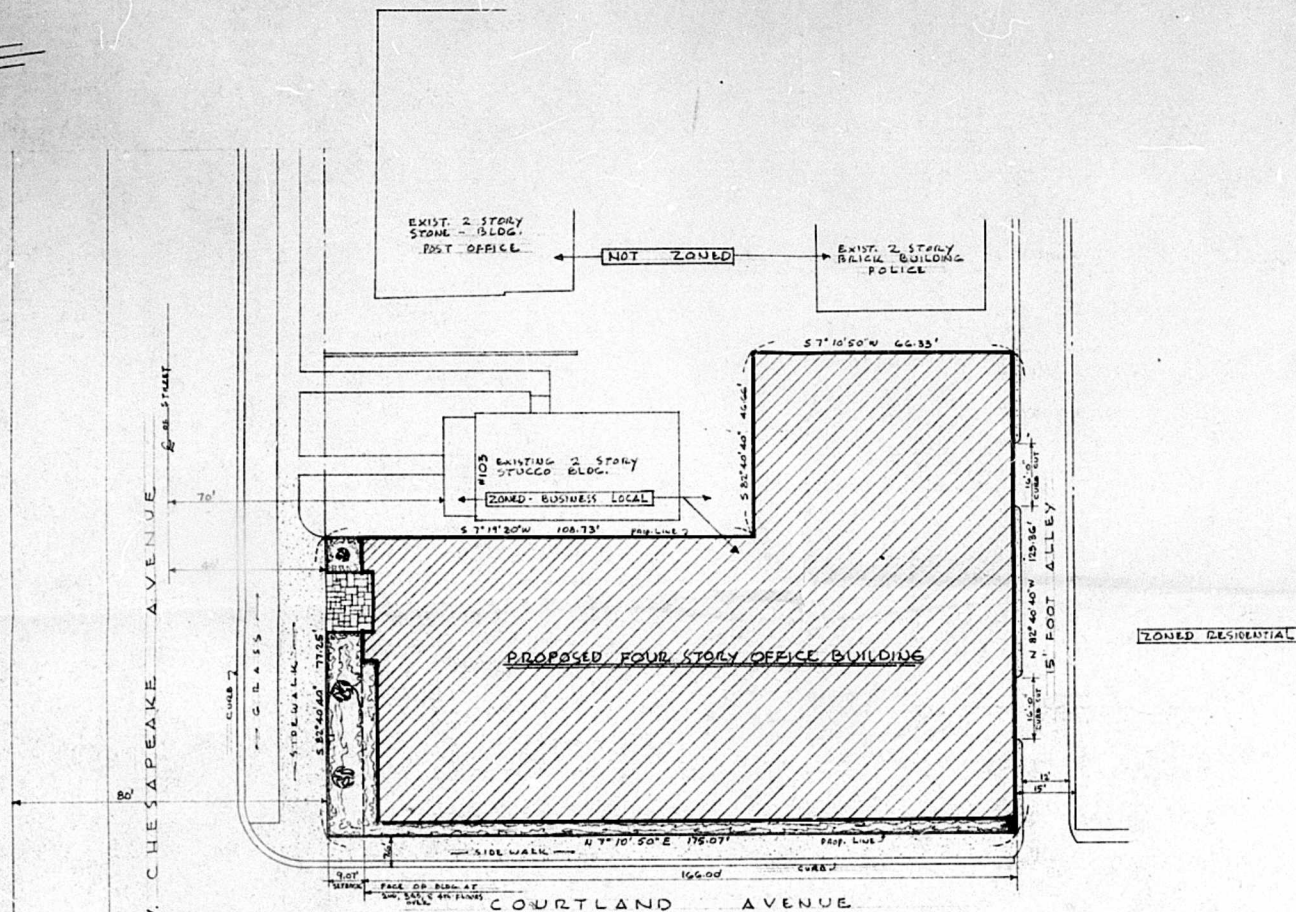
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County Board of Appeals
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Variances
to Zoning Regulations - S.E.
COR. Chesapeake & Courtland
Avenue - Ninth District
Towson Ford Sales, Petitioner
Appeal from decision of
Deputy Zoning Commissioner

Gentlemen:
I hereby dismiss the appeal heretofore entered
by me to your Board from the decision of the Deputy
Zoning Commissioner of Baltimore County, and direct
that you enter the same dismissed.
Respectfully yours,
Claude A. Hanley
Claude A. Hanley,
Attorney

cc: Mr. Wilkie H. Adams; Zoning Commissioner
Mr. John G. Rose, Deputy Zoning Commissioner
County Office Building
Towson 4, Maryland

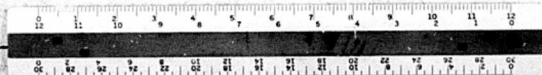


NOTES :

ELECTION DISTRICT : NINTH
AREA OF PROPERTY : 16,587 sq. .38 ACRES
EXIST. USE OF PROPERTY : AUTO AGENCY
PROPOSED USE OF PROPERTY: 4 STORY OFFICE BLDG.
PRESENT ZONING : BUSINESS LOCAL
PROPOSED ZONING : BUSINESS LOCAL

S I T E P L A N

SCALE: 1" = 20'-0"



THE JEFFERSON BUILDING
105 CHESAPEAKE AVENUE
TOWSON, MARYLAND
S.L. HAMMERMAN ORGANIZATION, INC., OWNER



BONNETT and BRANDT
ARCHITECTS and ENGINEERS
701 CATHEDRAL STREET
BALTIMORE, MARYLAND

DATE NOV-20-59	SCALE AS NOTED	DRAWING 100
REVISED	JOB No. 736	

OK LEO 1/8/60