

OFFICE OF PLANNING

Inter-Office Correspondence

From: George E. Carralla
To: William M. Adams, Zoning Commissioner
Subject: Variances to permit a side street side yard of 5 feet instead of the required 10 feet. Northeast corner of East Drive & Stevens Ave. Being property of Herman & Rena Schofer and Helen S. Mandelsohn.
13th District

Hearing: Wednesday, February 10, 1960 (11:30 A.M.)

The Office of Planning has reviewed the subject petition and have no comments to make pro or con. However, should the petition be granted it is advised that the petitioner have a preliminary site plan approved by Baltimore County prior to his filing for a building permit.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

NOTICE OF HEARING

Mr. & Mrs. Herman Schofer & Helen S. Mandelsohn
4310 Carlview Ave. #7

Re: Mr./Mrs. East Drive and Stevens Ave.-13th Dist.
Herman & Rena Schofer & Helen Mandelsohn

TIME: 11:30 A.M.
DATE: Wednesday, February 10, 1960
PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue
Baltimore, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT

RECEIVED of: Samuel P. Adams 111 W. Chesapeake Ave. Baltimore, Md. Office of Planning
LOCATION OF PROPERTY: See above
AMOUNT: \$ 20.00 1-1960 332 * * * HL * 3000

Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF HERMAN SCHOFFER - PETITION FOR A VARIANCE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

Herman Schofer, Rena Schofer & Helen S. Mandelsohn, legal owners
of the property hereinafter described hereby petition for a Variance
to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:
Section 232.2 - 5' side street side yard 10 feet
The Reasons for Variance:
To permit a side street side yard of 5 feet instead of required 10 feet.

Property situated:

All that parcel of land in the Thirteenth Election District of Baltimore County, State of Maryland, on the Northeast corner of East Drive and Stevens Avenue, beginning at a point on the East side of East Drive 10 feet North of the intersection formed by the North side of Stevens Avenue; and running thence in an easterly direction 115 feet; thence southerly 51 feet to the North side of said Stevens Avenue; thence binding on the North side of Stevens Avenue 112 feet to the intersection formed by the North side of Stevens Avenue and the East side of East Drive; thence 10 feet to the place of beginning; as more particularly shown on the Plot Plan attached hereto.

Legal Owners

4310 Carlview Avenue
Baltimore 7, Maryland
Address

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS THE COMMUNITY PRESS
Baltimore, Md. Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 30, 1960

THIS IS TO CERTIFY, that the annexed advertisement of
Wilde 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 two successive weeks before
the 30th day of January, 1960, that is to say
the same was inserted in the issues of
January 22-29, 1960.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Baltimore, Maryland

District: 13th Date of Posting: 1-27-60
Posted for: variance to zoning regulations
Petitioner: Herman Schofer, Rena Schofer & Helen S. Mandelsohn
Location of property: 111 W. Chesapeake Ave. Baltimore, Md.
Location of Sign: Northeast corner of East Drive and Stevens Ave.
Remarks:
Posted by: Samuel P. Adams Date of return: 1-28-60

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF HERMAN SCHOFFER - PETITION FOR A VARIANCE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

Herman Schofer, Rena Schofer & Helen S. Mandelsohn, legal owners
of the property hereinafter described hereby petition for a Variance
to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:
Section 232.2 - Side street side yard 10 feet
The Reasons for Variance:
To permit a side street side yard of 5 feet instead of required 10 feet.

Property situated:

All that parcel of land in the Thirteenth Election District of Baltimore County, State of Maryland, on the Northeast corner of East Drive and Stevens Avenue, beginning at a point on the East side of East Drive 10 feet North of the intersection formed by the North side of Stevens Avenue; and running thence in an easterly direction 115 feet; thence southerly 51 feet to the North side of said Stevens Avenue; thence binding on the North side of Stevens Avenue 112 feet to the intersection formed by the North side of Stevens Avenue and the East side of East Drive; thence 10 feet to the place of beginning; as more particularly shown on the Plot Plan attached hereto.



Herman Schofer
Rena Schofer
Helen S. Mandelsohn
Legal Owners
4310 Carlview Avenue
Baltimore 7, Maryland
Address

ORDERED BY THE Zoning Commissioner of Baltimore County

this 21st day of December, 19 60,
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 10th day of
February, 19 60, at 11:30 o'clock
A.M.

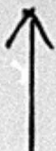
Zoning Commissioner
of Baltimore County

Upon hearing on the petition for a variance to Section
232.2 of the Zoning Regulations of Baltimore County to permit a
side setback from the side street of 5 feet instead of the required
10 feet due to the widening of Stevens Avenue to deny the variance
would result in practical difficulty and unnecessary hardship upon
the petitioner and the requested variance would grant relief without
substantial injury to the public health, safety and the general
welfare of the locality involved, the variance should be granted,
therefore:

It is this 11th day of February, 1960, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
variance should be and the same is hereby granted which permits a
side setback from the side street of 5 feet instead of the required
10 feet.

William M. Adams
Zoning Commissioner of
Baltimore County

NORTH



EXISTING
BLDG.

115'

PROPOSED
COMMERCIAL
BUILDING
(1600 sq. ft.)

15' PROPOSED

RIGHT OF WAY LINE
112' DRIVE SEWAY LINE

5' x 15'

EX.
BLDG.

EAST
DRIVE

STEVENS
AVENUE

EXISTING
BUILDING

13th District
BALTIMORE
COUNTY, MD.

OR 280 1/2/60