

5390-V

ORDERED by the Zoning Commissioner of Baltimore County this 28th day of August, 1960, 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 28th day of September, 1960, at 2:30 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to section 233.2 of the Zoning Regulations to permit an animal hospital within 100 feet of a residential zone, under the Regulations the operation of an animal hospital is a permitted use in a "B-1" Zone in which the subject property is located. However, the petitioner is unable to operate an animal hospital unless he is granted a variance for a setback of 12 feet at the rear of the property.

The property owners to the rear did not appear at the hearing to object to the granting of the variance; therefore, it would be unreasonable to prohibit the petitioner from using the property as permitted under the Zoning Regulations.

It is this 28th day of September, 1960, by the Deputy Zoning Commissioner of Baltimore County, (RECEIVED) that the aforesaid variance should be and the same is hereby granted which permits a set back of 12 feet at the rear of the property instead of the required 100 feet.

Deputy Zoning Commissioner
of Baltimore County

ADJUDICATED ORDER

I have this 30th day of October, 1960, passed an amended Order granting the variance, in the above matter, which permits the utilization of the building on the above premises for the operation of a dog and cat hospital which building is at a point 88 feet from the residential zoning line at the rear of the property instead of 100 feet as now required by the existing law.

Deputy Zoning Commissioner
of Baltimore County

5090-V

IN THE MATTER OF * BEFORE THE *
ETHEL B. BUCHEIMER * ZONING COMMISSIONER *
***** OF BALTIMORE COUNTY *

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

To the Zoning Commissioner of Baltimore County:

ETHEL B. BUCHEIMER, Legal Owner of the property hereinafter described hereby petitions for a Variance to the Zoning Regulations of Baltimore County.

1. The Zoning Regulation to be excepted as follows:

Section 233.2 - Animal Hospital, when 100 feet from a residential zone.

2. The Reason for Variance:

a. That Lot No. 6 as shown on the attached plat is 217 feet in depth and is zoned roadside commercial to a depth of 150 feet. The building on said lot of ground is 80 feet in depth and starts at a point 32 feet from the front boundary line bordering on York Road. Therefore, the rear line of the building reaches a point 112 feet from York Road and approximately 38 feet from the commercial roadside zoning of the Petitioner's property. The rear of the Petitioner's building, however, is 105 feet from its rear boundary.

b. The Petitioner herein desires to use her premises as an animal hospital and under the existing zoning regulation, it is necessary that the building to be so used be no closer than 100 feet from the nearest residential zoning.

c. Inasmuch as the rear of the Petitioner's building is approximately 38 feet from the line which divides the Petitioner's lot into commercial roadside use on the front and residential to the rear, it is necessary that the entire lot be zoned roadside commercial or a variance be granted so as to allow the Petitioner to use the existing building for an animal hospital within 100 feet of the nearest residential zoning.

3:30 P.M.
9/28/60

All that parcel of land in the Ninth District of Baltimore County on the West side of York Road 275.16 feet South of the South side of West Road; thence running South, North 23 degrees 25 minutes East 50 feet more or less; thence West North 66 degrees 35 minutes East 217.35 feet more or less; thence North, South 23 degrees 36 minutes East 50 feet more or less; thence East, South 62 degrees 35 minutes West 217.35 feet more or less to a point of beginning.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 3488
DATE 8/14/60

TELEPHONE
VALL 3-3000

ALLIED
Bldg. Zoning

To: O'Connor & Preston
Attorneys
66-11 Court Square Bldg.
Baltimore, Maryland

REPORT TO ACCOUNT NO. 01622

QUANTITY 1

DESCRIPTION Petition for a Variance For Ethel Bucheimer

UNIT PRICE \$25.00

TOTAL AMOUNT \$25.00

DATE 8/14/60

8-19-60 9566 * * * T11- 25.00

8-19-60 9566 * * * T11- 25.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

3. The Location of the Property:
All that lot of ground situate, lying and being in the Ninth Election District of Baltimore County and described as follows: Being known and designated as Lot No. 6 on the plat of Property of H. Guy Campbell, which plat is recorded among the Plat Records of Baltimore County in Plat Book CHK 13 folio 6.

4. The within Petition for Variance to the Zoning Regulations is executed by Leonard B. Rowles of Baltimore County, lawful attorney of Ethel B. Bucheimer, the owner of the within property, as evidenced by the copy of the attached Power of Attorney.

Ethel B. Bucheimer
Ethel B. Bucheimer, Legal Owner
By Leonard B. Rowles
Leonard B. Rowles, Attorney for
Ethel B. Bucheimer

O'CONNOR AND PRESTON

Leonard B. Rowles, Attorney
for Ethel B. Bucheimer
My 5-1500
605 COURT SQUARE BLDG.
BALTIMORE, MD.



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 3665
DATE 9/23/60

To: O'Connor & Preston
66-11 Court Square Bldg.
Baltimore 2, Md.

BILLED
Zoning

REPORT TO ACCOUNT NO. 01622

QUANTITY 1

DESCRIPTION Advertising and sign - Ethel Bucheimer

UNIT PRICE \$22.00

TOTAL AMOUNT \$22.00

DATE 9/23/60

9-23-60 9567 * * * T11- 22.00

9-23-60 9567 * * * T11- 22.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#5070
Date of Posting: 9-7-60
District: 9th
Posted for: Ethel B. Bucheimer
Petitioner: Ethel B. Bucheimer
Location of property: 66-11 Court Square Bldg. 217.35 ft. South of York Rd.
Location of signs: 105 ft. East of York Rd. 38 ft. South of York Rd.
Signed: Leonard B. Rowles
Remarks: See page 1 of Petition
Date of return: 9-8-60

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1960.
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on September 2, 1960, at 11:00 a.m., and that the publication appearing on the 28th day of September, 1960, at 2:30 p.m.

THE JEFFERSONIAN
Leonard B. Rowles
Manager

Cost of Advertisement, \$.....

Know all men by these presents that Ethel B. Bucheimer of Frederick County in the State of Maryland has made, constituted and appointed, and by these presents does make, constitute and appoint Leonard B. Rowles of Baltimore County in the State of Maryland, her true and lawful attorney for herself and in her name, place and stead in all matters; giving and granting unto her said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done, as fully, to all intents and purposes, as she might or could do, if personally present; hereby ratifying and confirming all that her said attorney shall lawfully do, or cause to be done, by virtue thereof.

IN WITNESS WHEREOF, she has hereunto set her hand and seal, this 30th day of June, in the year 1960.

Ethel B. Bucheimer (SEAL)
Ethel B. Bucheimer

Signed, sealed, and acknowledged in the presence of us.

Leonard B. Rowles
Witness

Maudie T. Pelly
Witness

State of Maryland, Baltimore City, SS
I HEREBY CERTIFY that on this 30th day of June, 1960, before me a notary public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared
ETHEL B. BUCHEIMER and she acknowledged the foregoing power of attorney to be her act.

Notary Public

My Commission expires 11-1-1961

