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5163-V

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

	MATTER	

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For Variance to the Zoning Regulations

To the Zoning Commissioner of Baltimore County

Charles T. Wills, Inc.

LEGAL OWNER

of the property hereinafter described hereby petition for a Variance to the

Zoning Regulations of Baltimore County.

The Zoning Hegulation to be excepted as follows:

Section 409.2 - off street parking-8 feet setback Section 232.3 - rear yard - 20 feet

The Reasons for Variances

To permit a zero setback for off street parking from street property line instead of the required 8 feet and to permit a rear yard of 0 feet instead of required

Property situates

All that parcel of land in the Uniteenth District of Saltimore County on the Northwest corner of Annapolis and Yarmall Roads; thence running Northerly and Uniting on the Sast side of Annapolis Road 105 feet with overgoe rectangular depth Westerly of 93 feet and binding on the North side of Yarmell Road.

Beginning for the same on the Southwest corner of Annapolis and Yarnall Rosds; thence running Southerly and binding on the West side of Annapolis Rosd 120 feet with an average rectangular depth Westerly of 96 feet.



CHARLES T. WILLS, INC. y Coffee LEGAL CANER James F. Offutt, Jr.,

ADDRESS

1-EACH

	CERTIFICATE OF POSTING MING DEPARTMENT OF BALTIMORE COL	UNTY
	Yourson, Maryland	#5163
District 13	Date o	Posting 11-22-60
District	to Boning Agulations	
Posted for: A Latitude	The the first	
Petitioner: DALLACE	1.900.000	In Alyman
Location of property: 11.44	count di langua	and the state of
Roads sto le	Court Sh long a	0 110
Lantion of Signs: MANA	hand Comer andang this	S. W. Carrey
annypolis as	Blad hunt Comer and and the Lyamall Locals:	
		urn: 11-23-60
Posted by June	Date of ret	urn:-4/

ORDERED by the Zoning Commissioner of Baltimore County

7th day of Movember , 19 60 ,

that the subject matter of this potition be advertised in two

newspapers of general circulation throughout Reltimore County

and that the property be posted, as required by the Zonins 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 lith day of

P. H.

Zoning Commissioner

Upon hearing on the above position for variances to Section AGO,2 and 232,3 of the Zoning Regulations to permit a zero setback for off-street parking from the street property line instead of the required 5 feet and to permit a rear yard of 0 feet instead of the required 5 feet and to permit a rear yard of 0 feet instead of the required 5 feet and to permit a rear yard of 0 feet instead of the required 5 feet and to permit a permit a rearry and the second permit and the street of the permit and the street of the permit and the street of the second permit and the second permit a second permit and the second permi

It is this Hid day of December, 1960, by the Zoning Commissioner of Baltimore County, GEREND that the aforeasid variances should be granted, which pormits a zero sobtack for off street parking from the street property line instead of the required 8 feet and a rear yard of 0 feet instead of the required 50 feet.

Zoning Cornissioner of

BALTIMORE COUNTY, MARYAND No. 4126 OFFICE OF FINANCE DATE 12/15/60

BILLED Zoning

Division of Collection and Receipt

TOWSON 4, MARYLAND

DEPOSIT TO	ссоинт но. 01622	191AL			
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	9,25eU			
	Addity mal cost for advertising & posting for Charles T. Wills Charles To Wills				
	121660 3993 · · • IL	35.00			
		_			
	3				
PORTANT	MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND				

L TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND LEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF PLANNING

Inter - Office Correspon

Date December 2, 1960

To: John G. Rose, Deputy Zoning Commissioner

From: _ George E. Gavrelis, Deputy Director

Subject: \$5163-W. Variances to permit rem thard of 0 instead of 20 feet and parking setback of 0 instead of 8 feet. M/W and S/W corners of Yarmall Road and Annapolis Road. 13th District

Hearing: 12/11/60 (2:30 P.H.)

The staff of the Office of Flanning and Zoning has reviewed the subject petition for variances and has the following advisory comment to makes

- 1. The 13th District Zoning Map as approved by Council created B.L. soning (id B.L. 3)) for all or parts of the subject treats. Imperfections in the verticen description leaves some ducts as to exactly what area was somed although the intent clearly was to zone only lot 50. Block E and lot 16. Block A. Priendamily Gardens, Section II (GB 22-21) for commercial purposes. Examination of the petitioner's site plan indicates a proposal (in our opinion) to proselly overbuild the very limited site. It would appear that the setbacks imposed by the Zoning Regulations should be retained here in the interest of the community. We cannot recommend for the rear yard variance.
- 2. The planning staff has restudied the petitioner's plan for off-street parking. We can produce a revised plan which is in full compliance with the requirements of the Zoning Regulations and which properly provides for screening. We recommend that the variance to the 8 foot parking



TELEPHONE VALLEY 3-2"00

BALTIMORE COUNTY, MARTIAND OFFICE OF FINANCE

No. 4055 DATELL/15/60

₹ 25.00

court House

James F.Offutt, Jr. Esq. Masonic blig. Towson & Md.

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTAL Petition for Variance - Charles T. Wills, Inc.

PAID - Editions Group, Mr. - Office of Face 11-15-60 3144 . . . IXL-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.

OFFICE OF THE BALTIMORE COUNTIAN

No. I Newburg Avenue

November 28. 19 60.

CATONSVILLE. MD.

THIS IS TO CERT!FY, that the annexed advertisement of John G. Rose, Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marycurrentive weeks/before land, once a week for One the 28th day of November, 1960, that is to say

the same was inserted in the issues of November 25, 1960.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Editor and Manager

published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one sucessive weeks before the. 14th

day of December ,19 60 the first publication

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 2 , 19 60

THE TIMES, John M. Martin

John H. Martin

Cost of Advertisement, \$15.00 Purchase order-P 3914

Requisition no. L 32

