

PETITION FOR ZONING VARIANCE

IN THE MATTER OF
Setback Variance for Commercial
Property J.W. Corner Harford Road
and Topaz Road.
For a Zoning Variance
To The Zoning Commissioner of Baltimore County

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

I Joseph Guzzo, Legal Owner hereby petition for a Zoning Variance under the Zoning Regulations and Restrictions paragraph 303.2 passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Zoning Variance to use the land, and improvements now or be erected thereon, hereinafter described for Variance of Front Yard Requirements as specified in Paragraph 303.2 of Zoning Regulations. To permit construction of retail stores to front building line, of 10 foot, on Harford Road.

Property Described as Follows:

Beginning for the same at the Southwest corner of Harford Road 60 feet wide and Topaz Road 40 feet wide and running thence South 33° 56' 14" West L'nding on the West side of Harford Road 60 feet wide for a distance of 74.48 feet thence for lines of division the two following courses and distances viz: first North 45° 33' 01" West 133.33 feet and second North 44° 26' 59" East 73.23 feet to intersect the South side of Topaz Road 40 feet wide thence binding on the South side of said Topaz Road South 43° 33' 01" East 119.74 feet to the place of beginning.

Containing 0.213 acres ±

Joseph Guzzo
Joseph Guzzo, Legal Owner
8326 Harford Road
Baltimore 14, Maryland

ORDERED by the Zoning Commissioner of Baltimore County this 1st day of February, 1961, that the subject matter of this petition be advertised in two newspapers 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 15th day of March, 1961, at 2:30 o'clock P.M.

Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to Section 303.2 of the Zoning Regulations of Baltimore County to permit a setback of 10 feet instead of the average depths of lots immediately adjoining on either side, because of the parking restrictions, a storm drain and a loss of property to Baltimore County for the use of a road, it would be a hardship upon the petitioner not to grant the requested variance which would grant relief without substantial injury to the health, safety and the general welfare of the locality involved.

For the above reasons the variance should be granted.

It is this 17th day of March, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid variance should be and the same is hereby granted which permits a front yard setback of 10 feet instead of the average depths of the lots immediately adjoining on either side.

Joseph Guzzo
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Town, Maryland

District 9th
Posted for: *Harford to Zoning Regulations*
Petitioner: *Joseph Guzzo*
Location of property: *J.W. Corner of Harford and Topaz Roads*
Location of Signs: *Posted on property known as 8326 Harford Rd. etc. 14th*
Remarks: *Joseph R. Guzzo*
Date of return: *3-1-61*

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 24, 1961.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 14 consecutive weeks before the 15th day of March, 1961, the first publication appearing on the 21st day of February, 1961.
THE JEFFERSONIAN,
Manager.
Cost of Advertisement, \$.

PETITION FOR A ZONING VARIANCE
HOLDING: To permit construction of retail stores to front building line, of 10 feet instead of the average depths of lots immediately adjoining on either side, because of the parking restrictions, a storm drain and a loss of property to Baltimore County for the use of a road, it would be a hardship upon the petitioner not to grant the requested variance which would grant relief without substantial injury to the health, safety and the general welfare of the locality involved.
The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals and Regulations of Baltimore County, will hold a public hearing.
Concerning all that parcel of land in the South District of Baltimore County, containing for the same at the southwest corner of Harford Road 60 feet wide and Topaz Road 40 feet wide and running thence South 33° 56' 14" West 133.33 feet and second North 44° 26' 59" East 73.23 feet to intersect the South side of Topaz Road 40 feet wide and binding on the South side of said Topaz Road South 43° 33' 01" East 119.74 feet to the place of beginning.
Containing 0.213 acres more or less.
By JOHN G. BROWN,
Zoning Commissioner of Baltimore County.

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

No. 4487
DATE 3/2/61

TO: *Casco Construction Co.*
8326 Harford Road
Baltimore 14, Md.

BILLED Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01628		Advertising and posting of property	25.00
			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.

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

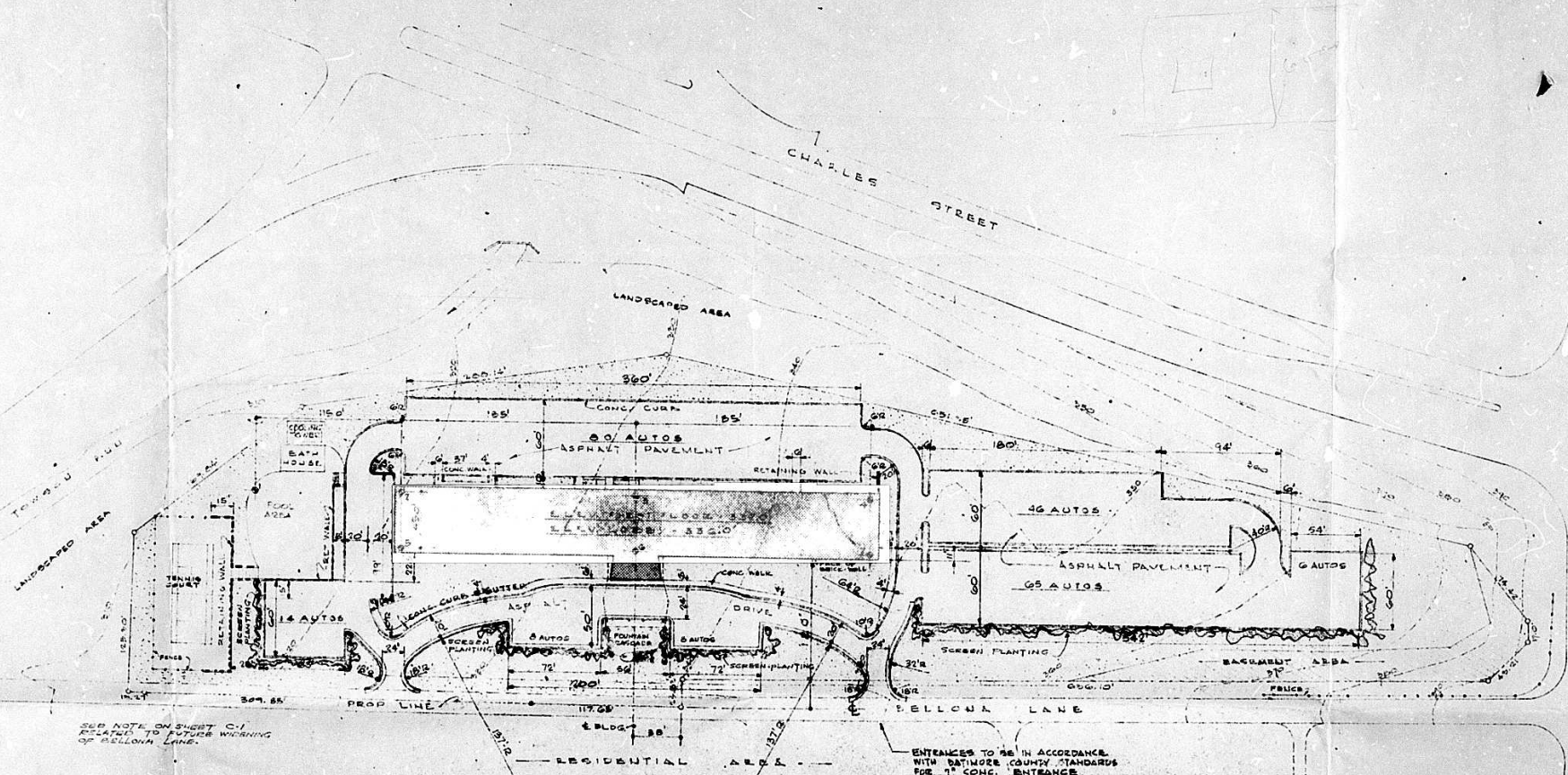
No. 4262
DATE 2/10/61

TO: *Joseph Guzzo*
8326 Harford Road
Baltimore 14, Md.

BILLED Zoning Department of Baltimore County

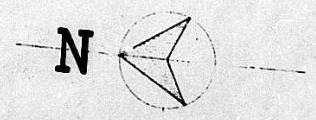
DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01622		Petition for a Variance for J. Guzzo	25.00
			25.00

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.



SITE PLAN

SCALE 1" = 30'



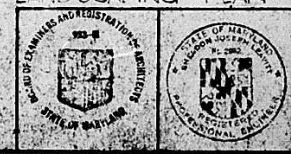
EXISTING CONTOURS ---
 RETAINING WALL ---
 BASEMENT AREA - - - - -

TEST BORINGS



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *William B. Bell*
 DATE *3/5/63*
 ZONING COMMISSIONER

LANDSCAPING PLAN



LEAVITT ASSOCIATES
 ARCHITECTS AND ENGINEERS
 4400 COLLEY AVENUE
 NORFOLK, VIRGINIA

RUXTON TOWERS
 APARTMENTS
 BELLONA LANE NEAR
 CHARLES STREET
 BALTIMORE 20, MARYLAND
 W. LIBBY & C. L. LIND, DEVELOPERS

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *James E. Gaudin*
 DATE *3/14/63*
 SUBJECT TO CONDITIONS
 OF DWA # 96307

JOB NO. G-62
 DATE *3/14/63*
 SHEET NO. C-2