

PETITION FOR VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
 BEFORE THE
 ZONING COMMISSIONER

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

LEGAL OWNER

of the property hereinafter described hereby for a Variance to the
 Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted as follows:

Section 232.3 - Rear Yard - 20 feet

The Reason for Variance:

To permit rear yard of 2.6 instead of the required 20 feet.

Property Situate:

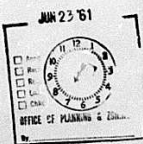
Concerning all that parcel of land in the Fifteenth District of Baltimore County beginning for the same on the northwest side of Eastern Avenue 150 feet wide and at the distance of 150 feet southeasterly from the end of the 2nd line of the land which by deed dated March 12, 1916 and recorded among the Land Records of Baltimore County in Liber R. & S. 1126 folio 170 was conveyed by the Trustees of the Church of Christ of Baltimore County, Incorporated to James E. Matthews and running thence binding on the northwest side of Eastern Avenue southeasterly by a line curving towards the southeast for a distance of 50 feet (said point being 150 feet northeasterly from Essex Avenue, more or less), to the beginning of the last line of the land conveyed as aforesaid, thence bounding on said last line and on a part of the first line of the land conveyed as aforesaid the two following courses and distances, namely: north 62 degrees 30 minutes West 113.1 feet and North 27 degrees 30 minutes East 82 feet, thence for a line of division now made South 17 degrees 1 minute East 112.3 feet to the place of beginning.

William R. Sutton
 ATTORNEY

Charles E. Brackett
 LEGAL OWNER

2115 Old Drama Road (Co.)
 ADDRESS
 Muc 6-7850

1504 Eastern Blvd (Co.)
 ADDRESS



5328-V
 CHURCH OF CHRIST
 M/S of Eastern Ave. 150' NE of
 Essex Ave.
 15th

ORDERED by the Zoning Commissioner of Baltimore County
 this 23 day of June, 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 26th day of
 July, 1961, at 1:15 o'clock
 P.M.

Zoning Commissioner
 of Baltimore County

Upon hearing on the above petition for a variance to the
 Zoning Regulations Section 232.3 to permit a rear yard of 2.6 feet
 instead of the required 20 feet, and it appearing that the Regulations
 would result in practical difficulty and unnecessary hardship upon
 the petitioner and a variance to said regulations 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 26th day of July, 1961, by the Zoning
 Commissioner of Baltimore County, ORDERED that the aforesaid petition
 for a variance should be and the same is hereby granted which permits
 a rear yard of 2.6 feet instead of the required 20 feet.

Zoning Commissioner
 of Baltimore County

TELEPHONE VALLEY 3-3000

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

No. 4884
 DATE 6/27/61

TO: Mr. William R. Sutton
 Attorney
 2115 Old Drama Road
 Balto. 20, Md.

BILL TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Petition for a Variance for Charles E. Brackett	25.00
		6-27-61 1 652 * * * TIP -	25.00
		6-27-61 1 652 * * * TIP -	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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 7, 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., on the 7th day of
 July, 1961, the first publication
 appearing on the 7th day of July, 1961.

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$

TELEPHONE VALLEY 3-3000

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

No. 7428
 DATE 7/26/61

TO: Mr. Jack Hatt
 2100 N. Chase St.
 Balto. 13, Md.

BILL TO: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of property for Charles E. Brackett	29.00
		7-26-61 2 978 * * * TIP -	29.00

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 PLANNING AND ZONING

Inter-Office Correspondence

Date July 14, 1961

To: John J. Pope, Zoning Commissioner
 From: George E. Carrillo, Deputy Director

Subject: #5328-V to permit rear yard of 2.6' instead of required 20'
 150' x 120' x 120' x 120' NE Essex Ave.
 Charles Brackett

15th District 7/26/61 1:15 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject
 petition for variance and has the following advisory comment to make with respect
 to pertinent planning factors:-

1. Completion of addition in accordance with the petitioner's request will result in almost complete coverage of his lot. The plan makes no provision for off-street parking. The petitioner should show specifically at the hearing that he can meet the obligation imposed by the Zoning Regulations for off-street parking, either inside the building, on the lot, or the adjacent property.
2. The subject property may be in conflict with the proposed interchange between Southeastern Boulevard and Eastern Boulevard. The details of the interchange as yet are not precise and should not affect necessarily any decision with respect to appropriateness of the Variance. However, the possible threat of public acquisition may affect the building plans of the petitioner. This statement is only for the purpose of pointing this possible conflict.

GE3:bcc



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15 Date of Posting 7-6-61 #5328

Posted for Variance to Zoning Regulations
 Petitioner: Charles E. Brackett

Location of property 2115 Old Drama Road, Balto. 20, Md.
 Am. Atlas 150' x 120' x 120' x 120' NE Essex Ave.

Location of Signs 150' x 120' x 120' x 120' NE Essex Ave.

Remarks: Signed by George E. Carrillo

Posted by George E. Carrillo Date of return 7-7-61

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6, 1961

THIS IS TO CERTIFY, That the annexed advertisement
 was published in THE COUNTY Paper, Inc., a weekly newspaper
 printed and published in Towson, Baltimore County,
 Md., once in each of 26th, 1961 week before the
 26th day of July, 1961, the first
 publication appearing on the 6th day of
 July, 1961.

The COUNTY Paper, Inc.
 Manager





24' x 24'
Existing
Garage

ONE STORY
PROPOSED MASONRY
BUILDING ADDITION
Wood Roof
Dwg. No. 8081-D-1 & 2

Existing

Existing
Masonry
Building
Wood Roof

Existing

150'± to Essex Ave.

1504

150'

50'-0"

WESTBOUND LANE

EASTERN

BOULEVARD

150' Right of Way



LOCATION PLOT PLAN

FOR
CHARLES F. BRACKETT
1504 EASTERN BOULEVARD
15TH DIST. - BALTIMORE CO. MD.

JOB No. 61-275 DWG. No. 3024-B-1
Scale: 1" = 20'-0" Date: May 23, 1961