BALTIMORE COUNTY, MARY AND TELEPHONE OFFICE OF FINANCE DATE 6/29/61 COURT HOUSE
TOWSON 4, MARYLAND Atterneys Campbell Building Towson h. Md. \$25.00 COST 25.00 etition for a Variance for Christopher P. Eilers PAND - Indiana County Miles Cities of Flow 6-2961 1767 : : HB= IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMOPE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Avenue 2:0 feet West of Merritt Beulevard. DATE AND TIME: WEDNES-DAY, SEPTEMBER 6, 1961 AT 11:00 A.M. PUBLIC HEARING: Room 105, Caunty Office Building, 111 W. Channecke Avenue, Tevron, Mary-Cheapeake Avenue, Towson, Mary-land.

The Zoning Regulation to be ex-cepted as follows:
Section 238.3 - Side Yard and Rear Yard 30 featmaistoner of Ball Town Section 19 and 19 and 19 the Zoning Act and Regulations of Ballimore County, will hold a pub-lic bearing: c hearing;
Concerning all that parcel of and in the Twelfth District of hand in the Twestyn Dastrock or Baltimore County, and at a point, on the scottle idea of Ellera Avenue, and point of beginning being 240.51 feet westerly from the inhersection of the South aide of Ellera Avenue 30 feed wide with the northwest side of Merritt Elved, the county of the south aide of Ellera Avenue South 80 degrees 30 min-vies 43 seconds West 70 feet thence numbing for a new 1 feet

OFFICE OF PLANNING AND ZONING Inter -Office Correspondence

Date August 23, 1961

To: John G. Rose, Zoning Commissioner From: George E. Gavrelis, Deputy Director

Subject: # 53hl-W-Variance to permit side yards of 0' instead of 30 - amirear-yard of 0' on west and 2h' on the east.
S/s Eilers Avenue 2h0' W. Merritt Blvd.

12th District

9/6/61

11:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for Variances and has the following questions for clarification by the petitioner at the hearings

- Is this area being used for off-street parking in connection with the retail stores on the opposite side of Eilers Avenue?
- Is the ownership of the subject tract and that of the adjacent stores across Eilers Avenue the same?

If the concrehin of this tract and that of the retail stores across Ellers Avenue are the same, and if the proper arount of off-street parking has not been provided, it would appear that the petitioner would be required by the Zoning Segulations to meet his obligations for provision of off-street parking prior to saking more intensive use of the property. The Variances must be judged within the context of the questions listed above. If the ownership is in fact different, B-2 soning by the nature of the setbacks required would place under restriction upon the utilization of the property.



NO PLAT IN FOLDER

TELEPHONE

BALLMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND

No. 8076

9-19-4-85 \* \* \* T(L-

IMPORTANTI 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 COUNT

#5341 Date of Posting 8-17-6/ Petitioner: Charatyphel & Silver a property of I dules live 244 A west of mount Location of Signer Fare M. notiff Cilein W. 1265 A. nearl of ment Posted by Haryl Stratury Date of return: 8-18-6/

It is the opinion of the Zoning Cometasioner that the best use of the pattioner's property is for a varazionee and that strict compliance with Section 238,2 would, for all intents and purposes, deprive hr. Ellers of the highest and best use of such property. For the above reasons the variance requested should It is this Aday of September, 1961, by the Zoning Commissioner of Falthmore County, CERRENT that the afforesaid variance should be and the same is hency granted which pormits side yards of 0 feet instead of the required 30 feet and a rear yard of 0 feet on the west side and 2h feet on the east. Zoning Commissioner of

RE: FEITION FOR VARIANCE TO SECTION 238.2 of Zoning Regulations - S. S. Ellors Ave., 2:00' W. Merritt Boulevard, 12th District :

BEFORE

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ignm hearing on the above petition for a variance to Section 236.2 of the Baltimove County Zening Regulations to permit side years of varies of the residence of the required 30 feet and a rear yard of the residence of the required 30 feet and a rear yard to the county of the tender of the feet of the cast, this property to the county of the third the two the impossible to creat any attructure thereon and still maintain side yards of 30 feet; also the B. & O. Railvand right-of-way binds the rear of the subject tract at such an ample that it would be impractical to set the proposed whether of the proposed such from the western corner thereof and that any setback would place the proposed building too close to Ellers Avenue.

BATTIMORE COUNTY No. 5431-V

> OFF OF THE BALTIMORE COUNTIAN

HE COMMUNITY NEWS

CATONSVILLE, MD.

No. I Newburg Avenue

August 21, 1961.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-THE weeks before land, once a week for the 21st day of August, 19 61, that is to say the same was inserted in the issues of

August 17, 1961. THE BALTIMORE COUNTIAN

> By Paul J. Markay Editor and Manager