

PETITION FOR A VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF :
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

✓ MARKAKIS INVESTMENT COMPANY LEGAL OWNER
of the property hereinafter described petitions for a variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

Section 409.2 - (a) and (b) - 23 Parking spaces
To permit 19 parking spaces instead of the required 23.

Property situated:

Concerning all that parcel of land in the Fourteenth District of
Baltimore County, beginning for the same at the intersection of the County
Road leading from the Harford Road to the Belair Road known as Putty Hill
Avenue with the Southeast side of Harford Road; thence running and binding
on the center of the County Road South thirty-two degrees thirty-two
minutes East two hundred seventeen feet nine inches to the center of an
alley fifteen feet wide; thence running and binding on the center of the
aforesaid alley with the use thereof in common with others entitled
thereto South thirty-nine degrees fifty minutes East sixty-three feet
six inches; thence running for a line of division North fifty degrees
ten minutes West two hundred seven feet six inches to the Harford Road;
thence running and binding on the Harford Road thirty-nine degrees fifty
minutes East one hundred twenty-nine feet five inches to the place of
beginning. The improvements thereon being known as No. 8713 Harford
Road.

ATTORNEY Harry J. Anderson
14th Floor, Tower Building (2)
ADDRESS Baltimore 2, Md.

PROTESTANT'S ATTORNEY

ADDRESS



1:00 P.M.
12/13/61
1-2-61

5430-V

Markakis Investment Co.
Box 6080, Baltimore 31, Maryland
J. H. Markakis, President

ORDERED by the Zoning Commissioner of Baltimore County
this 20th day of October, 19 61,
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 13th day of
December, 1961, at 1:00 o'clock
P. M.

John S. Hays
Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
Section 409.2 of the Zoning Regulations to permit 19 parking spaces
instead of the required 23 spaces, and it appearing that the Regula-
tions 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 13th day of December 1961, by the
Zoning Commissioner of Baltimore County, ORDERED that the aforesaid
petition for a variance to the Regulations should be and the same
is hereby granted, which permits 19 parking spaces instead of the
required 23 spaces.

J. H. Markakis
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John S. Hays, Zoning Commissioner Date: December 1, 1961
FROM: Mr. George F. Gayles, Deputy Director
SUBJECT: 5430-V. Variance to permit 19 parking spaces
instead of the required 23. Southwest corner
of Harford Road and Putty Hill Avenue. Being property
of James and Mary Markakis.

14th District

HEARING: Wednesday, December 13, 1961 (1:00 P.M.)

The Planning staff will offer no adverse comment with respect
to this petition.

OCT 1 - 61



INVOICE		BALTIMORE COUNTY, MARYLAND		No. 8186	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 10/20/61	
TOWSON 4, MARYLAND		BILLED BY Zoning Department of Baltimore County			
To: Markakis Investment Co. Box 6080 Baltimore 31, Maryland		DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$25.00	
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE			COST	
	Petition for a variance to your property at 8713 Harford Rd.			25.00	
				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		No. 9785	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 12/12/61	
TOWSON 4, MARYLAND		BILLED BY Zoning Department of Baltimore County			
To: Harry J. Anderson, Esq. 14th Floor Tower Building Baltimore 2, Md.		DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$27.00	
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE			COST	
	Advertising and posting of property for Markakis Inv. Co			27.00	
				27.00	

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. November 23 61
THIS IS TO CERTIFY That the annexed advertisement
was published in The COUNTY Paper, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each successive week before the
13 day of December, 19 61, the first
publication appearing on the 23rd day of
November, 19 61.

The COUNTY Paper, Inc.
Manager

PETITION FOR A VARIANCE TO THE ZONING REGULATIONS
14th District
ZONING: Baltimore County, Maryland
LOCATION: Southwest corner of Harford Road and Putty Hill Avenue
ADVERTISING TIME: Wednesday, November 23, 1961, 1:00 P.M.
ADVERTISING PLACE: Tower Building, Baltimore 2, Md.
ADVERTISING METHOD: By mail
ADVERTISING CONTENT: Markakis Investment Co., Box 6080, Baltimore 31, Md.
ADVERTISING PURPOSE: To permit 19 parking spaces instead of the required 23 spaces.
ADVERTISING RESULTS: The Zoning Commissioner of Baltimore County, Maryland, on the 13th day of December, 1961, at 1:00 o'clock P. M., ordered that the aforesaid petition for a variance to the Regulations should be and the same is hereby granted, which permits 19 parking spaces instead of the required 23 spaces.

5430

CERTIFICATE OF POSTING

District 14th Date of Posting 11-22-61
Posted for Variance to Zoning Regulations
Petitioner: Markakis Investment Company
Location of property: Southwest corner of Harford Road and Putty Hill Avenue, City of Baltimore
Location of Signage: Southwest corner of Harford Road and Putty Hill Avenue
Remarks: George R. Hummel
Posted by George R. Hummel Date of return: 11-24-61

HARFORD ROAD

(60 Ft.)

HARFORD ROAD

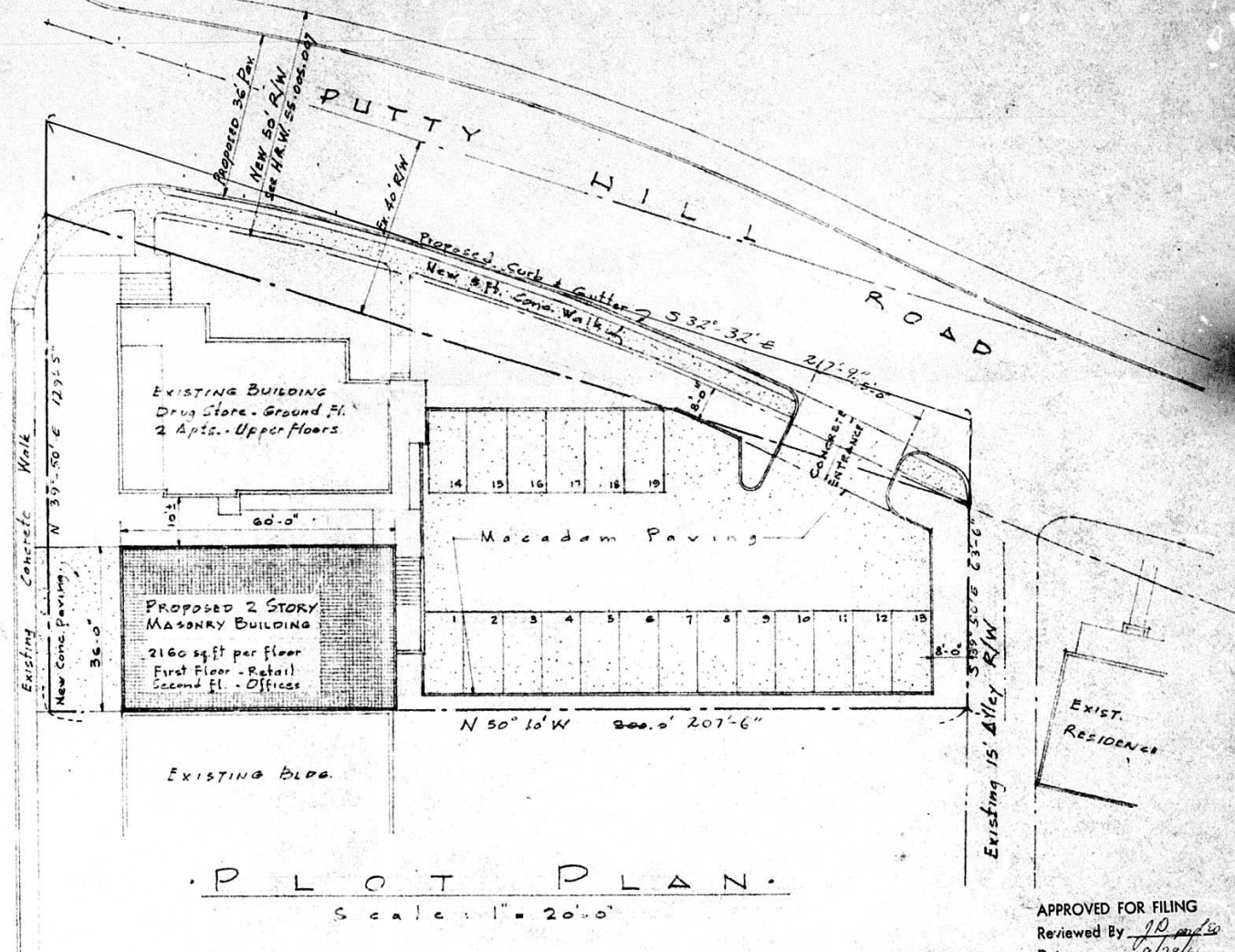
R.C. CHURCH

REQUIRED OFF-STREET PARKING

EXISTING BUILDING
Ground Floor - Retail Store 1000' ± = 5 Cars
First Floor - 1 Apartment Unit = 1 Car
Second Floor - 1 Apartment Unit = 1 Car

PROPOSED BUILDING
First Floor - Retail Store 2160' ± = 11 Cars
Second Floor - Offices 2160' ± = 5 Cars
TOTAL REQUIRED = 23 CARS

PROPOSED OFF-STREET PARKING = 19 CARS



PLOT PLAN

Scale: 1" = 20' 0"

APPROVED FOR FILING
Reviewed By J.D. [Signature]
Date 9/29/61
Revised Sept. 25, 1961

STORE & OFFICE BUILDING FOR MARKAKIS INVESTMENT CO. 8713 HARFORD ROAD - BALTO. COUNTY, MD.	DRWG. No 1 AUGUST 23, 1961 MANDRIS & GIPPEL ARCHITECTS 210 DELAWARE AVE. TOMPKIN 4, MD.
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