

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Marie Jakowski

I, or we, the legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 409.2 B-3 of the Baltimore County

hereby petition for a Variance from Section 409.2 B-3 of the Baltimore County Zoning Regulations to permit 36 parking spaces instead of the required 67 and Special Permit for Off-Street Parking in R-6 Zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (state hardship or practical difficulty) space and area not available

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 6905 Dunmanway, Balto. 22, Md.
Petitioner's Attorney
Address: 12th

ORDERED By The Zoning Commissioner of Baltimore County, this 2th day of June 1963

of 1963 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County on the 10th day of July 1963 at 9:30 o'clock A.M.



Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE to Section 409.2 B-3 of the Zoning Regulations 600 South 46th Street 12th District Marie J. Jakowski, Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 5613-V

OPINION

The Board originally held a hearing on May 9, 1963 on the petition of Marie J. Jakowski for a Variance to Section 409.2, Section B-3 of the Zoning Regulations of Baltimore County on property located at 46th Street and Fair Avenue in the 12th District of Baltimore County. After hearing the petitioners case, the Board unanimously denied the variance whereupon the petitioner filed an appeal in the Circuit Court for Baltimore County. The Court remanded the case to the Board of Appeals for the purpose of considering the petitioner's application to permit parking in the "R-6" Zone under Section 409.5 of the Zoning Regulations and also to hear testimony of protestants.

A subsequent hearing was held by the Board on November 14, 1963. At this hearing four residents in the immediate vicinity stated their objections to the granting of the variance and to the use of "R-6" property for parking.

After hearing the additional testimony in this case, the Board is of the unanimous opinion that the variance should be denied, and that the application to permit parking in the "R-6" Zone should also be denied.

Section 307 of the Zoning Regulations plainly states that variances could be granted where strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty or unreasonable hardship. Section 409.5 of the Zoning Regulations provide for a modified plan for parking spaces where the requirements of Section 409 would create an undue hardship. The Board is of the opinion that the petitioner has failed to prove any undue hardship. In the instant case, it is the opinion of the Board that it is the petitioner's desire to enlarge his business operation through the granting of this variance which would enable him to use additionally zoned "B-L" property for business purposes, and allow him to provide necessary parking spaces in a residential area. We do not feel that such an instance as this falls in the category of practical difficulty or unreasonable hardship. Furthermore, the Board is of the opinion that the granting of this petition would cause substantial injury to the general welfare. The Board is of the opinion that this variance and the application for parking in a residential zone should be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 6th day of January, 1964 by the County Board of Appeals, ORDERED that the variance and parking permit petitioned for, be and the same are hereby denied.

An appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Chairman

Charles H. Heston

Note: Mr. Austin did not sit at this hearing.

MARIE J. JAKOWSKI Appellant IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

ORDER OF APPEAL

Please enter an Appeal on behalf of the above Appellant to the Circuit Court for Baltimore County from the Opinion and Order of the County Board of Appeals entered in said proceeding and being known and described as Petition #5613-V.

George D. Edwards Attorney for Appellant Professional Building 6905 Dunmanway Baltimore 22, Maryland Axtator 5-0890

I HEREBY CERTIFY, that a copy of the foregoing Order of Appeal was served on the County Board of Appeals, this 27th day of May, 1963, by mailing same addressed to it at the County Office Building, Towson 4, Maryland.

George D. Edwards

GEORGE D. EDWARDS ATTORNEY AT LAW PROFESSIONAL BUILDING 6905 DUNMANWAY BALTIMORE 22, MARYLAND

MARIE J. JAKOWSKI vs. NATHAN J. KAUFMAN, etc.

OFFICE OF LAW

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

FILED NO. 7 Case No. 2773

OPINION

The Petitioner operates a small neighborhood tavern. He desired to use a portion of his property as an outdoor beer garden in the summer months. He applied for and was granted a building permit to erect a slender block wall 4 feet 7 inches high on three sides of the area he proposed to use. After he had partially constructed this wall, at considerable expense, the County revoked the permit, apparently because its use for this purpose would make it impossible for the Petitioner to comply with the requirements for off street parking although it is not clear whether or not he was previously complying therewith.

The Petitioner then filed a petition for an exception to allow him to conduct his business with less parking spaces than the regulations require and to permit parking on an adjoining property zoned R-6 which he claimed to have an option to purchase.

The Board considered the first of these applications under Section 307 of the Zoning Regulations although it is clear that it should have been considered, as to the parking, under Section 409.5.

It is not clear that the Board actually made any decision with respect to the application to permit parking in the R-6 Zone.

At the end of the Petitioner's case the Board announced that the petition was refused without hearing from the Protestants who apparently were present and prepared to voice their objections. This action of the Board leaves the Record in a rather unsatisfactory state since the Court has no way of determining what the objections might be.

This action of the Board is quite similar to a ruling on a Motion to Dismiss at the close of the Petitioner's case. Judge Turnbull recently ruled, and this Court agrees, that the Board has no power to proceed in this manner and

should hear the entire case so that in the event of appeal to this Court, or the Court of Appeals the entire situation will be presented.

For the reasons stated the case is remanded to the Board of Appeals for further proceedings in accordance with this Opinion.

October 3, 1963

H. Geo. Berry Judge

MARIE J. JAKOWSKI vs. NATHAN J. KAUFMAN, ET. AL. BALTIMORE COUNTY #2773 Misc. 7 F. 262

OPINION

This is the second time that this case comes before the Circuit Court for Baltimore County. It was remanded to the County Board of Appeals on October 3, 1963, by Judge Berry because the Board had refused to grant the Petition at the close of the Petitioner's case without hearing from the Protestants, who were present and prepared to voice their objections. In addition, the Board had failed to make any decision with respect to the application to permit parking in the R-6 Zone, and Judge Berry ruled that the County Board of Appeals must hear the entire case, so that in the event of subsequent Appeal to this Court or the Court of Appeals, the entire situation would be presented.

There was compliance with this Order by a Hearing before the Board of Appeals on November 14, 1963. In its decision dated January 4, 1964, the Board unanimously denied Petitioner's request for a Variance and also denied the application to permit parking in the R-6 Zone. The present Appeal to this Court followed.

The facts indicate that Mrs. Jakowski, Petitioner herein, and her husband have operated a tavern at the corner of 46th Street and Fair Avenue, in Baltimore County, for several years. Originally the applicable zoning was that of a non-conforming use, but later in 1961, this was changed to a B.L. Zone, making the tavern a permitted use.

The Jakowskis' subsequently acquired two lots adjacent to the tavern which were also zoned B.L. In 1962, a permit was approved by the Building Inspector and the office of Planning and Zoning for Baltimore County for fencing in and enclosing a parking lot and summer beer garden. Construction on the wall was begun, but upon receipt of a complaint and the subsequent investigation by the Zoning Commission, the permit was cancelled on April 27, 1962. It was disclosed that utilization of the said permit would do away with a substantial amount of needed parking for the existing tavern building under County Zoning Regulations. Section 409.2, b(3) of the Baltimore County Zoning Regulations requires one parking space for each fifty square feet of total floor area in a dance hall, night club or restaurant. It is not disputed that the tavern is included in this category. Evidence shows that some thirty four parking spaces are required for the approximately fifteen hundred square feet of area contained within the existing tavern building. This requirement is one that admittedly has never been complied with by the Petitioner. Now the Petitioner seeks to construct a summer beer garden containing approximately another fifteen hundred square feet on the adjacent lot zoned B.L., necessitating at least another thirty or more parking spaces which could not be provided if the summer beer garden is completed. The Variance was, therefore, sought to reduce the required number of parking spaces from sixty four to thirty four. Granting a permit for parking on an adjoining residential lot zoned R-6 on which Petitioner claims to hold an option, would still fall short of providing the necessary spaces.

Testimony by the Protestants, who live close by the tavern, showed that in the main this is a quiet residential neighborhood with

Entered & Filed 10/3/63

older homes. The tavern business, there since the Jakowski acquired it, has been conducted in such a manner as to be considered detrimental to the area. Not only were parking requirements never complied with, but the residents have had to contend with frequent disturbances as a result of the patrons' rowdy behavior. The Board felt that granting of a Variance under such circumstances would only aggravate an already undesirable situation and cause substantial injury to the general welfare.

In zoning law, a Variance is a device used to provide relief to a property owner who might otherwise be unjustly denied any reasonable or practical use of his property. But such is not the case here. If there be any hardship here, it would appear to be of the applicant's own doing, since the Variance sought is from that with which the Petitioner has never complied. The application for a Variance in the instant case is merely a device to enlarge the present business operation, while at the same time dispensing with any applicable statutory parking requirement. If there be any hardship, we feel it has been created by the Petitioner alone, and for that reason the decision of the Board of Appeals for Baltimore County is Affirmed.

June 24, 1964
/s/ Harry B. Dyer, Jr.
HARRY B. DYER, JR. JUDGE

cc:
George D. Edwards, Esq.,

E. Scott Moore, Esq.,
James D. Nolan, Esq.

John W. McGuire, Esq.,
Alfred L. Brennan, Esq.

Miss Edith T. Hissman, Sec'y.
County Board of Appeals.

RE: PETITION FOR VARIANCE
to Section 409.2 - b-3 of
the Zoning Regulations
600 South 46th Street
12th District
Marie J. Jakowski, Petitioner
BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 5613-V

OPINION

The Board held a hearing on May 9, 1963 on the petition of Marie J. Jakowski for a Variance to Section 409.2, Section b-3 of the Zoning Regulations of Baltimore County, on property located at 46th Street and Fair Avenue in the 12th District of Baltimore County.

After hearing the petitioner's case and their reasons for requesting the Variance, it is the unanimous opinion of the Board that the Variance should be denied.

Section 307 of the Zoning Regulations is very plain in stating that Variances could be granted where strict compliance with the Zoning Regulations of Baltimore County would result in practical difficulty or unreasonable hardship. In the instant case it is the opinion of the Board that it is the petitioner's desire to enlarge his business operation through the granting of this Variance which would enable him to use additionally zoned "B-1" property for business purposes, and allow him to produce necessary parking in a residential area. We do not feel that such an instance as this falls in the category of practical difficulty or unreasonable hardship. The Board is of the opinion that this Variance should be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 16th day of May, 1963 by the County Board of Appeals, ORDERED that the Variance petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Chairman
Charles W. Austin, Jr.

Note: Mr. Austin did not sit at this hearing.

RE: PETITION FOR VARIANCE TO
SEC. 409.2 - b-3 of the Zoning
Regulations - 600 S. 46th
St., Marie J. Jakowski,
Petitioner
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5613-V

The petitioner has requested a variance to the Zoning Regulations of Baltimore County permitting 34 parking spaces instead of the required 67 parking spaces on property located at 600 South 46th Street, in the 12th District of Baltimore County, said property belonging to Marie Jakowski, and also permission to park cars on a residential lot 75' x 125' south of the present commercial area. James J. Jakowski operates a tavern on the property. The Commissioner has to consider the promoting of health, safety, morals and the general welfare of the community.

In considering the petitioner's request notice must be taken of the history of this particular property. Complaints of various sorts have been received since 1960. On February 28, 1961 the Zoning Commissioner denied the commercial zoning for this property because the property in question had already been over-built. This decision was reversed by the County Board of Appeals on November 2, 1961.

Building Permit No. 13725 was approved by the Building Inspector and the Office of Planning and Zoning for zoning in and enclosing a parking lot and a summer garden. A complaint was received by the Zoning Commissioner and the resulting investigation disclosed that utilization of said permit would do away with a substantial amount of needed parking for the existing tavern building and the permit was cancelled April 27, 1962. A permit was granted for a storage building but the storage building is now used as a pool room.

Testimony indicated that the conduct of the patrons of the tavern was atrocious and that the neighborhood suffered greatly because of the various disturbances caused by the tavern. To permit such behavior activities on an adjoining residential lot to be used for parking would create an intolerable situation in the neighborhood.

Considering how the petitioner conducts his business it is mandatory that the parking in the residential area be denied. The tavern is now operating without any parking and the space now available is not being utilized properly. A plan submitted with permit No. 13725 shows parking and screening. None of this has been accomplished.

The petitioner has created his own hardship and, therefore, his request for variance is denied.

Date: July 23, 1962

Zoning Commissioner of
Baltimore County



GEORGE D. EDWARDS
ATTORNEY AT LAW
PROFESSIONAL BUILDING
4000 DUNSMUIR
BALTIMORE 22, MARYLAND
ATW 218-0800

July 24, 1962

John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland

RE: Petition for Variance to Sec. 409.2, b-3, of the
Zoning Regulations-600 South 46th St., 12th
District, Marie J. Jakowski, Petitioner,
No. 5613-V

Mr. Commissioner:

Please enter an Appeal on behalf of Mr. J. Jakowski,
owner, from the decision rendered by you on July 23, 1962.

Very truly yours,

George D. Edwards
George D. Edwards

GDE/da

TELEPHONE
VALLEY 3-3000

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

No. 17415

DATE 6/24/63

TO: George D. Edwards, Esq.,
Baltimore 22, Md.

BILLED BY: County Board of Appeals
(Zoning)

DEPOSIT TO ACCOUNT NO. 01.712

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
1	Cost of Certified Documents for - No. 5613-V Marie J. Jakowski 600 South 46th Street 12th District	\$6.00
1	6-2463 519 0 0 0 111-	6.00

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.

PARCEL NO. 1

Concerning all that parcel of land in the Twelfth District of Baltimore County and known as the northernmost 88 feet of lots #52 and 53 on the plat of Harbor View, recorded among the plat records of Baltimore County in Plat Book W.F.C. 5, folio 80 and the southernmost 37' and no one-hundredth foot of lots #51, 52 and 53, as shown on said plat. Said southernmost 37 feet, being known as 600 south 16th Street.

PARCEL NO. 2

Concerning all that parcel of land in the Twelfth District of Baltimore County and being known as lots #54, 55 and 56 as shown on the plat of Harbor View and recorded among the Plat Records of Baltimore County in Plat Book W.F.C. 5, folio 80.

Said property of Marie J. Jakowski, as shown on plat plan filed with the Zoning Department.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th
Posted for: Special exception Off-Street Parking & Summer garden
Petitioner: Marie J. Jakowski
Location of property: 600 South 46th Street, Ch. 12th Dist.
Location of Sign: Both signs posted on property known as 600 South 46th Street
Remarks: By Guy R. Mummert
Posted by: Guy R. Mummert
Date of return: 6-24-63

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 6, 1962
FROM: Mr. George E. Garvels, Deputy Director

SUBJECT: #5613-VSM. Variance to permit 34 parking spaces instead of the required 67 spaces and a Special Permit for Off-Street Parking in a Residential Zone. 600 South 46th Street. Being property of Marie Jakowski.

12th District

HEARING: Wednesday, July 18, '62 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Variance on parking together with a use permit for parking in a residential zone. It has the following advisory comments to make with respect to pertinent planning factors:

- The two requests are inter-related in that the exact prayer of the variance is dependent not only on the ability of the petitioner to secure the use permit, but also to attain the number of spaces indicated on his plan. Further reviewing of the petitioner's site plan indicates that one parking space must be lost on that portion of the petition now zoned for residential purposes. This is necessary in order to provide proper turn around facilities for vehicles in the parking area. At the same time screening or lighting has not been indicated. As submitted the site plan is not satisfactory.
- Similarly, parking in that portion of the property zoned for commercial purposes is shown (9 spaces), but the 5 spaces at the corner of 46th Street and Fair Avenue are not good ones in terms of maneuvering cars into and out of the parking circle from Fair Avenue.

TELEPHONE
VALLEY 3-3000

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

No. 12842

DATE 6/18/62

TO: J. I. C., Inc.
600 S. 46th Street
Baltimore 22, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
01622	Petition for a Variance for Marie Jakowski	\$25.00
1	6-862 5262 0 0 0 111-	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. June 23, 1962

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 2 successive weeks before the 18th day of July, 1962, the 1962 publication appearing on the 29th day of June 1962.

THE JEFFERSONIAN,
Frank M. Jeffers
Manager

Cost of Advertisement, \$

PETITION FOR A ZONING VARIANCE AND A SPECIAL PERMIT FOR OFF-STREET PARKING, 1962
ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit 34 parking spaces instead of the required 67 spaces, and a Special Permit for Off-Street Parking in a Residential Zone.
LOCATION: 600 South 46th Street.
DATE AND TIME: Wednesday, July 18, 1962 at 9:30 A.M.
PUBLIC HEARING: Room 144, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be excepted as follows:
Sec. 409.2 - b-3.1 for each 50 square feet of total land area.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Twelfth District of Baltimore County known as the northernmost 88 feet of lots #52 and 53 on the Plat of Harbor View, recorded among the plat records of Baltimore County in Plat Book W.F.C. 5, folio 80 and the southernmost 37' and no one-hundredth foot of lots #51, 52 and 53 as shown on said plat, and the southernmost 37 feet being known as 600 South 16th Street.
Said property of Marie J. Jakowski, as shown on plat plan filed with the Zoning Department.
By Order of:
JOHN G. ROSE
Zoning Commissioner of Baltimore County
June 25.

OFFICE OF
The Community Press

DUNDALK, MD. June 27 1962

THIS IS TO CERTIFY, that the annexed advertisement of
Marie Jakowski
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for
26 day of June 1962; that is to say,
the same was inserted in the issues of
6-27-62

ESTATE OF P. G. STROMBERG,
Stromberg Publications
Publisher.
By *Betty Davis*

PETITION FOR A ZONING
VARIANCE AND A SPECIAL
HEARING FOR USE OF STREET
PARKING

10TH District
ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit parking spaces on the lot of the rear of 600 South 46th Street, and a Special Permit for Off Street Parking in a Residential Zone.
LOCATION: 600 South 46th Street.
DATE & TIME: WEDNESDAY, JULY 18, 1962 at 9:30 A.M.
PUBLIC HEARING ROOM: 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be exempted as follows:
Section 400.2-1(b) & 1 for each 50 square feet of total floor area.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Concerning all that parcel of land in the Twelfth District of Baltimore County.
Parcel No. 1 - Concerning all that parcel of land in the Twelfth District of Baltimore County and known as the north-westmost 88 feet of Lots No. 82 and 83 on the Plat of Harbor View recorded among the plat records of Baltimore County in Plat Book W.P.C. 5 folio 80 and the south-westmost 27 and no one hundredth feet of Lots No. 48, 49, 51, 52 and 53 as shown on said plat. Said south-westmost 27 feet being known as 600 South 46th Street.

Parcel No. 2 - Concerning all that parcel of land in the Twelfth District of Baltimore County and being known as Lots No. 54, 55 and 56 as shown on the Plat of Harbor View and recorded among the plat records of Baltimore County in Plat Book W.P.C. 5 folio 80.

Being the property of Marie J. Jakowski, as shown on plat plan filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
ZONING
COMMISSIONER OF
BALTIMORE COUNTY

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

TELEPHONE
VALLEY 3-3000

No. 12967
DATE 8/6/62

TO: George D. Edwards, Esq.,
6943 Dunsmuir,
Baltimore 22, Md.

BILLED BY: Office of Planning & Zoning
219 County Office Bldg.,
Towson 4, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Cost of appeal to County Board of Appeals No. 5613-V	\$35.00
		\$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS

(APPEAL) # 5613 V

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1274 Date of Posting APRIL 24-62

Posted for: HEARING THURSDAY MAY 2-62 AT 1:30 PM.

Petitioner: MARIE J. JAKOWSKI

Location of property: 600 South 46th St.

Location of Signs: 1. Facing 46th St. Between the Bars & 2. Dear Garden & 10th From the curb. Sign can be seen on 46th only.

Posted by Robert E. Bull Signature Date of return 7/25/62

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

TELEPHONE
VALLEY 3-3000

No. 12940
DATE 7/18/62

TO: George D. Edwards, Esq.,
6943 Dunsmuir,
Baltimore 22, Md.

BILLED BY: Zoning Department of
Baltimore County

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Advertising and posting of property for Marie Jakowski	\$33.60
		\$3.60

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.

FAIT AVE 40'0"

N

4' HIGH SCREEN FENCE
TO BE INSTALLED
AROUND ENTIRE
PROPERTY

LOTS 52 & 53

5 SPACES 8'6" X 20'0"

4'9" HIGH CONC
BLOCK WALL

EXISTING PLOT FOR BAR & DWELLING
OWNER - MARIE JAKOWSKI

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20'0"

8' CURB

4 SPACES
8'6" X 20'0"

EXIST. 1ST F.
MASONRY STORAGE

EXIST. MASONRY BAR
& DWELLING
1STY. 2STY.

6 SPACES
8'6" X 20'0"

1STY. MASON
RY GARAGE

PROPOSED PARKING AREA

LOTS 54, 55 & 56

11 SPACES - 8'6" X 20'0"

PARCEL I

PARCEL II

