

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Display Craft Mfg. Co., Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and make a part hereof,

herby petition for a Variance from Section 23F.2 to permit sidelap of a. on line of side agreement of the above section 23F.2

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

variance is requested to permit logical betwenn to existing structure without hardship or practical difficulty

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 and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Display Craft Mfg. Co., Inc.
Address 3343 Washington Blvd., 27, Md.

Petitioner's Attorney J. C. Murray
Protestant's Attorney Affirm Deig

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day

of June 1962 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that presently be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on September 10, 1962 at 11:00 o'clock



John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

REPORT TO ACCOUNT NO. 0842 DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY Petition for a Variance for Display Craft Mfg. Co. COST 55.00

6-2762 6691 • • • TIL- 35.00

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.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the variance requested to Section 23F.2 to permit side and rear yards of 0 feet instead of the required 30 feet will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved.

the above Variance should be had; and it further appearing that by reason of

required 30 feet

Variance to permit side and rear yards of 0 feet instead of the (should be granted)

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of September 11, 1962 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits side and rear yards of 0 feet instead of the required 30 feet, subject, however, to compliance with the requirements of the Building and Fire Prevention Codes.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 1962 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Microfilmed

Baltimore County, Maryland DEPARTMENT OF PUBLIC SAFETY



FIRE BUREAU
TOWSON 4, MARYLAND
VALLEY 8-7910

July 13, 1962

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

Attention: Mr. James E. Dwyer

Dear Sir:

With reference to the property of Mr. Raymond L. Schatz, Northwest corner of Edmondson Avenue and Melvin Avenue, 1st District, Special Exception for Convalescent Home:

The above must comply with regulations from the Building Code, Fire Prevention Code, and State and County Board of Health. It is understood the above is a two and one-half frame dwelling. The necessary improvements to this building would require a fire escape and sprinkler system, subject to the approval of this department.

In regard to the Display Craft Manufacturing Company, Incorporated, located on the East side of Washington Boulevard, 800' South of Caton Avenue, 13th District - Variance for side yard:

The same requirements are to pertain to this building in view of the fact that it will be an extension to the existing building. It must meet all the requirements of the Building and Fire Prevention Codes. This building will contain paint spraying and other flammable liquids. Direct access to the rear of the building is recommended and proper ventilation, all of which must be approved by this department.

Respectfully,
Louis C. Miesel
Louis C. Miesel, Fire Marshal
BALTIMORE COUNTY FIRE BUREAU

EKG/af

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 14127 DATE 9/20/62

To: Display Craft Mfg. Co., Inc.
3343 Washington Blvd.
Baltimore 27, Md.

Billed: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. <u>0842</u>	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
QUANTITY	<u>Advertising and posting of your property</u>	<u>63.00</u>
		<u>63.00</u>

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.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date August 30, 1962

FROM: George W. Duvell, Deputy Director

SUBJECT: #5627-V. Variance to permit side and rear yards of 0 feet instead of the required 30 feet. Portions of Washington Boulevard 800 feet South of Caton Avenue. Being property of Display Craft Manufacturing Company, 13th District

Hearings: Monday, September 10, 1962 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for side and rear yard variances. It has the following advisory comments to make with respect to pertinent planning factors:

1. The granting of variances is conditioned upon proofs of practical difficulty or unreasonable hardship... and must be in strict harmony with the spirit and intent of the Zoning Regulations. The planning staff offers no comment with respect to the presence or absence of facts which might justify the granting of the variance in whole or in part. It does take the position that the variance should not be granted as requested unless the petitioner can comply with the requirements of the Zoning Regulations concerning provision of off-street parking for employees - office sales and manufacturing, or well as for customers. The petitioner should show also that proper provision is or can be made for off-street loading facilities.

GG:ad



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

5627

District: 13th Date of Posting: 8-22-62

Posted for: Variance to Zoning Regulations

Petitioner: Display Craft Mfg. Co., Inc.

Location of property: 3343 Washington Blvd. South of Caton Avenue

Location of Sign: East side of Washington Blvd. South of Caton Avenue

Remarks: George W. Duvell

Date of return: 8-23-62

BALTIMORE COUNTY, MARYLAND CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY MD. August 24, 1962

THIS IS TO CERTIFY THAT the annexed advertisement was published in the TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 10th day of September 1962, the first publication appearing on the 23rd day of September 1962.

THE TIMES
John M. Martin
Manager
John M. Martin

Cost of Advertisement \$29.00
Purchase order # 8532
Requisition no. M 2510

PETITION FOR A ZONING VARIANCE

13th District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit side and rear yards of 0 feet instead of the required 30 feet.

LOCATION: East side of Washington Boulevard 800 ft. South of Caton Avenue.

DATE: A TRUE AND CORRECT COPY OF THIS PETITION WAS FILED IN THE ZONING DEPARTMENT OF BALTIMORE COUNTY, TOWSON 4, MARYLAND, ON SEPTEMBER 10, 1962.

PUBLIC HEARING: None.

105 COUNTY OFFICE BUILDING, TOWSON 4, MARYLAND.

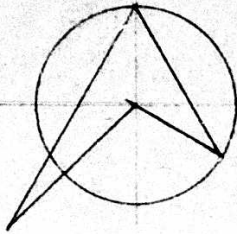
The Zoning Regulations have been amended to allow a Variance to the Zoning Regulations of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, which will hold a public hearing concerning all that shall be read or lead in the Through-out of Baltimore County BEGINNING for the name of an iron pipe here fore set on the northwest side of Washington Boulevard, or as hereinafter amended by a width of 60 ft. according to the right of way plan of State Route 13, Commission of Maryland, said route being located 727.5 feet measured north-southly along said boulevard side of Washington Boulevard from the intersection with the west side of Hammond Ferry Road, now called Caton Avenue, said place of beginning also being at the beginning of the land which is described in Liber T.B.R. No. 1941 and recorded among the Land Records of Baltimore County in Liber T.B.R. No. 1461 Page 527 was conveyed to Louise Knecht, widow, to Display Craft Manufacturing Co., Inc., whose heirs said place of beginning and ending and leading on said boulevard side of Washington Boulevard and on the first line of the aforementioned deed by a curve to the right in a southeasterly direction with a radius of 271.72 ft. for a distance of 102.72 ft. to the end of the said first line, thence leaving said boulevard side of Washington Boulevard and running and leading on said boulevard side of Washington Boulevard and on the second line of the aforementioned deed and on the third line of the land which by it dated October 7, 1941 and recorded among the Land Records of Baltimore County in Liber T.B.R. No. 3079 Page 51 was conveyed by Hammond Ferry Road Industrial Center, Inc. to Display Craft Manufacturing Co., Inc., in all south 81 degrees 02 minutes 30 seconds East 283.74 feet to the beginning of said last line of the last hereinbefore deed, thence running and leading reversely on the third line of the last hereinbefore deed North 28 degrees 31 minutes 30 seconds East 100.0 ft. to the beginning thereof, thence running and leading reversely on the second line of said last hereinbefore deed and on the last line of said first hereinbefore deed in all North 81 degrees 02 minutes 30 seconds East 283.28 feet to the place of beginning.

Being the property of Display Craft Mfg. Co., Inc., as above set forth and as shown on plat plan filed with the Zoning Department.

By Order Of:
John G. Rose
Zoning Commissioner Of Baltimore County

5-27
1205

NORTH



WASHINGTON BLVD.
R-2713 A102.73

600 TO
CATON AVE

BL

S 61° 02' 30" E

260.50'

118.0'

1 STORY CONC. BLK.

60.0'

ML

1 STORY CONC. BLOCK

51.7'

N 61° 02' 30" W 283.74'

162.04'

ML

PROPOSED 1-STY
CONCRETE BLK
ADDITION

NOTE: OWNER TO
ACQUIRE ACCESS
RIGHTS - THIS SIDE

S 28° 52' 30" W
100.0'

76.0'

SITE PLAN

Scale 1" equals 30'

DISPLAY CRAFT MFG. CO., INC.
3343 WASHINGTON BLVD.
BALTIMORE 27, MD.

13th Dist

