

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edwards & Anthony Drug Co. Inc. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.8 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
This is hardship and practical difficulty inasmuch as adjoining property build up to our building line.
Also reduction of parking spaces required from 20 to 9 409.2 per 6

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 Edwards & Anthony Drug Co. Inc.
Address 6502 O'Donnell St.
Protestant's Attorney Edwards & Anthony Drug Co. Inc.
Address 6502 O'Donnell St.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of October, 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 throughout Baltimore County, that property be posted, and that the public hearing be and before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore

12th day of December, 1962, at 1:30 o'clock

County of Baltimore

OFFICE OF PLANNING & ZONING

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 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 is hereby ordered that the variance be granted
yards of 0 feet and 10 feet instead of the required 30 feet and to permit 9 parking
spaces instead of the required 20 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th
day of December, 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 yards of 0 feet
and 10 feet instead of the required 30 feet and 9 parking spaces instead of the
required 20 spaces, it is further ORDERED that the variance be used until the
site plan has been approved by the Office
of Planning, said site plan to become a Zoning Commissioner of Baltimore County
part of this Order.

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 _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

To: Edwards & Anthony Drug Co., Inc.
6502 O'Donnell St.
Baltimore 24, Md.

Bill To: Edwards & Anthony Drug Co., Inc.
6502 O'Donnell St.
Baltimore 24, Md.

REPORT TO ACCOUNT NO. 01622

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$5.00
1	Petition for a Variance for Edwards & Anthony Drug Co., Inc.	5.00
1	Advertising and posting of property for Edwards & Anthony Drug Co.	5.88
1	Advertising and posting of property for Edwards & Anthony Drug Co.	5.88

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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 11-21-62

Posted for Variance to Zoning Regulations
Petitioner: Edwards & Anthony Drug Co.
Location of property: M.W.S. of Baltimore Avenue, 340.65 ft. S.W. of
Asbury Ave. City of Baltimore
Location of Sign: Northwest corner of Baltimore Avenue, 340.65 ft. S.W. of
Asbury Ave. City of Baltimore

Remarks: George R. Hummel Date of return 11-23-62

Beginning for the same at a point on the northwest side of Eastern Avenue at the distance of 340.65 feet southerly from the northeast end of the curve forming the intersection of the northwest side of Eastern Avenue and the southeast side of Ashby Avenue said point being at the end of the first or South 63 degrees 11 minutes 20 seconds West 35.34 foot line of that parcel of land described in a deed dated May 23, 1956 from the Mumukh Realty Company to Max R. Lee et al and filed among the Land Records of Baltimore County in Liber G.L. No. 2936 folio 347 and running thence binding on the northwest side of said Eastern Avenue South 63 degrees 11 minutes 20 seconds West 30.48 feet, thence for a line of division North 34 degrees 45 minutes 05 seconds West 121.72 feet to the southeast side of a 16 foot alley, thence binding on the southeast side of said 16 foot alley with the use thereof in common with others North 54 degrees 16 minutes 22 seconds East 50.01 feet to a point distant 207.36 feet measured southerly along the southeast side of said 16 foot alley from the southeast side of Ashby Avenue 60 feet wide and to the end of the second line in said deed to Max R. Lee, and running thence and binding reversely on said second line and by a line drawn parallel to and distant 50.00 feet northerly from the second line in this description South 34 degrees 45 minutes 05 seconds East 107.54 feet to the place of beginning.

Containing 0.213 acres of land more or less.

Shard A. King
Registered Surveyor No. 1509

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. 11-30 1962

THIS IS TO CERTIFY, that the annexed advertisement of Edwards & Anthony was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 27 day of November, 1962; that is to say, the same was inserted in the issues of 11-27-62

Stromberg Publications, Inc.
Publisher.

By Betty Davis

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George R. Davrells, Deputy Director

SUBJECT: #2712-V. Variance to permit side yards of 0 feet and 10 feet instead of required 30 feet and 9 parking spaces instead of the required 20 spaces. Northwest side of Eastern Avenue 340.65 feet Southwest of Ashby Avenue. Being property of Edwards and Anthony Drug Company Inc.

12th District

HEARING: Wednesday, December 12, 1962 (1:30 P.M.)

The Planning staff has reviewed the subject petition for zoning variance and notes the following pertinent planning factors:

- The building permit application for the adjacent store was released by the Office of Planning and Zoning subject to provision of an 8 foot setback for parking adjacent to Eastern Avenue, widening the alley to 20 feet, and providing a stockade fence alongside the alley for screening. These requirements were not met. They do have a bearing on the development of the subject property.
- Even without widening the parking shown to the rear of the proposed structure is not dimensionally adequate - it will not work.
- We note that the proposed use of the structure is for a retail shop. It may be that this use has unique characteristics which require less parking. However, subsequent reuse of the building for other uses will bring it into a standard retail operation with greater parking requirements.



THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue CATONVILLE, MD.

November 26, 1962.

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

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 26th day of November, 1962; that is to say the same was inserted in the issues of November 23, 1962.

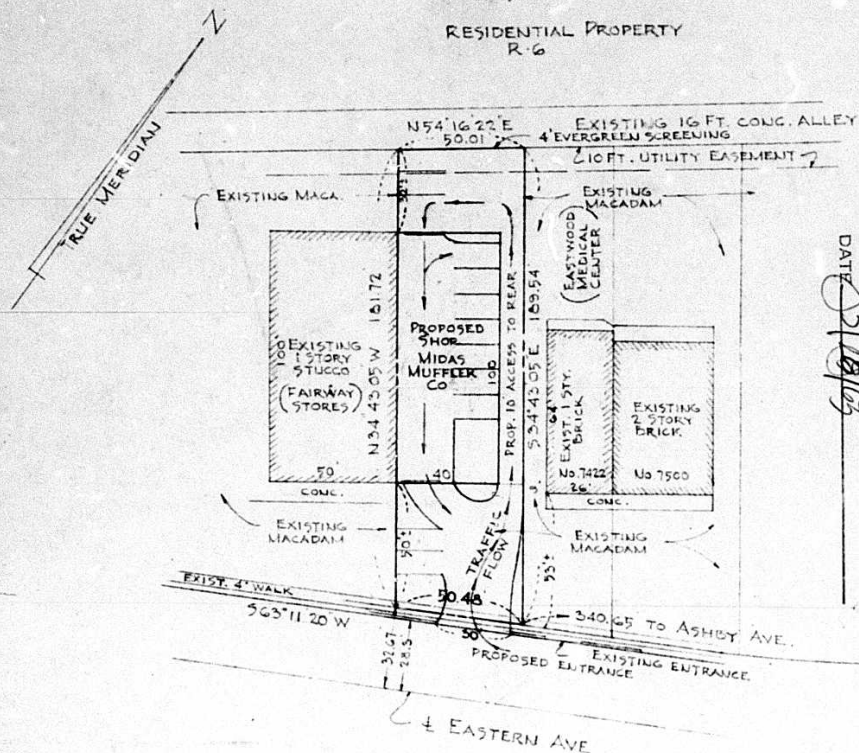
THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

SECTION 4
EASTWOOD

5712 V

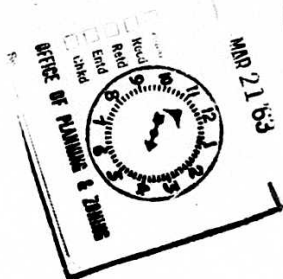
RESIDENTIAL PROPERTY
R-6



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY Edwards & Jones
DATE 5/16/63

PROPERTY ZONE BR
OWNER: EDWARDS & ANTHONY DRUG CO.
12TH ELECTION DIST.
PROPERTY 0.213 ACRES ±

PARKING DATA
BLDG. 4000 SQ. FT.
7 IN SHOP
4 OUTSIDE



GENERAL SURVEYING CO.
LAND & HYDROGRAPHIC SURVEYS
642 ALDOWORTH ROAD
BALTIMORE - 22, MARYLAND
SCALE: 1" = 50' OCT. 12, 1962

Edward J. Kris

