

5733-2 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joppa Road, Inc., 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, hereby petition for a Variance from Section... 238.2 (Side and Rear Yards)

TO PERMIT 9' ON WEST SIDE & 24' ON EAST SIDE INSTEAD OF REQUIRED 30'

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

Conditions of unreasonable hardship and practical difficulty are created because of dimensional and area limitations of the site. (see attached description and plot plan).

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.

Wayside Furniture and Carpet Shops, Inc. Joppa Road, Inc.
by: Charles R. Gable President Contract purchaser
Address: 118 E. Lexington Baltimore 2, Md.

Ernest G. Trimble, Attorney
Address: Jefferson Bldg., Towson 4, Md.
VAS-5570
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 14th... day

November 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, 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 the 14th day of January 1963, at 9:30 o'clock

by: John E. Gable Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., 13th Dec., 1962.
THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 20 successive weeks before the 4th day of January 1963, the first publication appearing on the 13th day of December 1962.

THE COUNTY NEWS WEEK
W. F. Meyer
Manager

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 would 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 appears that the variance requested which permits a side yard on the west side of 9 feet and a side yard on the east side of 24 feet instead of the required 30 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of January 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a side yard on the west side of 9 feet and a side yard on the east side of 24 feet instead of the required 30 feet.

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... 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Registration No. 1577



William M. Maynardier
County Surveyor
Professional Engineer and Land Surveyor
Court House
Edison 4, Md.

For purpose of Zoning only

All that piece or parcel of land situate lying and being in the 9th Election District of Baltimore County, State of Maryland and described as follows:

BEGINNING for the same on the southeast side of Joppa Road 35.00 feet from the centerline thereof and at a point where said side of said road is intersected by the third line of the lot of ground leased by Joppa Road Incorporated to Inverstate Bakewell Corporation by a lease dated February 23rd, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3996, folio 478 etc., said point of beginning being distant 852.00 feet more or less measured westerly along the Joppa Road from the centerline of Oakleigh Road running thence and binding on the southeast side of Joppa Road 35 feet from the centerline thereof south 80 degrees 12 minutes 46 seconds west 89.00 feet thence leaving the road and running south 3 degrees 37 minutes 14 seconds east 234.52 feet to the north side of an alley there situate thence binding along said alley north 86 degrees 22 minutes 46 seconds east 215.22 feet thence leaving the alley and running the following three courses and distances viz: north 9 degrees 47 minutes 14 seconds west 129.29 feet and south 80 degrees 12 minutes 46 seconds west 100.00 feet and north 9 degrees 47 minutes 14 seconds west 125.00 feet to the place of beginning.

Containing 0.639 of an acre of land, more or less



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John C. Ross, Zoning Commissioner Date: December 21, 1962

FROM: Mr. George E. Gavett, Deputy Director

SUBJECT: 5733-V, Variance to permit 9 feet on the west side yard and 24 feet on the east side yard instead of the required 30 feet. Southside of Joppa Road 352 feet West of Oakleigh Road, being property of Joppa Road, Inc.

9th District

HEARING: Friday, January 4, 1963 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance and has no adverse comment to make.



CERTIFICATE OF PUBLICATION

TOWSON, MD., December 14, 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 1 time... 1963, the first publication appearing on the 14th day of December 1962.

THE JEFFERSONIAN
Frank J. Smith
Manager

Cost of Advertisement, \$...

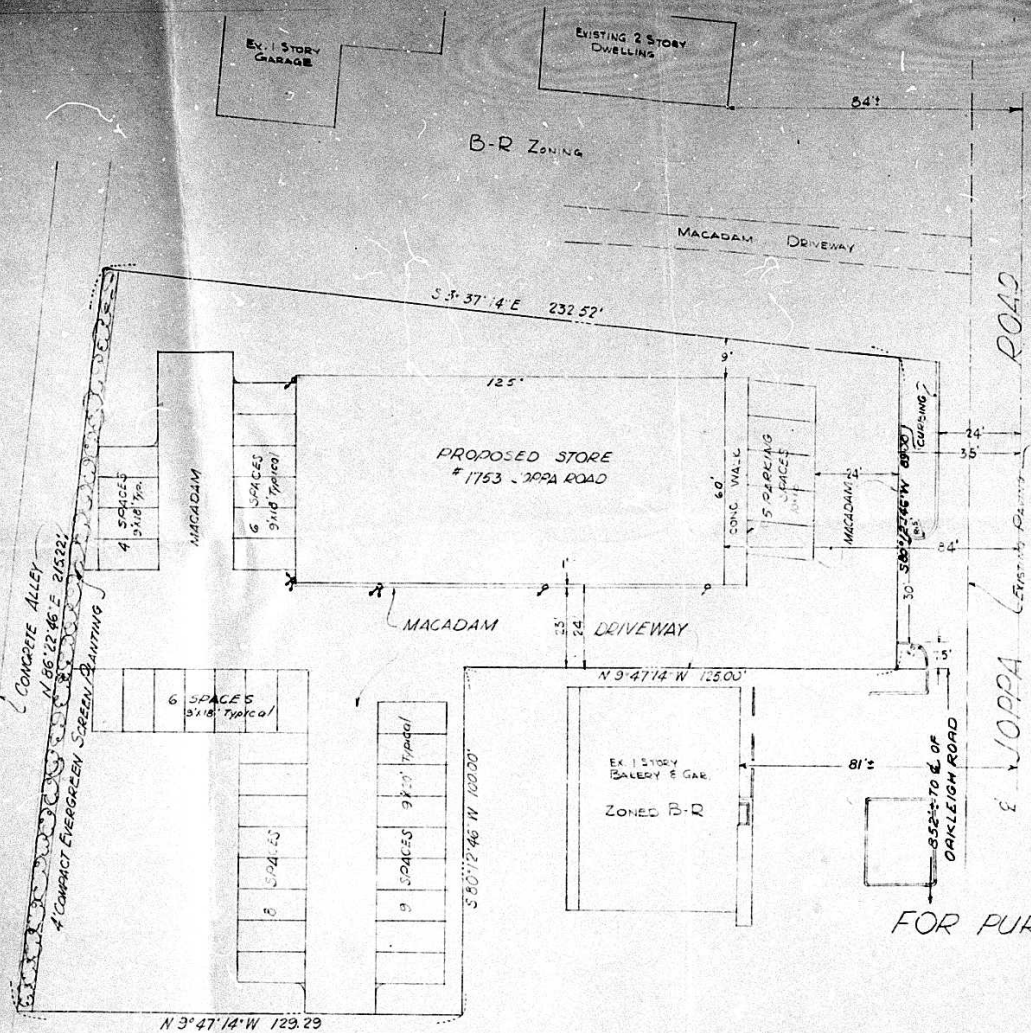
PETITION FOR A ZONING VARIANCE FROM DISTRICT...
ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County...
LOCATION: South side of Joppa Road 352 feet West of Oakleigh Road, being property of Joppa Road, Inc., 1962 at...
DATE & TIME: Friday, January 4, 1963 at 9:30 A.M.
PUBLIC HEARING: before the County Planning Board, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be amended are as follows:
Section 238.2 - Side Yard - 30 feet.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Art and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the 9th District of Baltimore County.
Beginning for the same on the southeast side of Joppa Road 35 feet from the centerline thereof and at a point where said side of said road is intersected by the third line of the lot of ground leased by Joppa Road Incorporated to Inverstate Bakewell Corporation by a lease dated February 23rd, 1962 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3996, folio 478 etc., said point of beginning being distant 852.00 feet more or less measured westerly along the Joppa Road from the centerline of Oakleigh Road running thence and binding on the southeast side of Joppa Road 35 feet from the centerline thereof south 80 degrees 12 minutes 46 seconds west 89.00 feet thence leaving the road and running south 3 degrees 37 minutes 14 seconds east 234.52 feet to the north side of an alley there situate thence binding along said alley north 86 degrees 22 minutes 46 seconds east 215.22 feet thence leaving the alley and running the following three courses and distances viz: north 9 degrees 47 minutes 14 seconds west 129.29 feet and south 80 degrees 12 minutes 46 seconds west 100.00 feet and north 9 degrees 47 minutes 14 seconds west 125.00 feet to the place of beginning.
Containing 0.639 of an acre of land, more or less.
Being the property of Joppa Road, Inc., as shown on plat plan filed with the Zoning Department.
By order of
JOHN C. ROSS,
Zoning Commissioner of Baltimore County
Dec. 14,

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 15312
DATE 12/14/62
TO: Ernest G. Trimble, Esq., Jefferson Building Towson 4, Md.
Selling Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01682
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT \$5.00
Folio 478
Petition for a Variance for Joppa Road, Inc.
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.

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 15419
DATE 12/14/62
TO: Ernest G. Trimble & Alderman Jefferson Building Towson 4, Md.
Selling Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01682
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT \$4.00
Folio 478
Advertising and posting of property for Joppa Rd., Inc.
34.00
34.00
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 POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 9th
Date of Posting 12-12-62
Posted to: Variance to Zoning Regulations
Petitioner: Joppa Road, Inc.
Location of property: S. Joppa Rd. 852 ft. west of Oakleigh Road
Location of Signs: South side of Joppa Rd. 852 ft. west of Oakleigh Road
Remarks: Signed by John E. Gable
Posted by: John E. Gable
Date of return 12-13-62

ZONING
R-G



ZONING
B-R

9TH DISTRICT OF BALTIMORE COUNTY, MD
 AREA OF BLDG. - 7500 SQ. FT. GROSS
 VOLUME OF BLDG. - 37,500 CU. FT. GROSS
 TYPE OF CONSTRUCTION - ORDINARY UNPROTECTED TYPE 5B
 OCCUPANCY - MERCHANDILE
 NO. OF PARKING SPACES - 38
 AREA - 0.839 AC.
 EXISTING USE - VACANT
 PROPOSED USE - STORE
 PRESENT ZONING - B-R
 PROPOSED ZONING - VARIANCE FOR SIDE YARD BLDG.
 SETBACK FROM 30' TO 90' ON WEST
 SIDE & 24' ON EAST SIDE.
 0- LIGHT STANDARDS 13' ABOVE FLOOR LINE SHOWING
 DIRECTION OF LIGHT

FOR PURPOSE OF ZONING ONLY
 STORE BUILDING
 #1753 JOPPA ROAD
 BALTIMORE CO, MD.
 Scale: 1" = 20'

ZONED B-R



WILLIAM M. MAYNADIER
 COUNTY SURVEYOR
 COURT HOUSE
 TOWSON 4, MD.

