

RE: PETITION FOR VARIANCES

TO SECTION 231.2 of
Zoning Regulations -
N.W. side Liberty Road
and S. & S.W. Langrehr
Road, 2nd District
James L. Garner and
Charles C. Garner,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5769-7

The petitioner in the above matter seeks variances to Section 231.2 of the Baltimore County Zoning Regulations pertaining to side and rear yards as follows:

1. To permit a setback on the southeast side of lot "A" of 0 feet instead of the required 30 feet;
2. To permit a setback on the northeast side of lot "A" of 38 feet from the center line of the street instead of the required 50 feet;
3. To permit a side setback of 0 feet on southeast side of lot "B" instead of the required 30 feet, and
4. To permit a side yard on the northwest side of lot "B" of 13 feet 5 3/4 inches instead of the required 30 feet.

From the finding of facts it would be a hardship and would result in practical difficulty to deny the variance, but would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved.

For the above reasons the variances should be granted.

It is this 7th day of February, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the requested variances should be and the same are granted, from and after the date of this Order, as follows:

- To permit a setback on the southeast side of lot "A" of 0 feet instead of the required 30 feet;
- To permit a setback on the northeast side of lot "A" of 38 feet from the center line of street instead of the required 50 feet;
- To permit a side setback of 0 feet on the southeast side of lot "B" instead of the required 30 feet;
- To permit a side yard on the northwest side of lot "B" of 13 feet 5 3/4 inches instead of the required 30 feet.

[Signature]
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James L. Garner and
Charles C. Garner, his wife, 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 231.2 Side and Rear Yards - as follows:-
As to Lot A - Southeast side of lot
Requested - to proposed property line
Required - 50 feet from center line
Requested - 38 feet from center line
As to Lot B - S. West side of lot
Requested - to property line
Required - 30 feet
Requested - 13 feet 5 3/4 inches
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty)

As to A and B, Adjoining and neighboring properties vary considerably from the present requirements of the zoning regulations, either by reason of variance permits or of non-conformance existing prior to the adoption of the present zoning. These variances have considerably altered the character of the area and a great hardship would be imposed on the applicant were he compelled to be one of the few properties conforming to regulations from which most neighboring properties vary.

As to A only: This condition existed prior to the adoption of the present zoning and should, therefore, be given official sanction by the issuance of a variance permit.

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.

[Signature] *[Signature]*
Contract purchaser Lot B Legal Owner Lots A & B

Address 2703 Cylburn Ave. Balto. 15, Md. Address 4 Sheraton Road
Randallstown, Md.

[Signature] *[Signature]*
Petitioner's Attorney
J. Nurling Thais
Address 711 Telle Building - Baltimore 2, Md.
SA-7-5527

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

October 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 property 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 the 6th day of February 1963 at 1:30 o'clock

P. A. M. *[Signature]*
Zoning Commissioner of Baltimore County

DESCRIPTION LOT A:

BEGINNING for the same at the intersection of the northeast side of Liberty Road (as now laid out 66 feet wide) with the southeast side of Langrehr Road (as now laid out 30 feet wide); running thence south-easterly blinding on Liberty Road 61 feet 4 1/2 inches to a point in line with the southeast wall of the building erected on the lot now being described; running thence northeasterly to and along said wall and continuing the same course in all 150 feet; running thence northwesterly 61 feet 4 1/2 inches to Langrehr Road; running thence southwesterly blinding thereon 150 feet to the beginning.

DESCRIPTION LOT B:

BEGINNING for the same on the northeast side of Liberty Road (as laid out 66 feet wide) at the distance of 61 feet 4 1/2 inches measured south-easterly from the southeast side of Langrehr Road (as laid out 30 feet wide); running thence southeasterly on Liberty Road 38 feet 7 1/2 inches; running thence northeasterly 150 feet; running thence northwesterly 38 feet 7 1/2 inches to a point in line with the southeast wall of the building erected on the lot immediately adjoining to the northwest; running thence southwesterly to and along said wall and continuing the same course in all 150 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 25, 1963

FROM: Mr. George E. Gavett, Deputy Director

SUBJECT: 5769-7. Variance to permit Lot "A" on the southeast side 38 feet instead of the required 50 feet; and to permit on the northeast side 0 feet instead of the required 50 feet; and to permit on the Northwest side 13 feet 5 3/4 inches instead of the required 30 feet. Northeast side of Liberty Road and Southeast side of Langrehr Road. Being property of James L. Garner.

2nd District

REMARKS: Wednesday, February 6, 1963 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances. The location of the entrance to the property at Liberty Road dictates a building location such as is proposed by the petitioner. However, the petitioner clearly should show and affirm that the two commercial structures will be utilized in a manner as to permit complete integration of the parking plans for both. Approval of building permit applications will be conditioned upon such a development plan.

TELEPHONE VALLEY 3-3000

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

No. 16409
DATE 2/7/63

TO: Mr. James L. Garner
4 Sheraton Road
Randallstown, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
016222		Advertising and posting of your property	\$2.09
		5769-7	
			2.09

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

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

No. 14243
DATE 2/26/62

TO: J. Nurling Thais
711 Telle Building
Baltimore 2, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01622		Petition for a Variance for James L. Garner	\$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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 1-16-63

Posted for: *[Signature]*

Petitioner: *[Signature]*

Location of property: *[Signature]*

Location of Sign: *[Signature]*

Remarks: *[Signature]*

Posted by: *[Signature]* Date of return: 1-17-63

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

January 19, 1963

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week ~~announced~~ before the 19th day of January, 1963, that is to say the same was inserted in the issues of

January 18, 1963.

THE BALTIMORE COUNTIAN

By: *[Signature]*
Editor and Manager

