

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
WESLEY AND RAYMOND H. PLACK
Wesley and Raymond H. Plack, legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition for a Variance from Section 228.2 - 1 side yard of 10' instead of 30'; 2nd side yard of 0' instead of 30'

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

Lot only 50 feet and impossible to erect any building thereon without variance.

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 petitions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Address 1047 North Gay Street
Baltimore 5, Maryland
Legal Owners
Address 5714 Harford Road
Baltimore 14, Maryland
Protestant's Attorney
Address 117 Alleghany Avenue
Towson 4, Maryland VA 3-8440

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of March, 1963, that the subject matter of this petition be advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of February, 1963, at 2:00 o'clock.

By *John G. Rose*
Zoning Commissioner of Baltimore County

TELEPHONE VALLEY 3-3000

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

No. 16496
DATE 2/13/63

TO: Henry J. Weber
Address: Wesley and Raymond H. Plack
5714 Harford Rd.
Baltimore 14, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	01622	Advertising and posting of your property	30.00
			30.00

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 requested variance would grant relief to the petition without substantial injury to the public safety and the general welfare of the locality involved, a variance to permit one side yard of 10 feet and a second side yard of 0 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of March, 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 one side yard of 10 feet and a second side yard of 0 feet instead of 30 feet should be granted.

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TOPOGRAPIHICAL SURVEY
REVISED FOR RECORDS

WILLARD M. LEE
REGISTERED CIVIL ENGINEER
4604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

December 11, 1962

#9324 Liberty Road
N.E.S. Liberty Road 150 feet S.E. Burnmont Avenue
2nd District Baltimore County, Maryland

Beginning for the same on the northeast side of Liberty Road at the distance of 150 feet measured southeasterly along the northeast side of Liberty Road from the south side of Burnmont Avenue and thence running and binding on the northeast side of Liberty Road South 50 degrees 45 minutes East 50 feet thence leaving Liberty Road and running North 39 degrees 15 minutes East 200 feet thence running parallel with Liberty Road North 50 degrees 45 minutes West 50 feet and thence running South 39 degrees 15 minutes West 200 feet to the place of beginning.

11/4/63

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Baltimore, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

February 25, 1963.

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 Week ~~unpublished~~ before the 25th day of February, 1963, that is to say the same was inserted in the issues of February 22, 1963.

THE BALTIMORE COUNTEAN
By *Paul J. Morgan*
Editor and Manager

PETITION FOR A ZONING VARIANCE
2nd District
ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County, by permit one (1) side yard of 10 feet and second side yard of 0 feet instead of the required 30 feet.
LOCATION: Northeast side of Liberty Road 150 feet Southeast of Burnmont Avenue.
DATE & TIME: WEDNESDAY, MARCH 13, 1963 at 2:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland.
The Zoning Regulations to be accepted as follows:
Section 228.2 - Side Yard - 30 feet.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition of John G. Rose, Zoning Commissioner of Baltimore County, to vary the side yard of 10 feet and second side yard of 0 feet instead of the required 30 feet on the northeast side of Liberty Road at the distance of 150 feet measured southeasterly along the northeast side of Liberty Road from the south side of Burnmont Avenue and thence running and binding on the northeast side of Liberty Road South 50 degrees 45 minutes East 50 feet thence leaving Liberty Road and running North 39 degrees 15 minutes East 200 feet thence running parallel with Liberty Road North 50 degrees 45 minutes West 50 feet and thence running South 39 degrees 15 minutes West 200 feet to the place of beginning.
Being the property of Henry J. Weber, et al as shown on plat filed with the Zoning Department.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Feb. 22

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 1, 1963

FROM: Mr. George E. Darvalls, Deputy Director

SUBJECT: #9324 - Variance to permit one side yard of 10 feet and second side yard of 0 feet instead of the required 30 feet. Northeast side of Liberty Road 150 feet Southeast of Burnmont Avenue. Being property of Henry J. Weber.

2nd District
RECEIVED: Wednesday, March 13, 1963 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Zoning Variance and has the following advisory comment to make with respect to pertinent planning factors:

1. In light of the 50 foot width of the subject property, the Planning staff voices no objection to the 0 setback along its westerly property lines. It questions, however, the appropriateness of the 10 foot setback from the easterly property line. If nonaffine provision can be made for use in common of the private road along the easterly property line, perhaps the site plan as presented would work. If the private road cannot jointly be used, then the 10 foot setback is not sufficient to provide adequate access to the rear parking lot. It is suggested that decision on this petition be withheld pending processing and approval of development plans for this property by the appropriate State and County agencies.

03/13/63

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204

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 ~~one~~ successive weeks before the 19th day of February, 1963, the first publication appearing on the 19th day of February, 1963.

THE JEFFERSONIAN
Frank Shuster
Manager

Cost of Advertisement \$.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 3-24-63

Posted for: *Wesley and Raymond H. Plack*

Postman: *Henry J. Weber et al*

Location of property: *150 ft. S.E. Burnmont Ave. Liberty Rd.*

Location of Sign: *Liberty Rd. approx. middle of property*

Remarks: *See above*

Posted by: *John G. Rose* Date of return: *3-28-63*

TELEPHONE VALLEY 3-3000

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

No. 15420
DATE 1/4/63

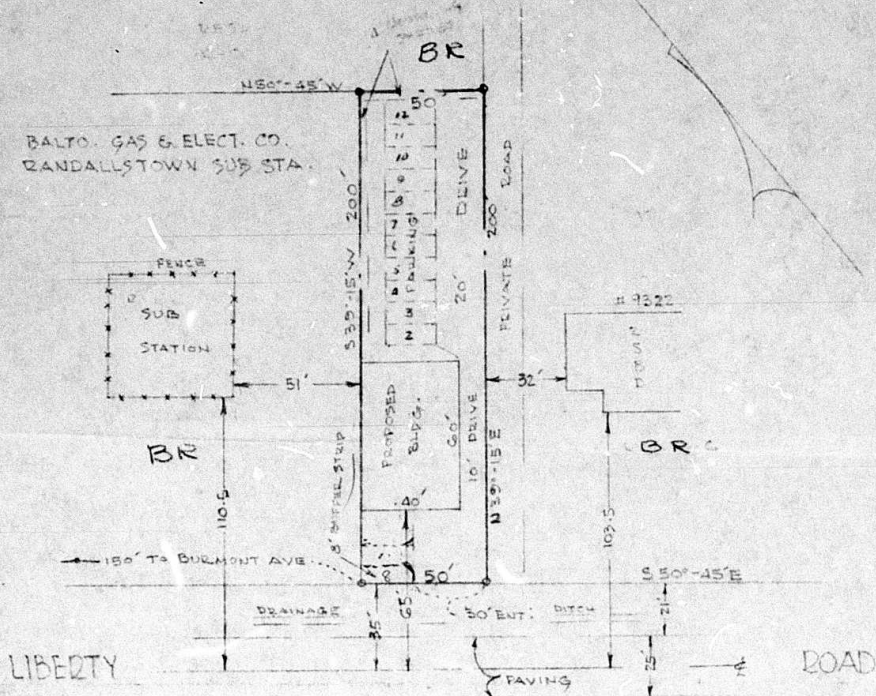
TO: Messrs. Smalkin & Hession
117 Alleghany Ave.
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	01622	Petition for a Variance for Henry J. Weber	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.

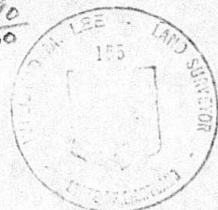
5796-V



2ND DISTRICT BALTO. CO. MARYLAND
SCALE: 1"=50'

DATE: 12-10-62

PRESENT USE - NONE
PROPOSED USE - FURNITURE SHOWROOM & SHOP -
PRESENT ZONING - BR
PROPOSED ZONING - BR
AREA OF LOT - 10,000 SQ. FT.
AREA FLOOR OF BLDG - 2400 SQ. FT.



William M. Lee
REG. CIVIL ENGR.