

5803-V **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Frank Stevenson and Helen V. Stevenson, 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 109-2 b(3) to permit twenty-four (24) parking spaces instead of the required sixty-eight (68).

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

The petitioners have been engaged in the tavern business, at the south-east corner of Edmondson and Dutton Avenues for the past nineteen years and are now forced to move because the property has been 1d. The only location available in the vicinity is the subject property. In the computation of the required parking spaces is the basement area of 1,000 square feet, which requires twenty parking spaces, which will be used exclusively for heating and air conditioning equipment and storage, and also included in the first floor or tavern portion is an area of approximately 600 square feet which will be used exclusively for kitchen, restroom and walls, which requires twelve parking spaces.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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

Address

Address Record Building, Towson, Md.

ORDERED: By The Zoning Commissioner of Baltimore County, this 25th day of February 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 the public hearing be held before the Zoning Commissioner of Baltimore County, on the 27th day of March, 1963, at 9:30 o'clock A. M.

1003-V

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

No. 16458

DATE 2/25/63

To: Stevenson's Catonsville, Inc.
Edmondson & Dutton Aves.
Baltimore 26, Md.

BILLED BY Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE	25.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COUNT	
1	Petition for a Variance for Frank Stevenson	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.

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

No. 16526

DATE 3/27/63

To: Stevenson's Catonsville, Inc.
Edmondson & Dutton Aves.
Catonsville 26, Md.

BILLED BY Zoning Department of Baltimore County

REPORT TO ACCOUNT NO.	01622	TOTAL AMOUNT DUE	19.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COUNT	
1	Advertising and posting of your property	19.00	
			19.00

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 will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality.

the above Variance should be had; and it is ordered, accordingly, that by reason of the following finding of facts that the variance requested will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality.

a Variance to permit 24 parking spaces instead of the required 68 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th 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 24 parking spaces instead of the required 68 parking spaces.

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 will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of February 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of that certain parcel of land located on the easterly side of Edmondson Avenue and being 30.83 feet from the westerly line of Dutton Avenue, First Election District of Baltimore County, Maryland.

Beginning for the same at a point marking the beginning of the second or the north 59°14'12" west 136.29 foot line in a deed from Louis J. Vogelzang and Marguerite Vogelzang, his wife to Frank Stevenson and Helen Virginia Stevenson, his wife, said beginning being westerly 30.83 feet from the westernmost line of Dutton Avenue, thence binding on part of said second line and the southerly line of Edmondson Avenue as now laid out, north 59°14'12" west 71.67 feet to an iron spike marking the northeasterly corner of Charles J. Barney's lot recorded among the Land Records of Baltimore County in Liber 11.5, 1959 folio 147, thence binding on the easterly line of Barney's lot south 26°59' west 170.07 feet to an iron spike in a stream, and intersecting the fourth or the south 70°30' east 104.05 foot line of the aforesaid conveyance from Vogelzang to Stevenson, thence binding on same and the northernmost outline of the plat of Dutton Court, south 70°30' east 77.99 feet to an iron spike, thence binding on the first line of the aforesaid conveyance from Vogelzang to Stevenson as now surveyed, north 29°05'12" east 175.77 feet to the place of beginning.

Being the remaining portion of land described in a deed from Louis J. Vogelzang et al to Frank Stevenson, recorded among the Land Records of Baltimore County in Liber 11.5, 1959 folio 147.

Being and accepting that portion of land described in a deed from Louis J. Vogelzang et al to Charles J. Barney et al recorded among the Land Records of Baltimore County in Liber 11.5, 1959 folio 147.

Known as 1705 Edmondson Avenue.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Ross, Zoning Commissioner Date: March 15, 1963

FROM: Mr. George E. Gavrelis, Deputy Director

SUBJECT: #5803-V. Variance to permit Twenty-four (24) parking spaces instead of the required Sixty-eight (68), Southside of Edmondson Avenue 30.83 feet West of Dutton Avenue. Being property of Frank Stevenson.

1st District

HEARING: Wednesday, March 27, 1963 (9:30 A.M.)

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

1. Inasmuch as the petitioner has indicated that the basement area will be used for storage and will not be used for a customer service area, the exception to the off-street parking spaces, if granted, should be conditioned upon storage use only of the basement area.

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District: 1st Date of Posting: 3-11-63
Posted for: 14 days to allow time for public hearing
Petitioner: Frank Stevenson
Location of property: S/S of Edmondson Ave. 30.83 ft. W. of Dutton Ave.
Location of Sign: on parking lot on tree facing Edmondson Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 3-14-63

PETITION FOR A ZONING VARIANCE

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit Twenty-Four (24) Parking spaces instead of the required Sixty-Eight (68). LOCATION: South side of Edmondson Avenue 30.83 feet West of Dutton Avenue. DATE: 2/25/63. PUBLIC HEARING: Room 105, Court House, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Regulations as amended on February 25, 1963, Section 109-2 b(3), Off Street Parking, 1 for each 10 square feet of total floor area. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Containing all that parcel of land in the First District of Baltimore County. Beginning for the same at a point marking the beginning of the second or the north 59 degrees 14' west 136.29 foot line in a deed from Louis J. Vogelzang and Marguerite Vogelzang, his wife to Frank Stevenson and Helen Virginia Stevenson, his wife, said beginning being westerly 30.83 feet from the westernmost line of Dutton Avenue, thence binding on part of said second line and the southerly line of Edmondson Avenue as now laid out, north 59°14'12" west 71.67 feet to an iron spike marking the northeasterly corner of Charles J. Barney's lot recorded among the Land Records of Baltimore County in Liber 11.5, 1959 folio 147, thence binding on the easterly line of Barney's lot south 26°59' west 170.07 feet to an iron spike in a stream, and intersecting the fourth or the south 70 degrees 30' east 104.05 foot line of the aforesaid conveyance from Vogelzang to Stevenson, thence binding on same and the northernmost outline of the plat of Dutton Court, south 70 degrees 30' east 77.99 feet to an iron spike, thence binding on the first line of the aforesaid conveyance from Vogelzang to Stevenson as now surveyed, north 29 degrees 05' 12" east 175.77 feet to the place of beginning.

Being the property of Frank Stevenson and Helen V. Stevenson, as shown on the plat filed with the Zoning Department of Baltimore County by Order Of John G. Ross, Zoning Commissioner Of Baltimore County.

March 8

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 11, 1963.

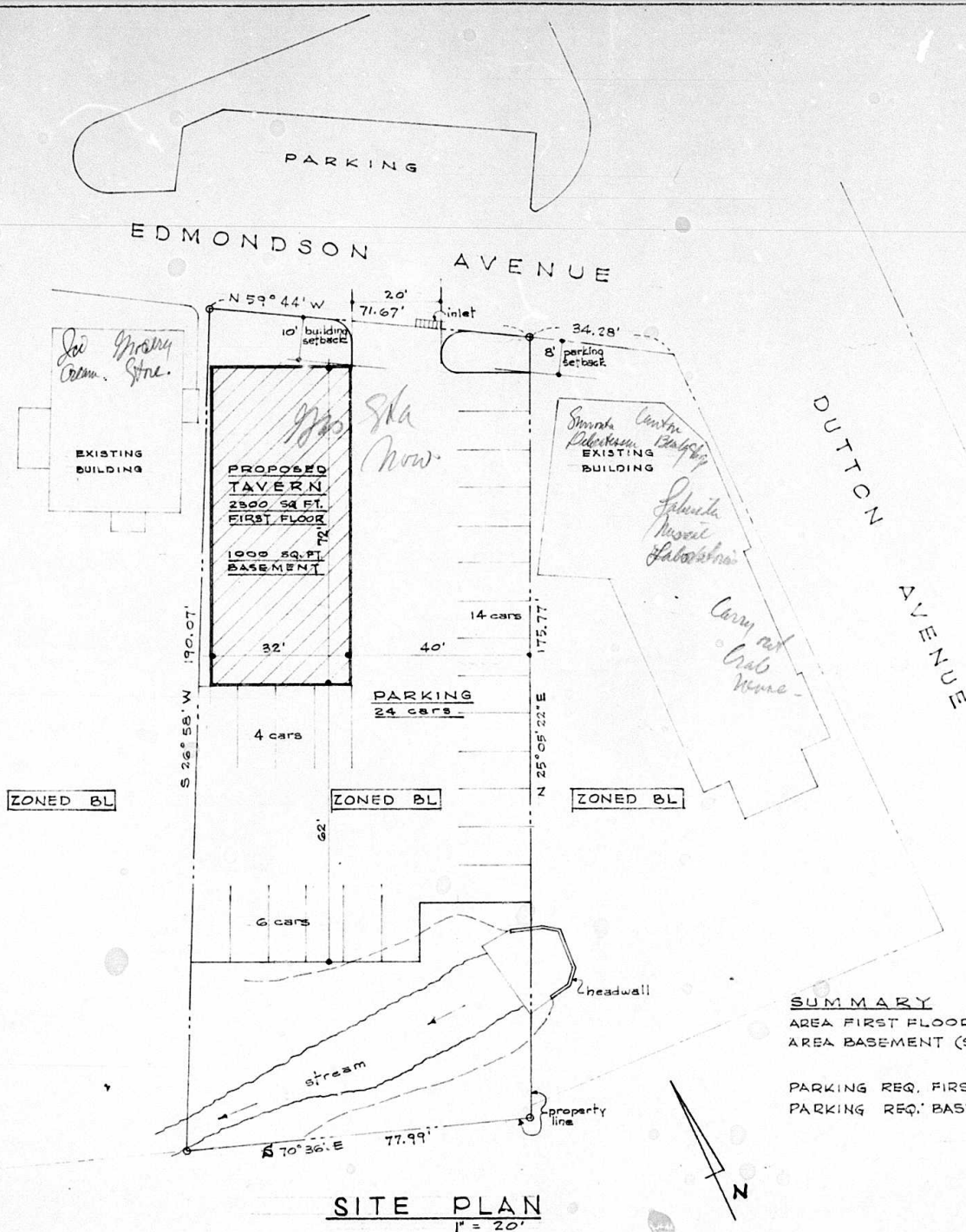
THIS IS TO CERTIFY that the annexed advertisement of John G. Ross, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week successively before the 11th day of March, 1963, that is to say the same was inserted in the issues of

March 8, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager



SUMMARY

AREA FIRST FLOOR (TAVERN)-2300 SQ. FT.
AREA BASEMENT (STORAGE)-1000 SQ. FT.

PARKING REQ. FIRST FLOOR- 47.5 CARS
PARKING REQ. BASEMENT 20

67.5 CARS

FIRM	SEAL
DESIGNED BY	
DRAWN BY	
CHECKED BY	
APPROVED BY	

ARCHITECT

DAVID H. WILSON
AND ASSOCIATES
403 WASHINGTON AVE
TOWSON 4 MD 828-7110

PROPOSED

TAVERN AND PARKING

1705 EDMONDSON AVENUE
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MD.

FOR

MR. FRANK STEVENSON

SITE PLAN

JOB NO.	6304
SCALE	1" = 20' ± 0"
DATE	FEB. 18, 1963
LAST REV.	

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