

5819 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, THEODORE FROST, 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 10-10-1 to create a residential lot of 1998 from 5000 sq. ft. to have a rear yard of 16 ft. instead of 30 ft. for a residential building to have a rear yard of zero ft. instead of the required 30 ft. for commercial buildings. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

The commercial strip along Eastern Avenue measures 50' x 50'. All other properties along this strip have been improved with commercial buildings in the same manner as if the variances requested above had been granted to the respective owners.

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.

Address: 1707 Eastern Ave. Baltimore 21, Md.
Contract purchaser: Legal Owner
Petitioner's Attorney: John J. Frost
Address: 1707 Eastern Ave. Baltimore 21, Md.
Protestant's Attorney: John J. Frost

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th 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 through Baltimore County, 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 10th day of April, 1963, at 10:00 o'clock.

By John J. Frost, Zoning Commissioner of Baltimore County.

TELEPHONE VALLEY 3-3000

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

To: Cash

RECEIVED
Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY 1 DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Theodore Frost

TOTAL AMOUNT \$37.00

COST 37.00

4-1063 7221 * * * TP- 37.00

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 variances 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 is hereby ordered that the variance be granted, which permits a residential lot less than 5000 sq. ft. instead of the required 5000 sq. ft., a rear yard of 16 feet instead of the required 30 feet for a residential building, a rear yard of 0 feet instead of the required 20 feet and 0 number of parking spaces instead of the required 8 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of April, 1963, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Office of Planning and Zoning.

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 7th day of February, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TOPOGRAPHICAL SURVEYS
SURVEYS FOR RECAPITULATION

PHONE - HAMILTON 6-2813

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

January 7, 1963

N.W.S. Eastern Avenue 213.39 feet, Alcock Road
15th District Baltimore County, Maryland

Being known as lot 99 Section 2, Edgewater Addition, said plat being recorded among the land records of Baltimore Co. in Plat Book 13 folio 1033.

The portion of lot 99 to be Zoned is described as follows: Beginning from the same on the northwest side of Eastern Avenue at the distance of 213.39 feet measured northwesterly from the corner formed by the intersection of the northwest side of Eastern Avenue 130 feet wide with the northeast side of Alcock Road 50 feet wide said point of beginning being at the division line between lots numbered 99 and 100 Section 2 Edgewater Addition said plat being recorded among the land records of Baltimore Co. in Plat Book 13 folio 33 and thence running and binding on the northwest side of Eastern Avenue North 51 degrees 48 minutes 12 seconds East 50 feet to the division line between lots 98 and 99 on plat above referred to thence binding on part of said division line North 38 degrees 37 minutes 07 seconds West 20 feet thence for a line of division parallel to intersect the division line between lots 98 and 100 and thence running on part of said division line South 38 degrees 37 minutes 07 seconds East 50 feet to the place of beginning.

Containing 2,500 square feet.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 29, 1963
FROM: Mr. George E. Garvello, Deputy Director

SUBJECT: #2519. Variance to create a residential lot of less than 5000 square feet instead of required 5000 square feet; to have a rear yard of 16 feet instead of required 30 feet for a residential building; to have a rear yard of 0 feet instead of required 20 feet for commercial buildings and 0 number of parking spaces instead of required 8 spaces. Northeast side of Eastern Avenue 213.39 feet Northeast of Alcock Road. Being property of Theodore Frost.

15th District

REMARKS: Wednesday, April 20, 1963 (1:00 P.M.)

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

1. An unrealistic ban of commercial zoning was created to a depth of 50 feet along Eastern Boulevard. From a practical viewpoint this zoning leads and to retention of sound residential development nor to the ability to develop sound and proper commercial uses. Provision of offstreet parking as required under the Zoning Regulations is virtually impossible. Nevertheless, variances have been granted so as to allow commercial development to occur in a marginal context with an adequate provision for parking and possibly hazardous traffic conditions. From a planning viewpoint, it would appear that a meeting should be held with all affected property owners, in order that, jointly, we may prepare a plan which will solve the problems of traffic in parking prior to the granting of any more variances.

CRL:mas

5819-1

PETITION FOR A ZONING VARIANCE
15th DISTRICT

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The portion of lot 99 to be Zoned is described as follows: Beginning from the same on the northwest side of Eastern Avenue at the distance of 213.39 feet measured northwesterly from the corner formed by the intersection of the northwest side of Eastern Avenue 130 feet wide with the northeast side of Alcock Road 50 feet wide said point of beginning being at the division line between lots numbered 99 and 100 Section 2 Edgewater Addition said plat being recorded among the land records of Baltimore Co. in Plat Book 13 folio 33 and thence running and binding on the northwest side of Eastern Avenue North 51 degrees 48 minutes 12 seconds East 50 feet to the division line between lots 98 and 99 on plat above referred to thence binding on part of said division line North 38 degrees 37 minutes 07 seconds West 20 feet thence for a line of division parallel to intersect the division line between lots 98 and 100 and thence running on part of said division line South 38 degrees 37 minutes 07 seconds East 50 feet to the place of beginning.

Containing 2,500 square feet.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 1963

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the 22nd day of March, 1963, before the 10th day of April, 1963, the 10th day of April, 1963, the 10th day of April, 1963, appearing on the 22nd day of March, 1963.

THE JEFFERSONIAN

Cost of Advertisement, \$

TELEPHONE VALLEY 3-3000

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

To: Mr. Theodore Frost
1707 Eastern Road
Baltimore 21, Md.

RECEIVED
Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY 1 DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for a Variance to your property

TOTAL AMOUNT \$75.00

COST 75.00

4-143 3100 * * * TP- 75.00

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.

45819

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 153 Date of Posting 3/3/63

Posted for THEODORE FROST 1707 Eastern Road

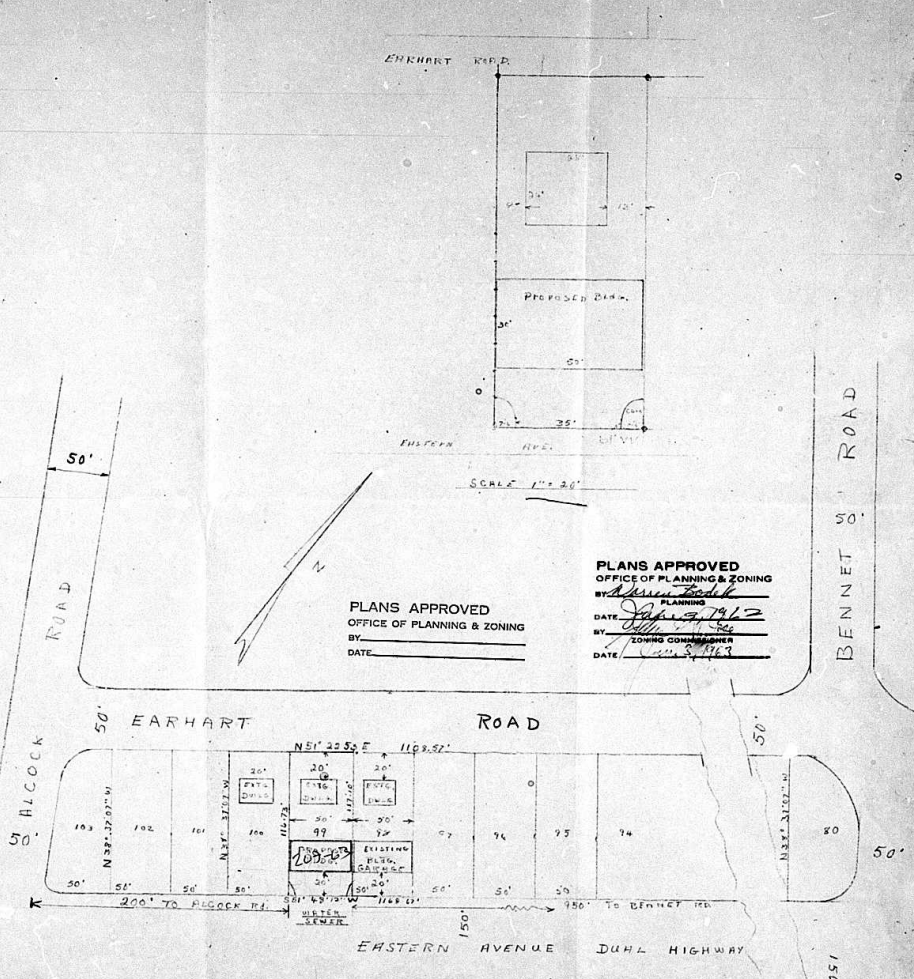
Petitioner: THEODORE FROST

Location of property: 1707 Eastern Road 213.39 ft. Alcock Rd.

Location of Sign: 1707 Eastern Road 213.39 ft. Alcock Rd.

Remarks: FOR A REAR YARD OF 16 FEET INSTEAD OF 30 FEET FOR A RESIDENTIAL BUILDING, A REAR YARD OF 0 FEET INSTEAD OF 20 FEET FOR COMMERCIAL BUILDINGS, AND 0 PARKING SPACES INSTEAD OF 8 SPACES.

Posted by Robert A. Burt Date of return 3/28/63



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John J. 7912
DATE 12/13/93

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John J. 7912
DATE 12/13/93

15 TH. DISTRICT
BALTO. COUNTY
ZONED COMMERCIAL

SCALE 1" = 30'



SERFORD DRIVE

ALBERT K. BROUGHTON
& ASSOC. - J.S. CALWELL
ARCHITECT

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