

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Nathan D. Cummins
Nathan D. Cummins, largest 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-(6) - To permit 21 parking spaces
Instead of the required 30 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
Hardship and practical difficulties.

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.

Contract purchaser
Address
Nathan D. Cummins
Legal Owner
Address: 3203 Northbrook Road--(8)

Petitioner's Attorney
Address: 8554 Liberty Road, Randallstown, Md.
982-5410

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of July, 1963.

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, this property be posted, and that the public hearing be had before the Zoning Commissioner in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of July, 1963, at 10:30 o'clock.

OFFICE OF PLANNING & ZONING
10:31 A
7/3/63
MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District--3rd Date of Posting June 15, 1963

Posted for--Petition for a Variance to permit 21 parking spaces instead of the required 30 spaces

Petitioner--Nathan D. Cummins

Location of property--SE corner of Maryland Ave. & Reisterstown Rd.

Location of sign--15' South of Maryland Ave. on Reisterstown Rd.

Remarks--2' (2' of payment limit)

Posted by--J. A. Rose Date of return--June 22, 1963

#5886-V

RE: PETITION FOR VARIANCE TO SEC. 109-2-b (6) of Zoning Regulations - S.S. Cor. Reisterstown Road and Maryland Ave., 3rd Dist., Nathan D. Cummins and Lena C. Cummins, Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5886-V

Pursuant to the advertisement, posting of property and public hearing on the above petition, the petitioners have requested a variance to Sec. 109-2-b (6) of the Baltimore County Zoning Regulations to permit 21 off-street parking spaces at the above location instead of the required 30 spaces, testimony at the hearing indicated that all the commercial land now developed near the subject property is operating under minimum parking requirements. There is also an indication that this minimum parking is being supplemented by additional parking not authorized by zoning.

The petitioner is simply requesting relief so that he can put an adequate building upon the ground owned by him.

For the above reasons the variance should be granted which will give relief to the petitioners without substantial injury to the public health, safety and the general welfare of the locality involved.

It is this 3rd day of July, 1963, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance to Section 109-2-b (6) should be and the same is granted from and after the date of this order which permits 21 off-street parking spaces instead of the required 30 spaces, subject, however, to approval of the plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

Beginning for the same at the southeasternmost corner of Maryland Avenue and Reisterstown Road running thence and binding on the southernmost right of way line on Maryland Avenue 170 feet to a point, thence in a southeasterly direction parallel with Reisterstown Road 100 feet to a point, thence in a southeasterly direction parallel to Maryland Avenue 170 feet to a point on the easternmost side of Reisterstown Road, thence in a northwesterly direction binding on the easternmost side of Reisterstown Road 100 feet to the place of beginning.

BEING part of Lot 6 as shown on Plat # 2 of Waldron Park recorded among the Land Records of Baltimore County in Plat Book W.P.C. 7, Folio 46.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 21, 1963
FROM: Mr. George E. Gettelle, Deputy Director

SUBJECT: #5886-V, Petition for a Variance to the Zoning Regulations of Baltimore County to permit 21 parking spaces instead of the required 30 spaces. Southeast corner of Maryland Avenue and Reisterstown Road. Being property of Nathan D. Cummins.

3rd District
HEARING: Wednesday, July 3, 1963 (10:30 A.M.)

The Planning staff will offer no comment on this subject petition.

MICROFILMED

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Reisterstown, Md.
THE HERALD - JARVIS
Crownsville, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.
June 18, 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, commencing on June 18th day of June, 1963 that is to say the same was inserted in the issues of June 14, 1963.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editorial Manager

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

No. 17887
DATE 7/2/63

To: Nathan D. Cummins
William L. Weinstein, Esq.
8554 Liberty Road
Randallstown, Md.
Billed: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
0682	1	Advertising and posting of your property	32.00
			1200

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.

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

No. 17795
DATE 5/21/63

To: William L. Weinstein, Esq.
8554 Liberty Road
Randallstown, Md.
Billed: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
0682	1	Petition for a Variance for Nathan D. Cummins	25.00
			2500

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 196, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

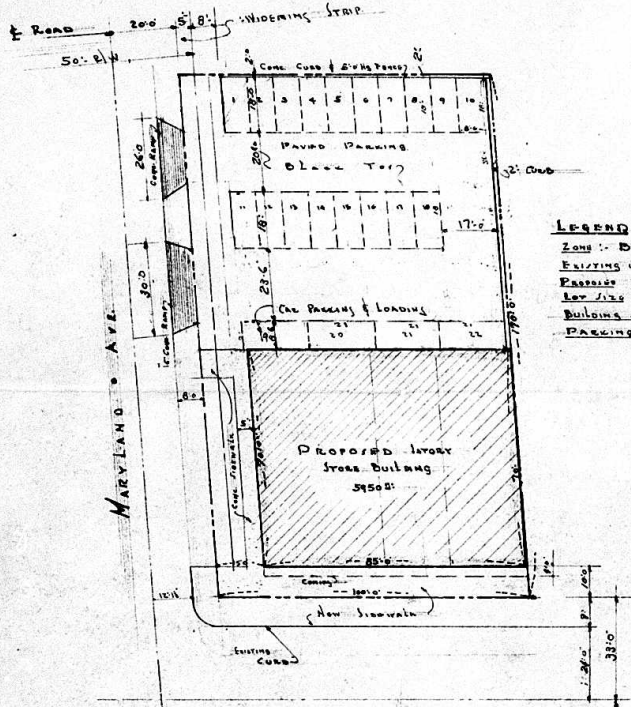
Zoning Commissioner of Baltimore County

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

Zoning Commissioner of Baltimore County



LEGEND

- ZONE: DL
- EXISTING USE: RETAIL
- PARKING: RETAIL 100' x 170'
- LOT: 100' x 170'
- BUILDING: 35' x 70'
- PARKING: 22 CARS

REGISTERSTOWN RD.

PLOT PLAN

REGISTERSTOWN RD. & MARYLAND AVE.

M. & M. NATHAN CUMMINS

SCALE 1" = 20'

MARCH 15, 1963



MICROFILMED
HARRIS ZIMLIN
ARCHITECT
2528 N. CALVERT ST.