

RE: PETITION FOR SPECIAL EXCEPTION
for Service Garage - Variance
to Sections 232.2 and 109.2 (b)
(5) of Zoning Regulations -
N.W. Cor. Eastern Boulevard and
54th St., 15th District -
Baltimore Realty Corporation,
Petitioner:
BALTIMORE COUNTY
No. 63-51 - XV

The petitioner in the above matter requested a special
exception for a service garage (brake and front-end alignment shop)
and a variance to Section 232.2 of the Baltimore County Zoning Regula-
tions to permit a rear yard of 0 feet instead of the required 20 feet;
and a variance to Section 109.2 (b) - (5) to permit 5 spaces for off-street
parking instead of the required 12 spaces.

It is the opinion of the Zoning Commissioners that the
granting of the special exception and the variances will not be detrimental
to the safety, health and the general welfare of the locality involved.
For the above reasons the special exception and the
variances should be granted.

It is this 5th day of September, 1963, by the
Zoning Commissioner of Baltimore County, ORDERED that the special
exception for a service garage should be and the same is granted from
and after the date of this Order; also the variances should be granted
to permit a rear yard of 0 feet instead of the required 20 feet and
5 off-street parking spaces instead of the required 12 spaces.

[Signature]
Zoning Commissioner of
Baltimore County

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

No. 17881
DATE 8/27/63

To: The Empire Tire Company
William G. Horvitz, Inc.,
704 Court Square Building
Baltimore 2, Md.

BILLED TO: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$50.00	COST
01622		Petition for Special Exception & Variance for Baltimore Realty Corp.	50.00	
		PAID - Baltimore County, Md. - Office of Finance		
		6-2763 743 * * * TIL -	50.00	

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.

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION & VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Baltimore Realty Corp., 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,
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant
to the Zoning Law of Baltimore County, from an _____ zone to an _____
zone; for the following reasons:
SECTION 232.3 - REAR YARD: REQUEST REAR YARD OF 0 FEET
INSTEAD OF REQUIRED 20 FEET
SECTION 109.2 - OFF-STREET PARKING: REQUEST 5 SPACES INSTEAD OF
REQUIRED 12 SPACES.

See Attached Description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for a service garage (brake and front-end
alignment shop).

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

BALTIMORE REALTY CORPORATION

Contract purchaser
Melvin Weinman, Legal Owner
Secretary
Address: 2 N. Frederick Street
Baltimore 2, Maryland

Address
[Signature]
Milton G. Horvitz
Petitioner's Attorney
704 Court Square Building
Address Baltimore 2, Maryland

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day
of June, 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-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 15th day of September, 1963, at 11:00 o'clock
A.M.



(over)

Zoning Commissioner of Baltimore County

INVOICE		No. 19296	
BALTIMORE COUNTY, MARYLAND		DATE 9/6/63	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
To: Milton G. Horvitz, Esq., 704 Court Square Building Baltimore 2, Md.	Office of Planning & Zoning 110 County Office Bldg., Towson 4, Md.		
REPORT TO ACCOUNT NO. 01622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT	COST
QUANTITY			
Cost of advertising and posting property of Baltimore Realty Corp.		\$32.90	
No. 63-51			
	PAID - Baltimore County, Md. - Office of Finance		
	6-603 3412 * * * TIL -	32.90	
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.			

7842 Eastern Blvd.

BEGINNING for the same at a point on the north side of Eastern Blvd.,
as now laid out, distant 50 feet westerly from the intersection
formed by the projection eastward of the north side of Eastern Blvd.
and the projection southerly of the west side of 54th St., 50 feet
wide; running thence North 7 degrees 02 minutes West 132.67 feet and
North 82 degrees 58 minutes East 50.0 feet to the west side of 54th
St.; thence binding on the west side of 54th St. South 7 degrees 02
minutes East 107.67 feet and by a line curving to the right an arc
distance of 39.27 feet, radius of which is 25 feet, to the north side
of Eastern Blvd.; thence binding on the north side of Eastern Blvd.
South 82 degrees 58 minutes West 25.0 feet to the point of beginning.

[Signature]
Lesley B. Fair
Land Surveyor
Lic. No. 1103

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15C Date of Posting 8/16/63
Posted for Hearing Wed. Sept. 4-63 at 11:00 A.M.
Petitioner BALTIMORE REALTY CORP.
Location of property 7842 E. Eastern Blvd. AND
54th St.
Location of Signs 3 ONE AT EACH END OF E. Eastern Blvd. AND
54th St. TO READ: "SEE ZONING DEPT. FOR DETAILS"
Remarks: BALTIMORE REALTY CORP. FILING EASTERN BLVD.
AND 54th St. BUILDING
Posted by Robert B. Bullis Date of return 8/16/63
① ATTENTION TO BLACK WALL AND 35th ST. SIDEWALK
② ATTENTION TO 35th ST. SIDEWALK AND 35th ST. SIDEWALK

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th District
ZONING: Petition for Special
Exception for a Service Garage
(brake and front-end alignment
shop). Petition for Variance to
the Zoning Regulations of Bal-
timore County to permit a rear
yard of 0 feet instead of the
required 20 feet; and to permit
5 spaces for off-street parking
instead of the required 12 spaces.
LOCATION: Northwest corner of
Eastern Boulevard and 54th
Street.
DATE & TIME: Wednesday,
September 4, 1963 at 11:00 A.M.
The Zoning Regulations to be
excepted as follows:
Section 232.3-Rear Yard-20
feet.
Section 109.2(b)-(5)-1 for
each 300 square feet of total
ground floor area.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations
of Baltimore County, will hold a
Public Hearing:
Concerning all that parcel of
land in the Fifteenth District of
Baltimore County
BEGINNING for the same at
a point on the north side of East-
ern Blvd., as now laid out, dis-
tance 50 feet westerly from the
intersection formed by the pro-
jection eastward of the north side
of Eastern Blvd. and the projec-
tion southerly of the west side
of 54th St., 50 feet wide; run-
ning thence North 7 degrees 02
minutes West 132.67 feet and North
82 degrees 58 minutes East 50.0
feet to the west side of 54th St.;
thence binding on the west side
of 54th St. South 7 degrees 02
minutes East 107.67 feet and by
a line curving to the right an
arc distance of 39.27 feet, radius
of which is 25 feet, to the north
side of Eastern Blvd.; thence
binding on the north side of East-
ern Blvd. South 82 degrees 58
minutes West 25.0 feet to the
point of beginning.
Being the property of Baltimore
Realty Corporation as shown on
plat plan filed with the Zoning
Department.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 21, 1963

FROM: Mr. Robert B. Bullis, Deputy Director

SUBJECT: 63-51 XV Special Exception for a Service Garage (brake and
front-end alignment shop). Variance to the Zoning Regulations of
Baltimore County to permit rear yard of 0 feet instead of the
required 20 feet; and to permit 5 spaces for off-street parking
instead of the required 12 spaces. Northwest corner of Eastern
Blvd. and 54th Street. Being property of Baltimore Realty Corp.

15th District

REAR: Wednesday, September 4, 1963

(11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject Petition for Special Exception for a Service Garage with
Variances. It has the following advisory comments to make with
respect to pertinent planning factors:

1. From a planning viewpoint, development of the subject
property to the extension requested by this Petition
would tend to over-land, and be detrimental to the
general health, welfare and safety of the locality.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 16, 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 11th
day of September, 1963, the 16th day of August,
appearing on the 16th day of August,
1963.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. Aug 19 1963

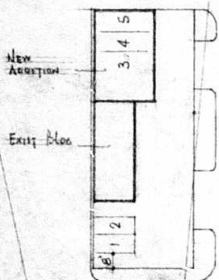
THIS IS TO CERTIFY, that the annexed advertisement of
Baltimore Realty Corp.
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for successive weeks before the
13 day of Aug 1963; that is to say,
the same was inserted in the issues of
8-14-63

Stromberg Publications, Inc.
Publisher.

By Betty Davis

63-51 XVA

BANK ST 60' R/W



PARKING PLAN

EXIST 2 STY ROW HOUSES

RESIDENTIAL PROPERTY R-G

16' ALLEY

PROPOSED BLDG ADDITION
FOR FRONTY ENJOY & DRIVES

EXISTING EAST POINT MCO CENTER

EXISTING SUNLIFE OFFICE BLDG

CON. PROPERTY BL

6'-0" CONC WALK

EASTERN BLVD 2

PLAT PLAN
TO 7842 EASTERN BLVD.
FOR EZRINE TIRE CO

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY George E. GurdusDATE 11/8/65

PROPERTY ZONE BL
15TH ELECTION DIST.
PROPERTY .16⁺ AC.
SCALE 1" = 50'

PARKING DATA

8 EMPLOYEES MAXIMUM SHIFT
EXISTING BLDG 1000 SF
NEW ADDITION 1400 SF
8 PARKING SPACES SHOWN
PARKING SPACES 9' x 18' & 9' x 23'

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY JohnwellDATE 11/8/63BY JohnwellDATE Nov 6, 1963

JACOBS & CONSTRUCTION CO

15, NO. 1 LIBERTY 7-1850

BM 6/19/63 → Eastpoint

