

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, County Credit 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, hereby petition for a Variance from Section 236.1. To permit 0' front setback instead of 50' - 236.2 Side yard of 8' instead of 30' for canopy only to be open on four sides.

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

See Attached Description

Property is to be posted and advertised as provided 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 _____
Petitioner's Attorney _____
Address _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ 6th _____ day of _____ 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the _____ 6th _____ day of _____ 1963, at 10:00 o'clock A.M.



DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
100 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.
September 4, 1963

Zoning Description
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:
Beginning for the same on the west side of York Road distant 50 feet measured southerly along the west side of said road from the corner formed by the intersection of the west side of York Road with the south side of Ridgely Avenue and running thence southerly on the west side of York Road South 25 degrees 08 minutes West 150 feet, thence leaving said road and running the three following courses and thence leaving said road and running thence southerly on the west side of York Road South 60 degrees 27 minutes West 152.50 feet, North 27 degrees 01 minute West 150 feet and North 66 degrees 22 minutes East 150.00 feet to the place of beginning.
Containing 0.54 of an Acre of Land more or less.



PETITION FOR A ZONING VARIANCE
9th District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit 0 feet setback for front instead of the required 50 feet; and to permit side yard of 8 feet instead of the required 30 feet, for canopy to be open on four (4) sides.

LOCATION: West side of York Road 50 feet South of Ridgely Avenue

DATE & TIME: WEDNESDAY, NOVEMBER 6, 1963 at 10:00 A.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Regulations to be accepted are as follows:
Section 236.1 - Front Yard - 50 feet
Section 236.2 - 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 concerning all that parcel of land in the Ninth District of Baltimore County

BY ORDER OF
JOHN O. ROSS
ZONING COMMISSIONER OF
BALTIMORE COUNTY

RE: PETITION FOR VARIANCE TO
Sec. 236.1 and 236.2 of
Zoning Regulations of
Baltimore County -
W. S. York Road 50' S.
Ridgely Avenue - 9th
Dist., County Credit Corp.,
Petitioner -
BALTIMORE COUNTY
No. 43-121-V

The County Credit Corporation has requested a variance to Section 236.1 to permit a 0 feet front setback instead of the required 50 feet and a side yard setback of 8 feet instead of the required 30 feet, because the contour of the land to the north of its establishment blocks the view of potential customers going south on York Road.

The variance is granted for the erection of a canopy and no building may be erected on the portion of the property between the permitted side setback and the 0 feet setback.

It is this 6th day of November, 1963, by the Zoning Commissioner of Baltimore County, (HEREON) that the herein petition for the requested variances should be and the same are granted, from and after the date of this order, which permits a 0 feet front setback instead of the required 50 feet and a side yard setback of 8 feet instead of the required 30 feet, for canopy to be open on 4 sides.

[Signature]
Zoning Commissioner of
Baltimore County

COUNTY OFFICE BUILDING, ROOM 100, 111 W. CHESAPEAKE AVENUE, TOWSON, BALTIMORE COUNTY, MARYLAND

63-121-V

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 19299
DATE 10/24/63

TO: County Credit Corp.,
926 York Rd.,
Towson 4, Md.
Office of Planning & Zoning
212 County Office Bldg.,
Towson 4, Md.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of petition for Variance to Zoning Regulations	\$25.00
1	Advertising and posting of property	\$50.00
		\$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.**

TELEPHONE VALLEY 3-3000
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
No. 20225
DATE 10/24/63

TO: County Credit Corp.,
926 York Rd.,
Towson 4, Md.
Office of Planning & Zoning
212 County Office Bldg.,
Towson 4, Md.

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property	\$50.00
1	Cost of petition for Variance to Zoning Regulations	\$25.00
		\$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.**

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: Oct. 18, 1963

Posted for: Petition for Var. to permit 0' setback for front instead of the required 50 feet; and to permit side yard of 8 feet instead of the required 30 feet, for canopy to be open on four (4) sides.

Petitioner: County Credit Corp.

Location of property: W. S. York Rd., 50' S. of Ridgely Ave.

Location of Sign: W. S. York Rd., 124' S. of Grand Ave.

Remarks: [Signature]

Posted by: [Signature] Date of return: October 24, 1963

reg. 50'; and to permit side yard of 8' instead of the req. 30'; for canopy to be open on four sides.

MICROFILMED

63-121

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 18, 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 _____ day of _____, 1963, at _____ o'clock before the _____ day of _____, 1963, the _____ publication appearing on the _____ day of _____, 1963.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Ross, Zoning Commissioner Date: October 25, 1963

FROM: Mr. George E. Sawchuk, Deputy Director

SUBJECT: 63-121-V. Variance to permit a 0 feet setback for front instead of required 50 feet; and to permit side yard of 8 feet instead of the required 30 feet, for canopy to be open on four (4) sides. West side of York Road 50 feet South of Ridgely Avenue, being property of County Credit Corp.

9th District
REMARKS: Wednesday, November 6, 1963 10:00 A.M.

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

- The Planning staff would consider that York Road is not a dual-lane highway and that the median strip in the vicinity of the subject property simply is a channelization for the intersection at Palment Avenue. The Planning staff questions the purpose of the variance being sought, inasmuch as Section 236.1 of the Zoning Regulations would require that display of vehicles in the use-area 100 feet or closer than 10 feet from the street right-of-way line.
- If conditions of hereby or practical difficulty can be shown, and if the construction of the proposed canopy is determined to be in compliance with the spirit and intent of the Zoning Regulation, it is suggested that the possible granting of the variance be limited to the canopy only. However, the variance as requested shall allow a 0 feet 0 foot setback.

RE: PETITION FOR VARIANCE TO
 Sec. 236.1 and 236.2 of
 Zoning Regulations of
 Baltimore County -
 W. S. York Road 50' S.
 Ridgely Avenue - 9th
 Dist., County Credit Corp.,
 Petitioner -
 BALTIMORE COUNTY
 No. 43-121-V

The County Credit Corporation has requested a variance to Section 236.1 to permit a 0 foot setback instead of the required 50 feet and a side yard setback of 8 feet instead of the required 30 feet, because the contour of the land to the north of its establishment blocks the view of potential customers going south on York Road.

The variance is granted for the erection of a canopy and no building may be erected on the portion of the property between the permitted side setback and the 0 foot setback. It is this 6th day of November, 1963, by the Zoning Commissioner of Baltimore County, MARYLAND that the herein petition for the requested variances should be and the same are granted, from and after the date of this order, which permits a 0 foot front setback instead of the required 50 feet and a side yard setback of 8 feet instead of the required 30 feet, for canopy to be open on 4 sides.

[Signature]
 Zoning Commissioner of
 Baltimore County

COUNTY ZONING COMMISSION BALTIMORE COUNTY
 50' S. of York Rd. 9th Dist. 43-121-V

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, County Credit 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, hereby petition for a Variance from Section 236.1. To permit 0' front setback instead of 50' - 236.2 Side yard of 8' instead of 30' For Canopy only to be open on four sides.

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

See Attached Description

Property is to be posted and advertised as provided 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 *[Signature]* Legal Owner
 Address 926 YORK RD. Address 726 YORK RD.
 TOWSON 4, M.D. TOWSON 4, M.D.
 11-3-2137
 Petitioner's Attorney Protitioner's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 6th day of September, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County, in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of November, 1963, at 10:00 o'clock A.M.



10-10-63
 11/14/63
 10/2

DOLLENBERG BROTHERS
 Registered Professional Engineers & Land Surveyors
 700 WASHINGTON AVENUE AT YORK ROAD
 TOWSON 4, M.D.
 September 6, 1963

Zoning Description
 All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:
 Beginning for the same on the west side of York Road distant 50 feet measured easterly along the west side of said road from the corner formed by the intersection of the west side of York Road with the south side of Ridgely Avenue and running thence binding on the west side of York Road South 25 degrees 08 minutes West 150 feet, thence leaving said road and running the three following courses and 27 degrees 01 minute West 150 feet and North 66 degrees 22 minutes East 150 feet to the place of beginning.
 Containing 0.54 of an Acre of Land more or less.



PETITION FOR A ZONING VARIANCE
 FROM AREA AND HEIGHT REGULATIONS
 FROM SECTION 236.1 TO PERMIT 0 FEET FRONT SETBACK FOR CANOPY INSTEAD OF THE REQUIRED 50 FEET AND TO PERMIT SIDE YARD OF 8 FEET INSTEAD OF THE REQUIRED 30 FEET, FOR CANOPY TO BE OPEN ON FOUR (4) SIDES.
 LOCATION: West side of York Road 50 feet South of Ridgely Avenue
 DATE & TIME: November 6, 1963 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The zoning regulations to be amended are as follows:
 SECTION 236.1 - Front Yard - 50 Feet
 SECTION 236.2 - Side Yard - 30 Feet
 The Zoning Commissioner of Baltimore County, in authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Ninth District of Baltimore County

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

CERTIFICATE OF POSTING

District: 9th Date of Posting: Oct. 13, 1963
 Posted for: Petition for Var. to permit 0' setback for front instead of the req. 50'; and to permit side yard of 8' instead of the req. 30'; for canopy to be open on four sides.
 Petitioner: County Credit Corp.
 Location of property: W. S. York Rd., 50' S. of Ridgely Ave.
 Location of Signs: W. S. York Rd., 12' S. of Grand Ave.
 Remarks: *[Signature]*
 Posted by: *[Signature]* Date of return: October 24, 1963

req. 50'; and to permit side yard of 8' instead of the req. 30'; for canopy to be open on four sides.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

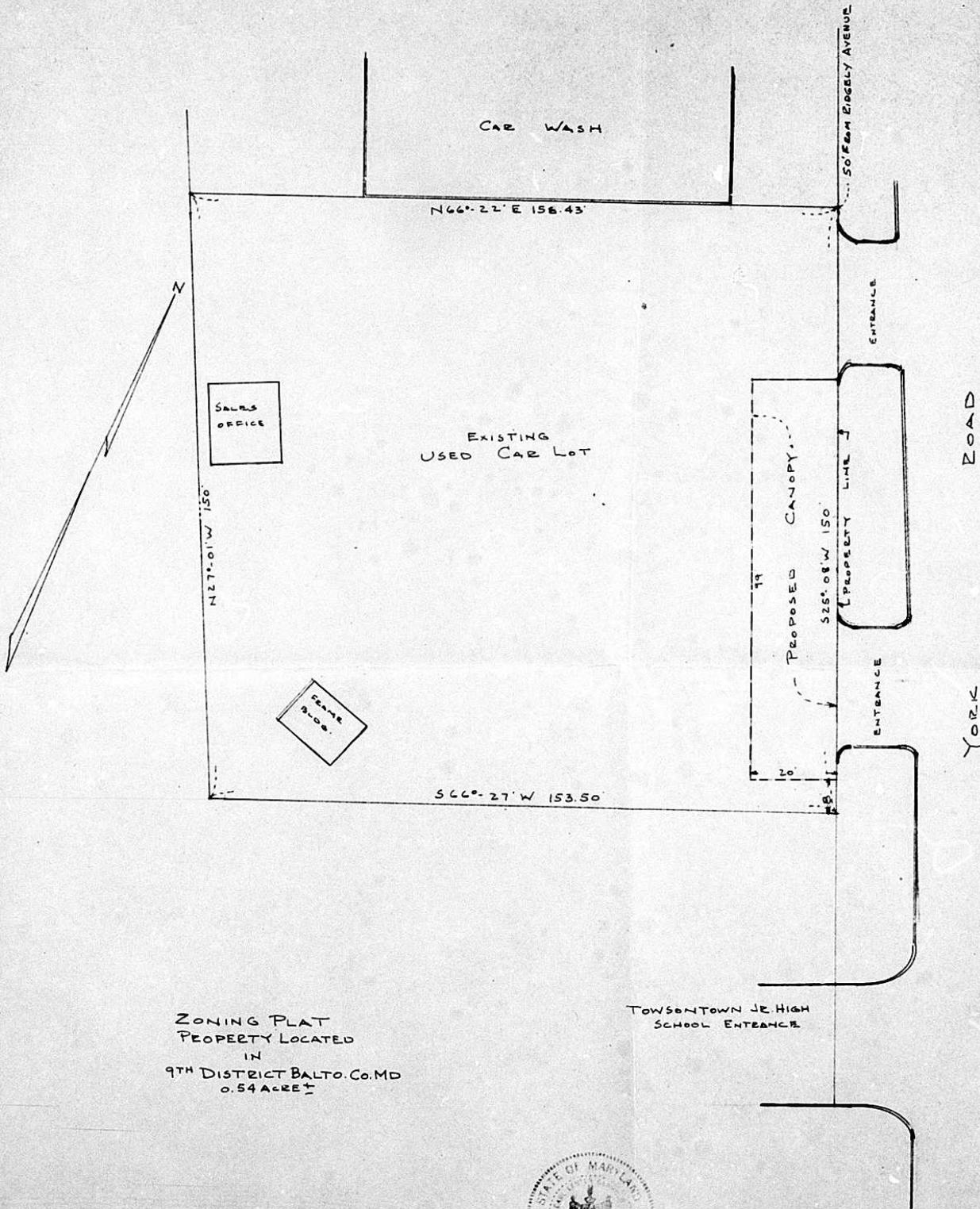
TO: Mr. John G. Rose, Zoning Commissioner Date: October 25, 1963
 FROM: Mr. Raymond E. Sawicki, Deputy Director
 SUBJECT: 60-121-V. Variance to permit a 0 foot setback for front instead of required 50 feet, and to permit side yard of 8 feet instead of the required 30 feet, for canopy to be open on four (4) sides. West side of York Road 50 feet South of Ridgely Avenue. Being property of County Credit Corp.
 9th District
 REARND: Wednesday, November 6, 1963 (10:00 A.M.)

- The staff of the Office of Planning and Zoning has reviewed the subject petition for variances and has the following advisory comments to make with respect to pertinent planning factors:
- The Planning staff would consider that York Road is not a dual-lane highway and that the median strip in the vicinity of the subject property simply is channelization for the intersection at Fairmont Avenue. The Planning staff questions the purpose of the variance being sought, inasmuch as Section 236.1 of the Zoning Regulations would require that display of vehicles in the used-car lot occur no closer than 10 feet from the street right-of-way line.
 - If conditions of hardship or practical difficulty can be shown, and if the construction of the proposed canopy is determined to be in compliance with the spirit and intent of the Zoning Regulations, it is suggested that the possible granting of the variance be limited to the canopy only. Otherwise, the variance as requested might allow a future 0 foot setback.

TELEPHONE VALLEY 3-8000
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 19299
 DATE 10/24/63
 TO: County Credit Corp., 926 York Rd., Towson 4, Md.
 Office of Planning & Zoning, 212 County Office Bldg., Towson 4, Md.
 REPORT TO ACCOUNT NO. 02-22
 QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 TOTAL AMOUNT \$25.00
 COST \$25.00
 Description: Cost of petition for Variance to Zoning Regulations
 10-24-63 3 0 0 7 * * * T L - 7500
 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.

TELEPHONE VALLEY 3-8000
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND
 No. 20225
 DATE 10/24/63
 TO: County Credit Corp., 926 York Rd., Towson 4, Md.
 Office of Planning & Zoning, 212 County Office Bldg., Towson 4, Md.
 REPORT TO ACCOUNT NO. 02-22
 QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
 TOTAL AMOUNT \$65.00
 COST \$65.00
 Description: Advertising and posting of property
 10-24-63 3 0 1 2 * * * T L - 3650
 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.

63-121
 PETITION FOR A ZONING VARIANCE FROM SECTION 236.1 TO PERMIT 0 FEET FRONT SETBACK FOR CANOPY INSTEAD OF THE REQUIRED 50 FEET AND TO PERMIT SIDE YARD OF 8 FEET INSTEAD OF THE REQUIRED 30 FEET, FOR CANOPY TO BE OPEN ON FOUR (4) SIDES.
 LOCATION: West side of York Road 50 feet South of Ridgely Avenue
 DATE & TIME: November 6, 1963 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The zoning regulations to be amended are as follows:
 SECTION 236.1 - Front Yard - 50 Feet
 SECTION 236.2 - Side Yard - 30 Feet
 The Zoning Commissioner of Baltimore County, in authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing concerning all that parcel of land in the Ninth District of Baltimore County
 TOWSON, MD., October 13, 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., under contract of _____ lines _____ columns before the _____ day of _____, 1963, the said publication appearing on the _____ day of _____, 1963.
 THE JEFFERSONIAN,
 G. Frank Strickland, Manager
 Cost of Advertisement, \$ _____



ZONING PLAT
PROPERTY LOCATED
IN
9TH DISTRICT BALTO. CO. MD
0.54 ACRE ±

TOWSON TOWN JR. HIGH
SCHOOL ENTRANCE



PRESENT ZONING BR
PROPOSED SETBACK VARIANCE
FOR CANOPY

LOCATIONS BY KIRBY & MCGUIRE

SCALE ± 1" = 20' SEPTEMBER 4, 1963
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE TOWSON MD