

5908-V 63-25 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, Charles Hall, Inc., 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 Sections 2344 and 3041 to permit a front yard setback of 11'-11 3/4" instead of the required 7.5 feet from front property line and to permit a front yard setback from the center line of the street of 34'-12" instead of the required 37'-6" for a one story open porch.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty) This building is a commercial office building and tenants and prospective tenants have requested that the esthetics of this building should be improved by giving architectural design to the front entrance.

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.

CHARLESTON HALL, INC.
Contract purchaser
Address: 2406 Greenmount Avenue
Baltimore 18, Maryland

John A. Fryer, Plaintiff's Attorney
Address: 2406 Greenmount Avenue
Baltimore 18, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1963.

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 throughout Baltimore County, that property be posted, and that the public hearing to be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 31st day of July, 1963, at 10:30 o'clock A.M.



John A. Fryer
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: July 13, 1963
Posted for: Petition for a Variance to permit front yard set. of 11'-11 3/4" instead of 7.5 feet
Petitioner: Charles Hall, Inc.
Location of property: SW cor. of York & Dunkirk Rds.
Location of Sign: 6' north of entrance to front property
Remarks: Letter of 6/10/63 filed
Posted by: John A. Fryer Signature Date of return: July 15, 1963
1-sign

CLERK OF THE ZONING DEPARTMENT
BALTIMORE COUNTY
Dunkirk Road

5908-V
63-25

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

variances the above variance should be had, and it is further appearing that by reason of which permits a front yard setback of 11'-11 3/4" instead of the required 7' 6" from front property line; a front yard setback from the center line of the street of 34'-12" instead of the required 37'-6" for a one-story open porch.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of July, 1963, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the plan by the State Roads Commission, Bureau of Public Services and 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 31st day of July, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

TO: Charles Hall, Inc.
2406 Greenmount Ave.
Baltimore 18, Md.

DEPOSIT TO ACCOUNT NO.	01622	NET AMOUNT	25.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Petition for a Variance	ck. for 25.00	25.00
		1.00	
		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

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 19, 1963
FROM: Mr. George E. Gavrilis, Deputy Director
SUBJECT: 5908-V. Variance to permit front yard setback of 1 foot 11 3/4 inches instead of the required 7 feet 6 inches from front property line; a front yard setback from the center line of the street of 34'-12" instead of the required 37 feet 6 inches for a one-story open porch. South-west corner of York and Dunkirk Roads. Being property of Charleston Hall, Inc.

7th District
Wednesday, July 31, 1963 (10:30 A.M.)

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

JOSEPH D. THOMPSON, P.E., L.S. CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON 4 - MARYLAND - VAIL 3-8820
8600 YORK ROAD

BEGINNING for the same at the point formed by the intersection of the west side of York Road with the south side of Dunkirk Road and running thence, binding on the south side of said Dunkirk Road North 77 degrees 58 minutes West 130.00 feet to the east side of a fifteen foot alley then a right angle thence binding on the east side of said alley South 12 degrees 02 minutes West 235.00 feet to the north side of Hopkins Road thence binding on the north side of said Hopkins Road South 77 degrees 58 minutes East 130.00 feet to the west side of York Road thence binding on the west side of said York Road North 12 degrees 02 minutes East 235.00 feet to the place of beginning.

BEING the second parcel of land which by deed dated October 18, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.R. 3257, folio 220 etc. was conveyed by The Lake Manor Company, Inc. to the Charleston Hall, Inc.

JOSEPH D. THOMPSON, P.E. & L.S., NO. 1150

5-31-63



PETITION FOR A ZONING VARIANCE

TO: The Zoning Commissioner of Baltimore County
FROM: John G. Rose, Zoning Commissioner
SUBJECT: 5908-V. Variance to permit front yard setback of 1 foot 11-3/4 inches instead of the required 7 feet 6 inches from front property line, and to permit a front yard setback from the center line of the street of 34 feet 11-3/4 inches instead of the required 37 feet 6 inches for a one story open porch.
LOCATION: Southwest corner of York and Dunkirk Roads
DATE & TIME: WEDNESDAY, JULY 31, 1963 AT 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building 411 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulations to be proposed as follows:
Section 2344 - and 3041 - Front Yards
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Concerning all the parcels of land in the Ninth District of Baltimore County.

BEGINNING for the same at the point formed by the intersection of the west side of York Road with the south side of Dunkirk Road and running thence, binding on the south side of said Dunkirk Road North 77 degrees 58 minutes West 130.00 feet to the east side of a fifteen foot alley then a right angle thence binding on the east side of said alley South 12 degrees 02 minutes West 235.00 feet to the north side of Hopkins Road thence binding on the north side of said Hopkins Road South 77 degrees 58 minutes East 130.00 feet to the west side of York Road thence binding on the west side of said York Road North 12 degrees 02 minutes East 235.00 feet to the place of beginning.
BEING the second parcel of land which by deed dated October 18, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.R. 3257, folio 220 etc. was conveyed by The Lake Manor Company, Inc. to the Charleston Hall, Inc.
BY ORDER OF
JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, July 12

THE BALTIMORE COUNTIAN THE BALTIMORE NEWS Ridgely, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

July 15, 1963

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 successive weeks before the 15th day of July, 1963, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

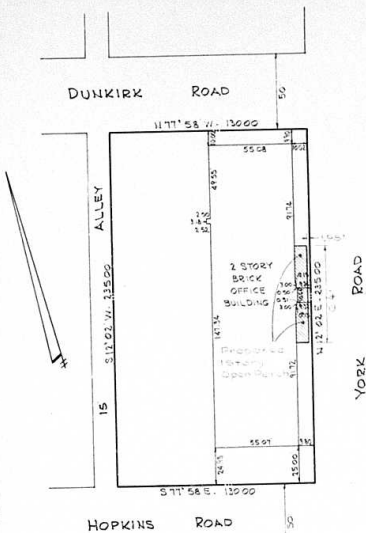
By Paul J. Morgan
Editor and Manager

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

TO: Charles Hall, Inc.
2406 Greenmount Ave.
Baltimore 18, Md.

DEPOSIT TO ACCOUNT NO.	01622	NET AMOUNT	36.00
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	
1	Advertising and posting of your property	5908-V-63-25	36.00
		36.00	

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.



PLAT OF PROPERTY AT
6600 YORK ROAD

SCALE 1"=40'
NOVEMBER 4 1900

BALTO COUNTY, MD.
9TH ELECTION DISTRICT



Joseph D. Thompson
JOSEPH D. THOMPSON, LIC. NO. 1100
REG. PROF. ENGINEER, BALTO. SURVEYOR

THOMPSON AND GRACE
ENGINEERS & SURVEYORS
121 ALLEGHENY AVE.
TOWSON 4, MD.

ST 1061

