

6-22 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence C. Marshall, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 232-1, front yard set-back

Variance requested from "not less than 10 feet from the front property line and not less than 20 feet from the centerline of the street" to 6 feet 5 inches from the front property line and 31 feet 5 inches from the centerline of the street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty

To meet requirements for seven (7) additional parking spaces due to unusually shallow depth of described lot. Ratio of depth to width of lot is unusual.

The price of the land and construction requires a minimum rental area of 40' x 80', two stories high, to produce sufficient revenue to meet mortgage requirements. Also, any width less than 40' would not allow a center-corridor type building with offices on both sides. Any reduction in the 40'x80' dimension of the proposed building would, therefore, work a real hardship on the contract purchaser. See Attached Deed.

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.

Clarence C. Marshall
Contract purchaser

Clarence C. Marshall
Legal Owner

Address 415 Edmondson Avenue
Catonsville, Md. 21225

Address 415 Old Edmondson Avenue
Catonsville, Md. 21225

Address _____
Petitioner's Attorney

Address _____
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of September 1964, 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, that property be posted, 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 SIXTH day of October, 1964, at 10:00 o'clock
P. M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date September 25, 1964
FROM George E. Gavettis, Director

SUBJECT 865-28-A Variance to permit not less than 10 feet from the front property line and not less than 40 feet from the center line of the street to 6 feet, 5 inches from the front property line and 31 feet, 5 inches from the centerline of the street. Northwest side of Old Edmondson Avenue, 119.7 feet East of Ingleside Avenue. Being property of Clarence C. Marshall.

1st District

HEARING: Monday, October 5, 1964 (1:30 P.M.)

The planning staff will offer no comment on the variances being requested here. The planning staff would remind the petitioner, however, that he has an obligation to establish the proofs required for variances in Section 307 of the Regulations.

GEG:loss

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 unreasonable hardship

the above Variance should be had, and it is hereby recommended that the variance be granted.

to permit not less than 10' from the front property line a Variance and not less than 40' from the centerline of the street should be granted to 6' 5" from the front property line and 31' 5" from the centerline of the street.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1964, that the herein Petition for a Variance should be and the same is hereby DENIED.

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 _____ 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 28-1200

George E. Gavettis
Director
John G. Rose
Zoning Commissioner

Mr. Clarence Marshall
415 Old Edmondson Avenue
Catonsville, Maryland 21225

September 8, 1964

Re: Clarence Marshall
1/2 Side Old Edmondson Ave.,
W. of Ingleside Ave.
Variance for Front Yard
Setback.

Dear Mr. Marshall:

The Zoning Advisory Committee has reviewed the subject petition and have an adverse comment to make with regard to the proposed development plan.

Very truly yours,
James E. Ryan
Chief of Permit and
Petition Processing

jb

JAMES CROCKETT ASSOCIATES

CONSULTING ENGINEERS - LAND SURVEYORS
2453 MARYLAND AVENUE
BALTIMORE, MARYLAND 21218

JAMES C. CROCKETT
J. STRENGTH WHITE
ROBERT H. PRICE
ALEXANDER H. BARTCH

DESCRIPTION OF PROPERTY AT 415 OLD EDMONDSON AVENUE

RESIDING FOR THE TIME at an iron pipe now set in the northwest side of Old Edmondson Avenue, 30 feet wide, said point of beginning being situate, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North 75 degrees 39 minutes 20 seconds East 119.7 feet from the corner formed by the intersection of said northwest side of Old Edmondson Avenue with the northwest side of Ingleside Avenue, 30 feet wide; said point of beginning also being situate at the beginning of a parcel of land which by Deed dated April 22, 1957 and recorded among the Land Records of Baltimore County in Liber Gals. 3145 page 259 was conveyed by Margaret Yovanow, widow, to Clarence C. Marshall and Violet J. Marshall, his wife, and Henry W. Klark and Ade Klark, his wife; thence leaving said point of beginning and running West and binding along said westward side of Old Edmondson Avenue North 75 degrees 39 minutes 20 seconds East 122.00 feet to an iron pipe; thence leaving said northwest side of Old Edmondson Avenue and running with and binding reversely along the said, around said first line of the beforementioned Deed the following three courses and distances: (1) North 14 degrees 20 minutes 40 seconds West 112.00 feet to an iron pipe, (2) South 74 degrees 44 minutes 20 seconds West 122.00 feet to an iron pipe, and (3) South 14 degrees 20 minutes 40 seconds East 110.00 feet to the point of beginning; containing 13,045 square feet of land more or less.

BUILDING the same parcel of land which by the beforementioned Deed dated April 22, 1957 and recorded among the Land Records of Baltimore County in Liber Gals.

September 11, 1964

Mr. Clarence C. Marshall
415 Old Edmondson Ave.
Catonsville, Md. 21225

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this
2 day of Sept., 1964.

Ownes Name: Clarence Marshall
Reviewed by: James E. Ryan

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
923-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 25319

Date 9/14/64

To: James Crockett Associates
2453 Maryland Ave.
Baltimore, Md. 21218

BILLED BY
Zoning Department of
Baltimore County

DEBIT TO ACCOUNT NO.	QUANTITY	DETAILS UPPER SECTION AND ACTUAL AMOUNT UPPER REMITTANCE	TOTAL AMOUNT
01-22		Petition for Variance for Clarence Marshall	25.00
		PAID - Baltimore County, Md. - Office of Finance	25.00
		9-1400 9260 • 25319 11P-	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.

PROPERTY 415 OLD EDMONDSON AVENUE

No. 3141 page 259 was conveyed by Margaret Yovanow, widow, to Clarence C. Marshall and Violet J. Marshall, his wife, and Henry W. Klark and Ade Klark, his wife.

APRIL
7.26.64
4164-6



2 of 2

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 27653	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND		DATE 12/29/64	
TO: Mr. Clarence Marshall		415 Old Edmondson Ave.		Catonsville, Md. 21225		MAILED BY Zoning Department of Balt., Co.	
TELEPHONE 923-3000		QUANTITY		DETAILS UPPER SECTION AND ACTUAL AMOUNT UPPER REMITTANCE		TOTAL AMOUNT	
		Advertising and posting of property		865-28-A		64.00	
						TOTAL AMOUNT 64.00	

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: <u>13F</u>		Date of Posting: <u>Sept. 12, 1964</u>			
Posted for: <u>None</u>		Petitioner: <u>Clarence C. Marshall</u>			
Location of property: <u>415 Old Edmondson Ave. 112.76 ft.</u>		Location of Sign: <u>Old Edmondson Ave. 135' E.C.P.</u>			
Remarks: <u>Marked Hrs.</u>		Posted by: <u>J. Rose</u>		Date of return: <u>Sept. 24, 1964</u>	

PETITION FOR A
VARIANCE
IN DISTRICT

ZONING: Petition for a variance to the Zoning Regulations of Baltimore County to permit not less than 10 feet from the front property line and not less than 40 feet from the centerline of the street to 6 feet 5 inches from the front property line and 31 feet 5 inches from the centerline of the street.

LOCATION: Northwest side of Old Edmondson Avenue 119.7 feet East of Ingleside Avenue.

DATE & TIME: MONDAY, OCTOBER 5, 1964 at 1:30 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows:

Section 2221 - Front Yard - Not less than 10 feet from the front property line and not less than 40 feet from the center line of the street.

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 First District of Baltimore County.

BEGINNING FOR THE SAME at an iron pipe now set in the northwest side of Old Edmondson Avenue, 50 feet wide, said point of beginning being situated, referring all courses to the true meridian as established by the Baltimore County Metropolitan District, North 75 degrees 39 minutes 20 seconds East 119.7 feet from the corner formed by the intersection of said northwest side of Old Edmondson Avenue with the northeast side of Ingleside Avenue, 30 feet wide; said point of beginning also being situated at the beginning of a parcel of land which by Deed dated April 22, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3141 page 259 was conveyed by Margaret Yovanow, widow, to Clarence C. Marshall and Violet J. Marshall, his wife, and Henry W. Klark and Aedo Klark, his wife; thence leaving said point of beginning and running with and binding along said northwest side of Old Edmondson Avenue North 75 degrees 39 minutes 20 seconds East 122.00 feet to an iron pipe, thence leaving said northwest side of Old Edmondson Avenue and running with and binding reversely along the third, second and first lines of the before-mentioned Deed the following three courses and distances: (1) North 14 degrees 20 minutes 40 seconds West 112.80 feet to an iron pipe, (2) South 74 degrees 46 minutes 20 seconds West 122.00 feet to an iron pipe, and (3) South 14 degrees 20 minutes 40 seconds East 102.00 feet to the point of beginning, containing 13,646 square feet of land more or less.

BEING the same parcel of land which by the before-mentioned Deed dated April 22, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3141 page 259 was conveyed by Margaret Yovanow, widow, to Clarence C. Marshall and Violet J. Marshall, his wife, and Henry W. Klark and Aedo Klark, his wife.

Being the property of Clarence C. Marshall, as shown on plat plan filed with the Zoning Department.

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

Sept. 18

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridderstown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

September 21, 1964.

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 21st day of September, 1964, that is to say the same was inserted in the issues of

September 18, 1964.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

PETITION FOR A
VARIANCE

1st DISTRICT

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit not less than 10 feet from the front property line and not less than 40 feet from the centerline of the street to 6 feet 5 inches from the front property line and 31 feet 5 inches from the centerline of the street.

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Being the property of Clarence C. Marshall, as shown on plat plan filed with the Zoning Department.

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

Sept. 18

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 17 1964

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one

successive weeks before the 5th day of October, 1964, the first publication

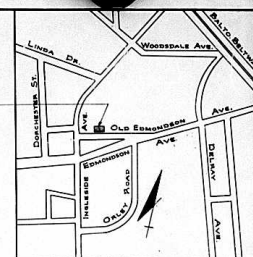
appearing on the 17th day of September

19 64

THE TIMES.

John H. Martin
Manager

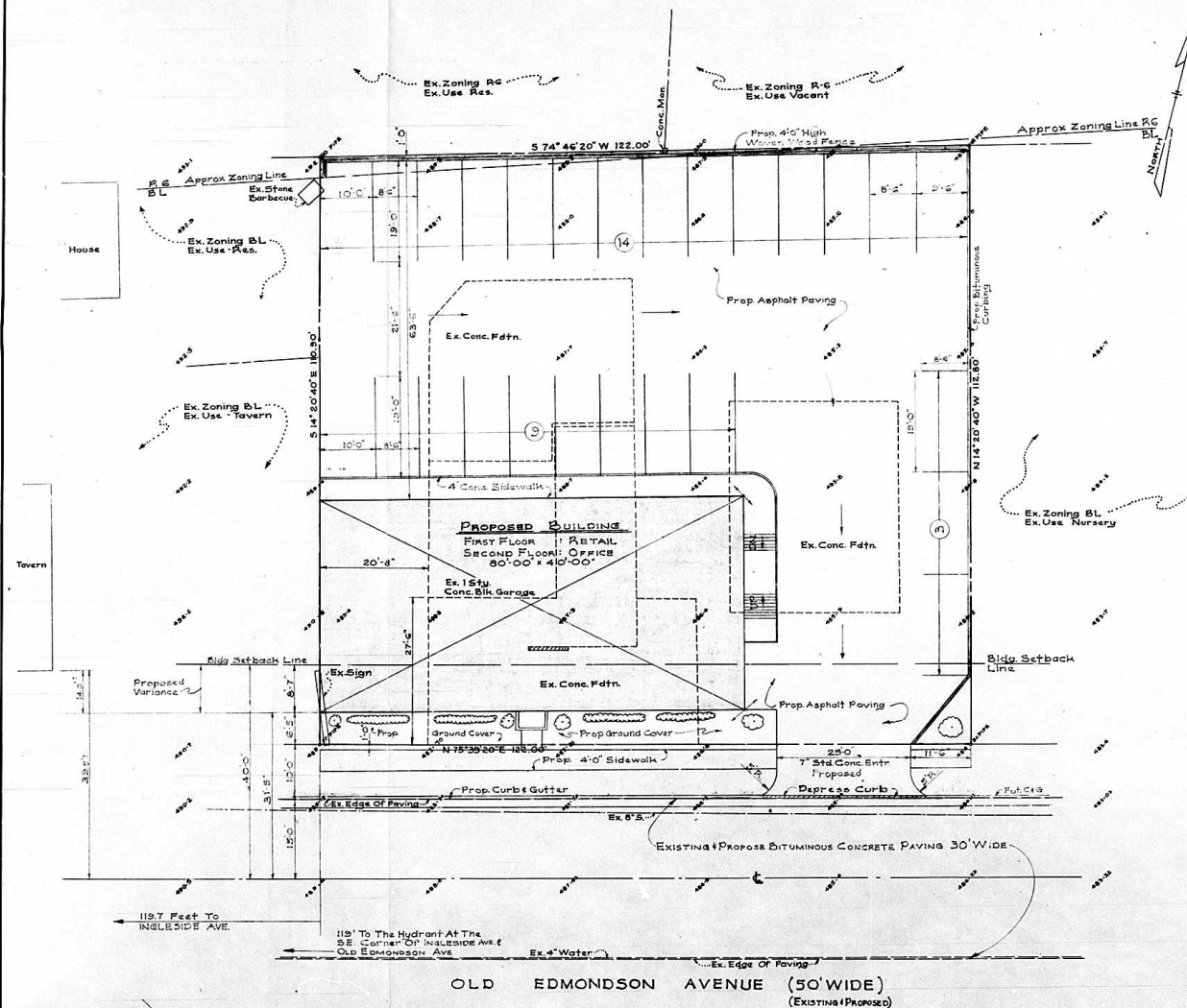
Cost of Advertisement, \$30.00
Purchase Order A2187
Requisition No. N9857



VICINITY MAP
Scale 1"=500'

GENERAL NOTES

- Scale Of Drawing 1"=10'-0"
- Election District 1
- Area Of Property 13645.70 Sq Ft.
- Required Parking Spaces (Basement For Storage Only) Area Of Each Floor 3200 Sq Ft. 1st Floor - Retail Trade - 1 Space/200 Sq Ft. 13200 ÷ 200 = 66
- 2nd Floor - Office - 1 Space/500 Sq Ft. 13200 ÷ 500 = 26
- Total Spaces Req'd = 92
- Spaces Provided = 92
- Existing Zoning - BL
- Contract Purchaser: Stewart S. Sheckells, 618 Edmondson Avenue, Catonsville, Maryland 21228
- Outside Lighting Located On Proposed Building 17' High Location And Direction Of Lighting Shown Thereby
- Elevations Shown On This Plot Are Referred To The System Of Coordinates Established By The Baltimore County Metropolitan District
- Elevations Are Based On Baltimore County Metropolitan District Datum BMX 4255 Elev 200.83, Galvanized Spikes In Loc. S.E. Corner Of Edmondson/Catonsville Avenue
- Proposed Drainage Pattern Shown Thus
- There Are No Existing Or Proposed Entrances Across Street
- Parking Data:
First Floor:
Use: Retail Trade
Total Floor Area: 13200 Sq Ft.
No. Of Spaces Req'd: 66
No. Of Spaces Provided: 66
Second Floor:
Use: Offices
Total Floor Area: 13200 Sq Ft.
No. Of Spaces Req'd: 26
No. Of Spaces Provided: 26
Total Spaces Req'd: 92
Total Spaces Provided: 92
Parking Spaces: 18' x 19'
Paving: Asphaltic Concrete
Screening: 4' High Woven Wood Fence



JAMES CROCKETT ASSOCIATES
CONSULTING ENGINEERS - LAND SURVEYORS
2455 MARYLAND AVE
BALTIMORE MARYLAND 21216
NO 7-1240 WD 4164

**SITE PLAN
SHECKELLS' OFFICE BUILDING**
618 OLD EDMONDSON AVE. ELECTION DISTRICT-1
CATONSVILLE MARYLAND BALTIMORE COUNTY
CONTRACT PURCHASER: STEWART S. SHECKELLS
618 EDMONDSON AVE.
CATONSVILLE MARYLAND
AUGUST 17, 1964

SCALE: 1"=10'

313

Print Date 8/17/64