

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald W. Watson, Jr., and Nelva K. Watson, his wife, of and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.A to Section 8.00A. We request that the rear yard setback of 15 feet instead of the required 30 feet, and a side yard setback of 99 feet instead of the required 30 feet, be granted.

Petitioners present building is too small for his present business and the enlargements thereof for warehouse and cleaning purposes will not increase traffic or the amount of space necessary for customer use. Besides, all other buildings in this area are of local use despite the business roadside zone. To require a business roadside use would be a hardship and an impracticality.

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: Donald W. Watson, Jr., Nelva K. Watson, Legal Owner. Address: 2486 Kezway, Dundalk 22, Maryland.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 23th day of December, 1965, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1966, at 10:00 o'clock.

Zoning Commissioner of Baltimore County (over)

PETITION FOR A VARIANCE FROM ZONING REGULATIONS

Section 238.A to Section 8.00A. We request that the rear yard setback of 15 feet instead of the required 30 feet, and a side yard setback of 99 feet instead of the required 30 feet, be granted.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 14, 1966. 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 January, 1966, in accordance with the provisions of the Zoning Regulations of Baltimore County, Maryland, as amended.

THE JEFFERSONIAN, Manager.

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

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JOHN G. ROSE, 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 following finding of facts that the requested variances will prove relief to the petitioner without substantial injury to the public health, safety or general welfare of the locality involved, the following variances should be granted: Section 238.A to permit a rear yard setback of 15 feet instead of the required 30 feet, and a side yard setback of 99 feet instead of the required 30 feet, and Section 8.00A to permit 2,500 square feet of total floor area instead of the required 1,500 square feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of February, 1966, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, as aforementioned, subject to approval of the site 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 following finding of facts that the requested variances will prove relief to the petitioner without substantial injury to the public health, safety or general welfare of the locality involved, the following variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of February, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

January 4, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

T. Howard Williams, Jr., esq., 6728 Holabird Avenue, Baltimore, Maryland 21222

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments: OFFICE OF PLANNING AND ZONING: The number of Variances requested indicates that the property is extremely overbuilt as presented. This office feels that the owner should make every attempt to purchase the adjoining vacant lot to provide for off-street parking.

Requests from the following Departments: Dept. of Information, Planning Department, Health Department, Industrial Commission, Traffic Department, Building Department, State Roads Commission, Bureau of Engineering.

es Albert T. Quabbe, Office of Planning & Zoning, John L. Dunne, State Roads Commission

Your very truly, John G. Rose, Zoning Commissioner

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

WILLARD M. LEE, 104 Melrose Avenue, Baltimore 14, Maryland. Phone: HA 6-2613. October 16, 1964. 2113 Merritt Avenue, 12th District Baltimore County, Maryland. Beginning for the same on the south side of Merritt Avenue at the distance of 118.12 feet measured easterly along the south side of Merritt Avenue from the east side of Sollers Point Road, and thence running and along the south side of Sollers Point Road, and thence running and along the north side of Sollers Point Road, and thence running and along the north side of Sollers Avenue South 89 degrees 17 minutes East 25 feet thence leaving Merritt Avenue for a line of division South 00 degrees 43 minutes East 140 feet, on the north side of Sollers Avenue thence running and binding on the north side of Sollers Avenue South 89 degrees 17 minutes West 25 feet, and thence running North 00 degrees 43 minutes West 140 feet to the place of beginning. Containing 3,500 square feet of land.

CERTIFICATE OF POSTING

Posting for Hearing Room, Feb. 1, 1966, at 10:00 A.M. Petitioner: Donald W. Watson. Location of property: 2113 Merritt Ave., 12th Dist. C. of Baltimore County, Md. Location of Sign: 2113 Merritt Ave., 12th Dist. C. of Baltimore County, Md. Remember: 1 day to submit application to the Zoning Commissioner.

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press. DUNDALK, MD., January 14, 1966. THIS IS TO CERTIFY, that the annexed advertisement of "Donald W. Watson" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 11th day of January, 1966; that is to say, the same was inserted in the issues of 1-13-66.

Streamberg Publications, Inc., Publisher.

By: John Palmer Price, President.

Bring the property of Donald W. Watson and Nelva K. Watson, as shown on the plat attached hereto, to the Zoning Department, Hearing Room, Monday, February 1, 1966, at 10:00 A.M. Public Hearing Room, 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. JOHN G. ROSE, ZONING COMMISSIONER BALTIMORE COUNTY

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

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JOHN G. ROSE, Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE. TO: John G. Rose, Zoning Commissioner, Date: January 22, 1966. FROM: George E. Carroll, Director. SUMMARY: 645-282-A. Variance to permit a rear yard setback of 15 feet instead of the required 30 feet; and to permit a side yard setback of 0 feet instead of the required 30 feet; and to South side of Merritt Avenue 148.12 feet east of Sollers Point Road. Being the property of Donald W. Watson and Nelva K. Watson. 12th District HEARING: Monday, February 1, 1966 (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 planning factors: 1. In view of the narrowness of the lots in this location, the staff agrees that there should be provided off-street parking in providing the side yard required by the Zoning Regulations. 2. The staff has reason to believe that the petitioner may own the lot abutting the subject property on the east side. If such is the case, the petitioner should supply all of the required off-street parking rather than be granted a variance in this regard. In any event, the petitioner should submit all possibilities for providing off-street parking elsewhere prior to consideration of a parking variance.

January 4, 1965. T. Howard Williams, Jr., Esq., 6728 Holabird Avenue, Baltimore, Md. 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 23rd day of December, 1964.

JOHN G. ROSE, Zoning Commissioner

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

RECEIPT FOR ACCOUNT NO. 64-622. QUANTITY: 25.00. PAYMENT FOR DUNDALK TOWN. 645-282-A. 1-665 4634 • 27666 TIP- 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.

JOHN G. ROSE, Zoning Commissioner of Baltimore County.

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JOHN G. ROSE, Zoning Commissioner of Baltimore County.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 28518

DATE **2/2/65**

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: **Watson Laundry & Cleaning Co.**
2113 Herritt Ave.
Balto. 22, Md.

BILLED BY: **Zoning Department of Balto. Co.**

DEPOSIT TO ACCOUNT NO. **01-622**

TOTAL AMOUNT

\$40.45

QUANTITY

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

COST

Advertising and posting of property for Donald W. Watson

40.45

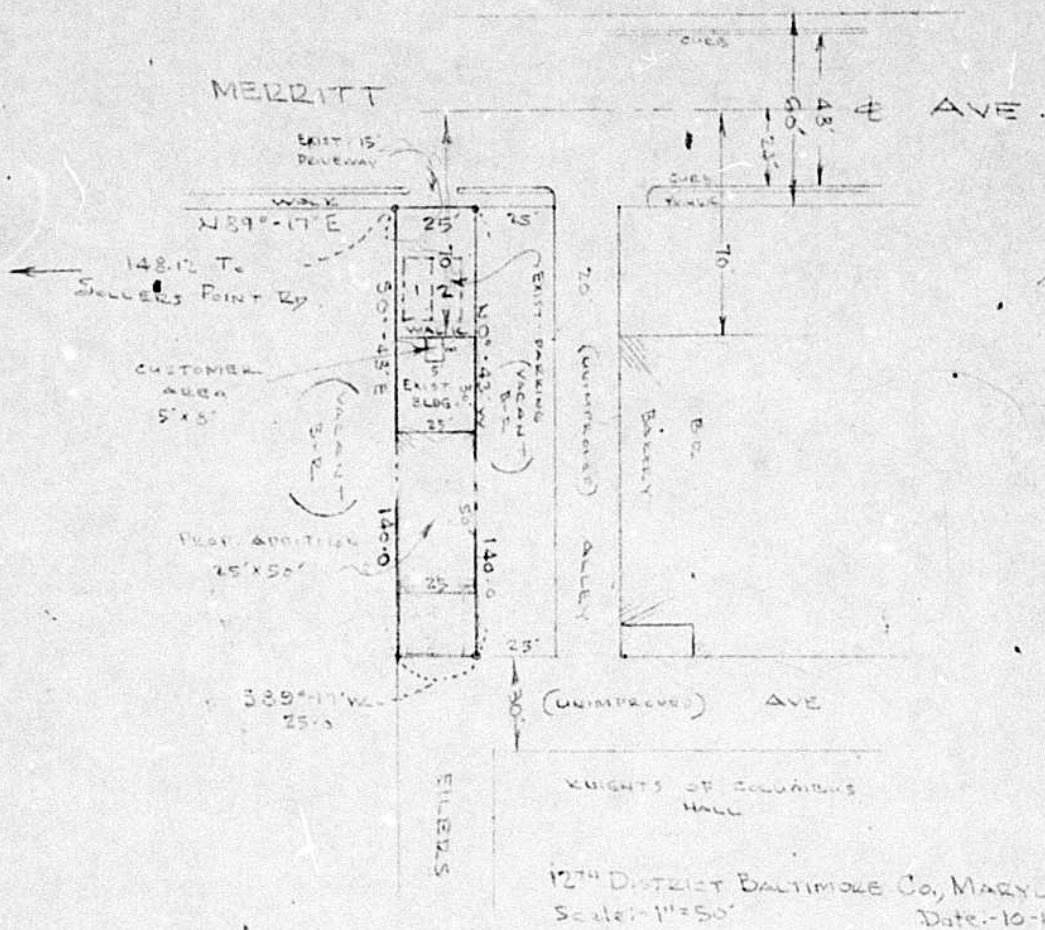
#65 -203-A

PAID - Baltimore County, Md. - Office of Finance

2-265 9758 • 28518* 11P- 40.45

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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.



12TH DISTRICT BALTIMORE Co, MARYLAND
 Scale: 1"=50'
 Date: 10-16-64

PRESENT USE - CLEANER & TAILOR SHOP
 PROPOSED USE - CLEANER & TAILOR SHOP
 PRESENT ZONING - B-R
 PROPOSED ZONING - B-R
 AREA OF LOT - 3,500 SQ. FT.
 TOTAL BUILDING AREA - 2000 SQ. FT.
 TOTAL CUSTOMER AREA - 40 SQ. FT.
 TOTAL STORAGE AREA - 1960 SQ. FT.
 No. EMPLOYEES - 3

PARKING DATA

1 SPACE PER 200 SQ. FT. CUSTOMER AREA
 1 SPACE PER 3 EMPLOYEES
 No. SPACES SHOWN - 2 - REQUIRED 10



William H. Lee
 REG. CIVIL ENGINEER

