

Case 12-29-64 #2434-B

### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS & SPECIAL HEARING FOR USE PERMIT FOR PARKING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, LENORA BRONOWICZ, 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 23B.1 Front yard - 20 ft. instead of required 25 ft. (no variance from center line of street) 23B.2 Side yard - 12 ft. instead of required 30 ft. - 1 ft. instead of 30 ft. rear yard

Special hearing for parking in R6 - adjacent to B-R for public parking of the Zoning Regulations of Baltimore County, of the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

It is impossible to put any building of practical size on the property or to meet parking needs.

See Attached Description

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.

Herbert Morrison Contract purchaser  
Lenora Bronowicz Legal Owner  
Address 1721 Inverness Avenue Dundalk, Maryland 21222  
Address 7250 Sollers Point Road Dundalk, Maryland 21222  
Carl A. Durkee - Petitioner's Attorney  
Address 900 Belleston Road, 21208

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of January 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 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 25th day of February 1965, at 11:00 o'clock P.M.

James H. Dyer  
Zoning Commissioner of Baltimore County

65-227-ASPH  
LENORA BRONOWICZ  
675 Midland Ave. 185' N. of Delvale Ave.  
#65-227-ASPH  
12th

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, herein and there being, a genuine need for parking facilities

the above Variance should be had; and it further appearing that by reason of

to permit front yard of 20' instead of the required 25'; and to permit side yard of 12' instead of the required 30'; and to permit rear yard of 1' instead of the required 30'

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of February 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

RE: PETITION FOR VARIANCES TO THE ZONING REGULATIONS AND SPECIAL HEARING FOR OFF-STREET PARKING in a residential zone- E/S of Midland Avenue 185' N. of Delvale Avenue- 12th District Lenora Bronowicz-Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-227-ASPH

The petitioner in the above matter filed a petition for a Variance to the Zoning Regulations to permit a front yard of 20 feet instead of the required 25 feet; and to permit a side yard of 12 feet instead of the required 30 feet; and to permit a rear yard of 1 foot instead of the required 30 feet on the east side of Midland Avenue, 185 feet North of Delvale Avenue in the Twelfth District of Baltimore County.

The petitioner also filed a petition for Special Hearing for off-street parking in a residential zone.

Pursuant to the advertisement, posting of property and public hearing and it appearing that the variances requested will grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the located involved, the Variances should be had and it further appearing that by reason of a genuine need for parking facilities the Petition for Special Hearing should be granted.

It is this 27 day of April, 1965, by the Deputy Zoning Commissioner of Baltimore County, ORDERED that the herein petition for variances should be and the same are granted, from and after the date of this Order.

It is further ORDERED that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services.

Charles T. Haldedy  
Deputy Zoning Commissioner of Baltimore County

Description to Accompany Petition for Zoning Variances in RR Zone December 11, 1964

Beginning for the same at the intersection of the east side of Midland Avenue 45 feet wide, and the north side of Delvale Avenue, and running thence binding on said east side of Midland Avenue North 34° 40' East 73 feet more or less, thence for lines of division the two following courses and distances viz: first South 86° 30' East 103 feet more or less, and second South 34° 40' West 124 feet more or less to intersect the said north side of Delvale Avenue, thence binding on said north side of Delvale Avenue, westerly along a curve to the right with a radius of 360.00 feet, for a distance of 92 feet more or less to the place of beginning.

Containing 0.201 acres of land more or less.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 28570 DATE 2/25/65  
To: Carl A. Durkee, Esq. 900 Belleston Road Baltimore, Md. 21208  
DEPOSIT TO ACCOUNT NO. 01-622  
QUANTITY 1  
TOTAL AMOUNT \$56.10  
Advertising and posting of property of Lenora Bronowicz #65-227-A  
PAID - Baltimore County, Md. - Office of Finance  
2-2860 732 \* 28570 TIP- 56.10  
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.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 28517 DATE 1/28/65  
To: Carl A. Durkee, Esq. 900 Belleston Road Baltimore, Md. 21208  
DEPOSIT TO ACCOUNT NO. 01-622  
QUANTITY 1  
TOTAL AMOUNT \$25.00  
Petition for Variance for Lenora Bronowicz #65-227-A  
PAID - Baltimore County, Md. - Office of Finance  
1-2965 9624 \* 28517 TIP- 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.

### INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson 4, Maryland

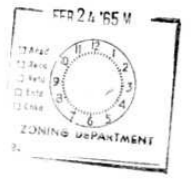
Date February 19, 1965  
TO: Mr. James E. Dyer  
FROM: C. Richard Moore  
SUBJECT: Zoning Petition - 65-227-ASPH

Review of the subject plat dated February 9, 1964 results in the following comments:  
Additional traffic generated by the proposed office building will create some concern if Midland Avenue is used as an exit to Delvale Avenue and Sollers Point Road. This traffic will not have the advantage of the traffic signal; therefore, increasing the accident potential due to the large area of conflict and the drivers having to watch traffic in three directions. This accident potential can be decreased by allowing the traffic to enter only at Merritt Avenue. By entering Merritt Avenue from the subject property, the area of conflict is reduced and the vehicle has the advantage of the traffic signal. For the detail of the intersection please see the enclosed sketch.

The plan dated December 22, 1964 and received by the Zoning Department January 25, 1965, appears to be satisfactory.

C. Richard Moore  
C. Richard Moore, Engineer IV  
Bureau of Traffic Engineering

CR:mr  
Enclosure



January 25, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

Carl A. Durkee, Esq. 900 Belleston Road Baltimore, Maryland 21208  
SUBJECT: For Lenora Bronowicz located at the intersection of Merritt Ave, Sollers Pt. Rd., Midland Ave.

The Zoning Advisory Committee has reviewed the subject petition makes the following comments:

TRAFFIC REVISIONS: (1) Only right turns will be permitted from Delvale or Merritt Avenue onto the subject site. (2) Midland Avenue is presently under study for a one-way north street. (3) In view of the above comments, it is suggested that the parking area be revised to provide one-way driveway 12 feet wide from the rear of the proposed building to Delvale Avenue. This would permit one-way access from the parking area to Delvale Avenue.

OFFICE OF PLANNING AND ZONING: The subject petition is being approved for a hearing date subject to the above revisions.

The following members have no comment to offer:

- Board of Education
- Fire Department
- Health Department
- Industrial Commission
- Building Department
- State Parks Commission
- Bureau of Engineering

cc: C. R. Moore-Traffic Engineering  
Albert Quinby-Office of Planning & Zoning

Yours very truly,

James E. Dyer  
JAMES E. DYER  
Chief of Permit and Petition Processing

### OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

Date Feb. 9, 1965  
To: Mr. John G. Rose, Zoning Commissioner  
From: George E. Gayrelis, Director  
Subject: #65-227-ASPH - Petition for Variance for Front and Side Yards and Rear Yard - East side of Midland Avenue - 185 ft. North of Delvale Ave. Petition for Special Hearing for Off-Street Parking in a Residential Zone. Being the property of Lenora Bronowicz 12th DISTRICT  
HEARING: Thursday, February 25, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following advisory comment with regard to planning factors:

There would be no objection to granting the variances, provided that the following conditions are attached:

- A. The principal use of the property shall not be for other than an office.
- B. An acceptable landscaping and screening plan is required.
- C. Appropriate hours of operation and lighting are specified.



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
 Towson, Maryland

District: 12th Date of Posting: 2-6-65  
 Posted for: Lenora Bronourez  
 Petitioner: Lenora Bronourez  
 Location of property: 4 1/2 miles W. Del. Ave. N. of Del. Ave.  
 Location of Sign: Del. Ave. at 2250 S. Del. Ave.  
 Remarks: 8' from Del. Ave. to rear of lot  
 Posted by: Richard C. Biddle Date of return: 2-11-65

Carl A. Durkee, Esq.  
 900 Reisterstown Road  
 Baltimore, Md. 21205

**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  
19th day of January, 1965

Owners Name: Lenora Bronourez  
 Reviewed by: John G. Rose

*John G. Rose*  
**JOHN G. ROSE**  
 Zoning Commissioner

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**The Community Press**

DUNDALK, MD., February 8, 1965

THIS IS TO CERTIFY, that the annexed advertisement of  
 "Lenora Bronourez"  
 inserted in THE COMMUNITY PRESS, a weekly news-  
 paper published in Baltimore County, Maryland, once a week  
 successive weeks before the  
 1 day of February 1965; that is to say,  
 the same was inserted in the issues of 2-3-65

**Stromberg Publications, Inc.**  
 Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price

**PETITION FOR A VARIANCE**  
 12th DISTRICT

ZONING: Petition for Variance for Front and Side Yards and Rear Yard. Petition for Special Hearing for Off-Street Parking in a Residential Zone.

LOCATION: East side of Midland Avenue 185 feet North of Delvale Avenue.

DATE & TIME: THURSDAY, FEBRUARY 25, 1965 at 11:00 A.M.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit front yard of 20 feet instead of the required 25 feet; and to permit side yard of 12 feet instead of the required 20 feet; and to permit a rear yard of 1 foot instead of the required 30 feet.

Petition for Special Hearing for Off-Street Parking in a Residential Area.

The Zoning Regulation to be accepted as follows:  
 Section 238.1 - Front Yard - 25 feet.  
 Section 238.2 - Side Yard - 30 feet.  
 Section 238.2 - Rear Yard - 30 feet.

All that parcel of land in the Twelfth District of Baltimore County.

Beginning for the same at the intersection of the east side of Midland Avenue 45 feet wide, and the north side of Delvale Avenue, and running thence

beginning on said east side of Midland Avenue North 34 degrees

60° East 73 feet more or less, thence for lines of division the two following courses and distances viz: first South 86 degrees 20' East 103 feet more or less, and second South 34 degrees 40' West 121 feet more or less to intersect the said north side of Delvale Avenue, thence binding on said north side of Delvale Avenue, westerly along a curve to the right with a radius of 300.00 feet, for a distance of 92 feet more or less to the place of beginning.

Containing 0.201 acres of land more or less.

Beginning for the same at a point on the east side of Midland Avenue 45 feet wide, said point of beginning being distant 185 feet more or less, measured northerly along said east side of Midland Avenue from the north side of Delvale Avenue, and running thence the three following courses and distances viz: first South 55 degrees 20' East 87.65 feet, second South 34 degrees 40' West, 50 feet more or less, and third North 86 degrees 30' West 103 feet more or less to intersect the said east side of Midland Avenue, thence binding on said east side of Midland Ave. North 34 degrees 40' East 112 feet more or less to the place of beginning.

Containing 0.169 acres of land more or less.

Being the property of Lenora Bronourez as shown on plat plan filed with the Zoning Dept.

Hearing Date: Thursday, February 25, 1965 at 11:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF  
**JOHN G. ROSE**  
 ZONING COMMISSIONER

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BY ORDER OF  
**JOHN G. ROSE**  
 Zoning Commissioner of Baltimore County

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 8, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week successive weeks before the 25th day of February, 1965, the last publication appearing on the 5th day of February 1965.

**THE JEFFERSONIAN,**

*G. Frank Strickland*  
 Manager.

Cost of Advertisement, \$.....

**FREE**  
**FOR**  
**ERN BLVD. ESS**  
**OUR SWEETHEART**  
**1965 Ford?**  
**Let them**  
**the KING**  
**NDY BOWL!**  
**Lions Hear Rockwell**  
**Harry Rockwell**

**CERTIFICATE OF PUBLICATION**

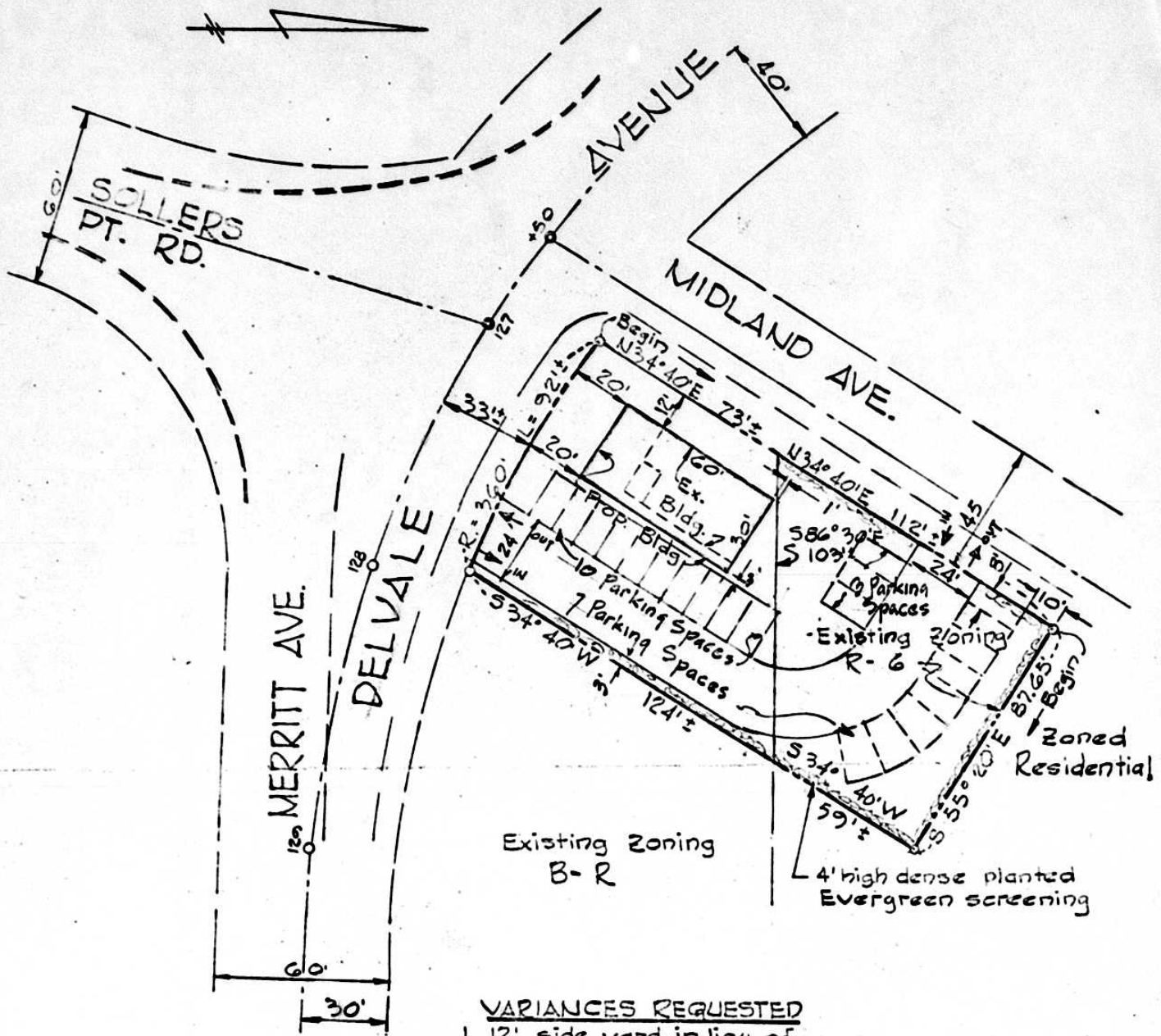
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 the same was inserted in the issues of 2-3-65

**Stromberg Publications, Inc.**  
 Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price



Existing Zoning  
B-R

4' high dense planted  
Evergreen screening

VARIANCES REQUESTED

1. 12' side yard in lieu of 30' side yard.
2. 1' rear yard in lieu of 30' rear yard to R-6 Zoning line.
3. 20' front yard in lieu of 25' front yard.

ADDITIONAL REQUEST

1. Special hearing for use permit for parking in Residential Zone

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY George S. Jurek

DATE 4/23/65

PLAT TO ACCOMPANY PETITION FOR

ZONING VARIANCES & USE PERMIT FOR PARKING IN RESIDENTIAL ZONE

BALTO. CO. MD.  
SCALE: 1" = 50'

ELECT. DIST. 12  
APRIL 20, 1965

JEROME B. WOLFF  
AND ASSOCIATES  
TOWSON 4, MARYLAND



Ex. use of Property  
Proposed use of Prop.  
Exist. Zoning of Prop.  
Proposed Zoning of Prop.  
Gross area of Prop.  
Total No. of Parking  
spaces Required  
No. of Parking Spaces  
in Zoning area  
Total No. of Parking  
Spaces

	B-R	R-G
Residence	Residence	Residence
Office	Office	Parking
B-R	B-R	R-G
No Change)		
0.201 Ac±	0.169 Ac±	
6 Based on 1800 s.f. @		
1 Car / 300 s.f.		
	10	10
	20	

