

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Norman and Patricia Dean, legal owner(s) 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 232.2 and 409.2

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

- To permit a side yard set back of 5 feet instead of the required 10'
- To permit 9 parking spaces instead of the required 15.

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.

Norman Dean
Contract purchaser

Legal Owner

Address: 8423 Kavanaugh Rd., #21222

George D. Edwards
Petitioner's Attorney

Protestant's Attorney

Address: 6903 Dumanway, Balto., Md. 21222

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of February 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March 1965, at 11:00 o'clock A. M.

John G. Rose
Zoning Commissioner of Baltimore County

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

No. 28543
DATE 2/19/65

TO: George S. Edwards, Esq.
6903 Dumanway
Baltimore 22, Md.

PAID - Baltimore County, Md. - Official Receipt

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Publication for Variance for Norman Dean	25.00
1	Advertising and posting of property for Norman Dean	25.00
		50.00

PAID - Baltimore County, Md. - Official Receipt

2-1065 134 • 28543 TRP - 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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th
Date of Posting: 2-19-65
Posted for: Hearing Thurs. March 11-65 11:00 A.M.
Petitioner: Norman Dean
Location of property: 5 1/2 Wise Ave. 550' from the E. of Church Rd.
Location of Sign: On the property of 7819 Wise Ave. and approx. 3' from (corner) pole to Norman Dean T.V. sign
Remarks: Robert A. Bull
Posted by: Robert A. Bull
Date of return: 2-25-65

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

Your petition has been received and accepted for filing this 2nd day of February 1965.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Owners Name: Norman Dean
Reviewed by: [Signature]

David W. Dallas, Jr.
Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

8713 OLD HARFORD ROAD
BALTIMORE, MD. 21234
AREA CODE 301-665-7422

ZONING DESCRIPTION
7819 WISE AVENUE

BEGINNING for the same on the southernmost side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Rights-of-Way drawing HW 52-092 as filed in Highways Liber No. 15A folio 187 at a point distant 550 feet more or less south 61 degrees 33 minutes 35 seconds east from the center line intersection of said Wise Avenue with Church Road (60 feet wide) said point of beginning being at the division line between lots No. 19 and 20 as shown on the plat of Edlynch as filed among the Land Records of Baltimore County in Plat Book 9 folio 17, thence running with and binding on the southernmost side of said Wise Avenue as shown on said drawing north 61 degrees 33 minutes 35 seconds west 50 feet to the division line between Lots No. 18 and 17 as shown on said plat, thence leaving the southernmost side of said Wise Avenue and running with and binding on said division line south 28 degrees 26 minutes 25 seconds east 204.97 feet to the southwest corner of said Lot No. 18, thence running with and binding on the southernmost side of said Lot No. 18, thence running with and binding on said division line between Lots 19 and 18, thence running with and binding on said division line north 28 degrees 26 minutes 25 seconds east 204.09 feet to the place of beginning.

CONTAINING 0.235 acres of land more or less.

BEING all of that tract of ground which by deed dated May 29, 1962 and recorded among the Land Records of Baltimore County in Liber 3995 folio 341 etc. was conveyed by Alvorta H. Harer to Norman O. Dean and wife.

February 12, 1965

PETITION FOR VARIANCE
ZONING: Petition for Variance for Side Yard and Parking

LOCATION: South side of Wise Avenue 550 feet from the East side of Church Road.
DATE & TIME: THURSDAY, MARCH 11, 1965 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to the Zoning Regulations of Baltimore County to permit a side yard of 5 feet instead of the required 10 feet; and to permit parking spaces for 9 instead of the required 15 spaces.

The Zoning Regulation to be accepted as follows:
Section 232.2 - Side Yard - 10 feet
Section 409.2 - (b) - 6 - 1 for each 200 square feet of total floor area.

BEGINNING for the same on the southernmost side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Rights-of-Way drawing HW 52-092 as filed in Highways Liber No. 15A folio 187 at a point distant 550 feet more or less south 61 degrees 33 minutes 35 seconds east from the center line intersection of said Wise Avenue with Church Road (60 feet wide) the division line between lots No. 19 and 20 as shown on the plat of Edlynch as filed among the Land Records of Baltimore County in Plat Book 9 folio 17, thence running with and binding on the southernmost side of said drawing north 61 degrees 33 minutes 35 seconds west 50 feet to the division line between Lots No. 18 and 17 as shown on said plat, thence leaving the southernmost side of said Wise Avenue and running with and binding on said division line south 28 degrees 26 minutes 25 seconds east 204.97 feet to the southwest corner of said Lot No. 18, thence running with and binding on the southernmost side of said Lot No. 18 and 19 as shown on said plat south 62 degrees 34 minutes 05 seconds east 50 feet to the said division line between Lots 19 and 18, thence running with and binding on said division line north 28 degrees 26 minutes 25 seconds east 204.09 feet to the place of beginning.

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Being the property of Norman Dean and Patricia Dean, as shown on plat plan filed with the Zoning Department.
Hearing: Thursday, March 11, 1965 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION
OFFICE OF
The Community Press
DUNDALK, MD., February 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Norman Dean" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, one week for 1 successive weeks before the 16th day of February 1965; that is to say, the same was inserted in the issues of 2-17-65

Stromberg Publications, Inc.
Publisher.
By Mrs. Palmer Price
Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Feb. 26, 1965

FROM: George E. Gavrelis, Director

SUBJECT: #65-243-A. Variance to permit a side yard of 5 feet instead of the required 10 feet; and to permit parking spaces for 9 instead of the required 15 spaces. Southside of Wise Avenue 550 feet from the East side of Church Road. Being the property of Norman Dean and Patricia Dean.

12 District

HEARING: Thursday, March 11, 1965 (11:00 A. M.)

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

- We note that the total number of parking spaces required under the subject proposal would be 15, whereas the petition states only 10.
- The subject parcel could be a segment of an incipient strip zone. A particular danger lies in not only intensifying the use, but in doing so at the expense of parking area. This kind of development would - as it has again and again in the past - lead to strong pressures to permit commercial expansion along the roadside.
- Even without regard to its ultimate effect upon adjacent property, the subject proposal would result in an inefficient use of the site. In particular, the inadequate parking area would be hidden from those who would use it; if the lot were filled, customers could be forced to back out on Wise Avenue because of inadequate maneuvering space. And, of course, use of the residential alley to the rear should be avoided.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 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., on 1 time successive weeks before the 11th day of March 1965, the first publication appearing on the 13th day of February 1965.

John G. Rose
Manager.

Cost of Advertisement, \$.

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JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

EXISTING CONC. ALLEY

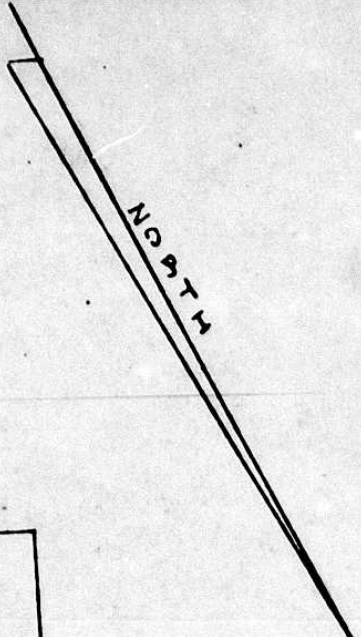
PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY _____
PLANNING

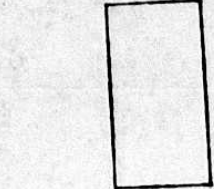
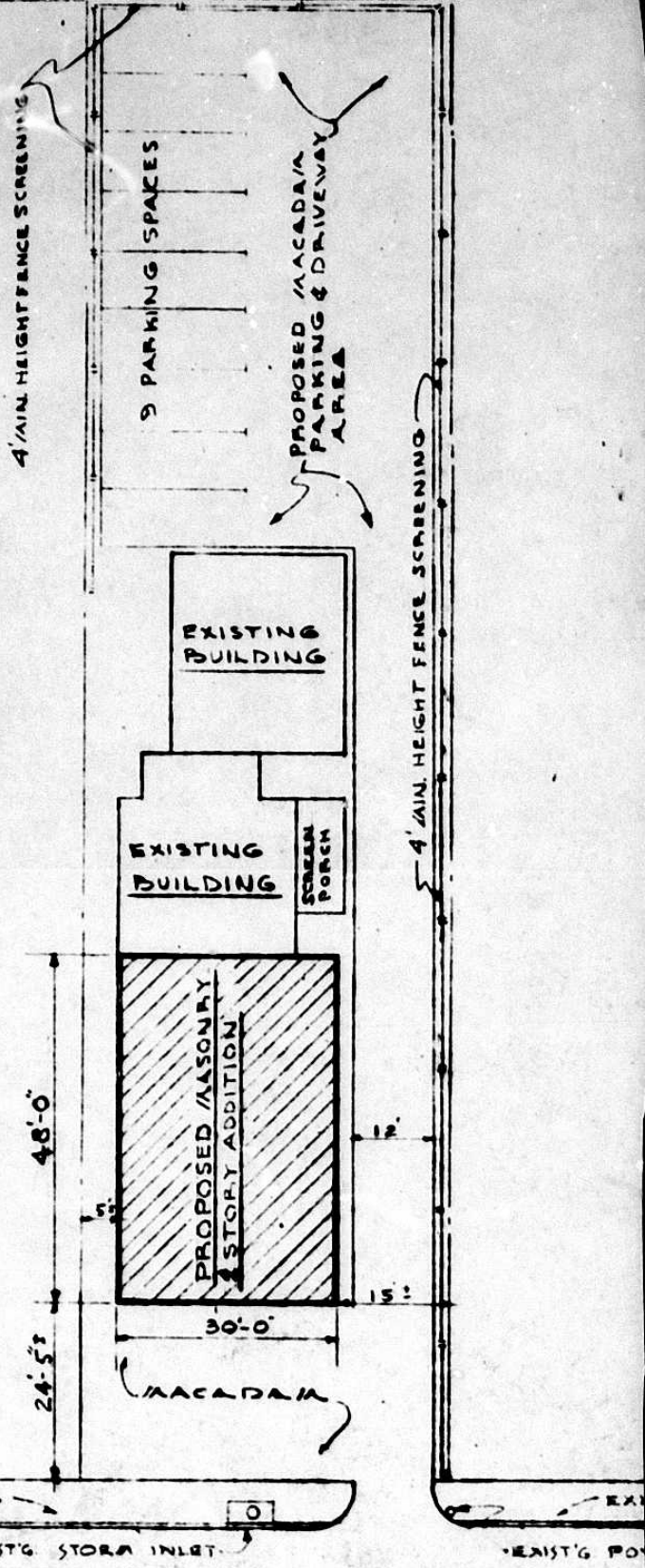
DATE _____

BY _____
ZONING COMMISSIONER

DATE _____



NORTH



PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY *J. J. Jansolis*

DATE *5/11/85*

WISE AVENUE

THIS INFORMATION WAS
TAKEN FROM A PROPERTY
SURVEY PREPARED BY
DAVID W. DALLAS JR. CIVIL ENG.
8713 OLD HARFORD DR BALTO MD.

SITE PLAN
SCALE 1" = 20'-0"

