TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. = Risposith R_* Residual: legal owner, of the property situate in Baliftoner and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 499.2 (6) to allow 4 Parking Flagga instead

of the required 14, and Section 303.2 to allow a 10 foot frontyard setback instead of the required average of adjoining properties.

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

There is an existing business at this location which has suffered tremendous decrease in gross sales since the adjoining properties built out their fronts to what is now requested by your Petitioner on the within property.

See Attached Descritpion

Dorothy T. Jakson Petitioner's Attorn Address . 3309 Martord Ad.

ORDERED By The Zoning Cor

, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore 12th day of April 1965, at 10:000 clock

Zoning Commissioner of Baltimore County.

Elizabeth F. Rudolf Logal Ophic

710 AP 11/7/67

Ma. 28627

, January 1994, and Read to Re

BALTMORE COUNTY, MANYLAND OFFICE OF FINANCE
Division of Collection and Excelpts
COURT HOUSE
TOWNON 4 MARYLAND

CKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

and it appearing that by reason of the following finding of facts of hardship. to allow four parking spaces instead of the required.

fourteen; and to permit a 10 foot front pard setback should be granted.
instead of the required average of adjoining properties ___, 196 _5, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to pormit four parking spaces instead of the required fourteen; and to permit a 10 foot front yard setback instead of the required average of adjoining properties, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Public Public and Commission, Bureau of Public Services and the Office of Public Public and Commission, Bureau of Public Services and the Office of Public Public Services and the Office of Services and the Off Pursuant to the advertisement, posting of property and public hearing on the above netition and it appearing that by reason of_____

Zoning Commissioner of Baltimore County

PT IS ORDERED by the Zoning Commissioner of Baltimore County, this

properties. each side.
All that parcel of land in the last District of Baltimore County.

Harford Rd.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 26, 19.55 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 in each day of _____April _____, 19.65_, the April publication appearing on the ___Zith ____day of _____ Manch ____

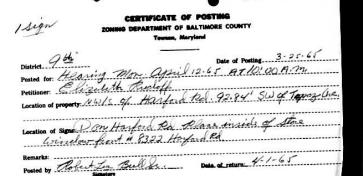
> THE JEFFERSONIAN, D. Frank Struction

Cost of Advertisement, \$...

Description to Accompany Petition for Zoning Variance, Property of Elizabeth F. Rudolf et al

Beginning for the same on the northwest side of Harford Road 60 feet wide, at a point distant 92.89 feet measured southwesterly along the northwest side of Harford Road from the southwest side of Topaz Road 40 feet wide, said point of beginning being the end of the first or North 33° 56° 14" East 18.28 foot line of the land conveyed by Parkville Homes, Inc., to Elizabeth F. Rudolf et al, by deed dated August 24, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3590, folio 069 and running thence binding on said northwest side of Harford North 45° 33° 01" West Road South 33° 56° 14" West 36.98 feet, thence/binding reversely on the last line of the land conveyed by Parkville Homes, Inc., to Elizabeth F. Rudolf et al, by deed dated August 24, 1959, and recorded among the Land Records of Baltimore County in Liber W.J.R. 3590, folio 072, and binding for part of the distance on the southwest face of the brickwall there situate, in all 143.55 feet to intersect the northwest side of a 15 foot right-of-way conveyed by Parkville Building Corporation to Baltimore County and shown on Baltimore County Right-of-Way Plat No. 50-165, thence binding on the northwest side of said 15 foot right-of-way North 44° 26' 59" East 36.36 feet to a point in line with the centerline of the southernmost wall of the building adjacent to the northeast, South 45° 33° 01" East to and through the centerline of said wall and continuing the same course in all 136.80 feet to the place of beginning.

Containing 0.117 acres of land more or less.



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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

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

STATE POADS CORPOSION: Due to the limited maneuvering space (10 feet) which will remain between the front of the proposed building addition and Harford Read ight-of-amy plan. This commission will not approve any access from Harford Read.

The following members had no convent to offer:

Board of Education Fire Department Health Department Buildings Department Industrial Consists

cos Jack Duerre State Roads Com

Yours very truly.

Chief of Permittand Petition Processing

BALAMORE COUNTY, MACYLAND OFFICE OF FINANCE

Medicion of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

MLLEP Zoning Separtment of Salto. Co.

No. 28680

QUANTITY	CCOUNT NO. 00-622	366.00
QUANTITY	DETAGH UPPER SECTION AND RETURN WITH YOUR RENITTANCE	COST
	Advertising and posting of property	200
		68,00
	PERION	
	PRO-tellisore County, No. 4 - Office of Floring	•
	4-865 3195 • Z8680 TZP-	00.9
	4	

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLIPLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

of Jonating Commissioner of Illinois County, by anator- of the Zoning, Art and Re- of the Zoning, Art and Re- of the Zoning Regulations of Ball- ones County to niles Four Drafting Spaces instead ones County to niles Four Drafting Spaces instead as the County to niles Four Drafting Spaces instead as the County of th

#65-274-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date March 31, 1965

FROM George E. Gayrelis, Director

SUBJECT Petition # 65-274-A. "Variance to allow 4 parking spaces instead of the required

14 and to permit a 10 foot front yard setback instead of the required average of adjoining properties. Northwest side of Harford Road, 92.84 feet Southwest of Topaz Road. Being the property of Elizabeth F. Rudoff. "

9th District

HEARING: Monday, April 12th, 1965 (10:00 A.M.)

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

- 1. It appears that one of the stores for which the addition is proposed is used as a television repair shop. However, we question the adequacy of the petitioner's plat in that the use of neither store is shown as required by the Zoning Commissioner's rules.
- 2. The subject site is part a ribbon commercial development exhibiting many of the drawbacks usually associated with this kind of land use. Specifically, stores in this block lack adequate access, sufficient parking, and a functional circulation pattern. An addition as proposed would aggrevate these problems and create another: It would remove the present easy possibility of what could be termed "co-ordinated exposure" with particularly detrimental effect upon the building on the northeast side of the tract in question.

Before any addition to the present structure is made, it should be authoritatively ascertained whether the other businesses on the block would be willing to co-operate with one another in finding a common solution to problems of access, parking circulation, and esthetic design. Such a solution would be in the interest of better business as well as of the community and good planning.

