

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

A. or we, G. John & C. L. Rowny, 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 229.2 To permit a sideyard of 0 feet along the S 54° 16' 22" W 112.50' line instead of the required 30'. To permit a distance between building of 17' instead of the required 60'.

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

Building 30' x 50' commercial property Blacktop remainder and clean up area which is now being used by neighbors as a dumping ground and create more taxes for Baltimore County

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser G. John Rowny (Legal Owner)
Address 6741 Youngstown Avenue
Baltimore 22, Maryland
Petitioner's Attorney John G. Rose (Petitioner's Attorney)
Address 111 W. Chesapeake Avenue
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of April, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of May, 1965, at 10:00 o'clock

A.M.
Zoning Commissioner of Baltimore County.

Mr. G. John Rowny
6741 Youngstown Ave.
Baltimore 22, 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
17th day of April, 1965

Owners Name: John Rowny

Reviewed by: James S. Dyer

JOHN G. ROSE
Zoning Commissioner

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 of practical difficulty

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

to permit a sideyard of zero feet along the South 54 degrees 16 minutes 22 seconds East 112.50 foot line instead of the required 30 feet; to permit a distance between buildings of 17 feet instead of the required 60 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20 day of May, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a sideyard of zero feet along the South 54 degrees 16 minutes 22 seconds East 112.50 foot line instead of the required 30 feet; to permit a distance between buildings of 17 feet instead of the required 60 feet.

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 20 day of May, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
April 20, 1965

Mr. G. John Rowny
6741 Youngstown Avenue
Baltimore 22, Maryland

Dear Mr. Rowny:

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

The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

OFFICE OF PLANNING AND ZONING: This office questions the feasibility of the parking. It appears that vehicles parked adjacent to the alley would over hang into the alley right-of-way.

The following members had no comment to offer:

State Roads Commission
Traffic Engineering
Bureau of Engineering
Board of Education
Fire Department
Health Department
Municipal Commission
Planning Department

Yours very truly,

James S. Dyer
Chief of Permit and
Petition Processing

cc: Albert Quisby-Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 10, 1965

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition No. 65-330-A - Variance to permit a side yard of zero feet along the south 54 degrees 16 minutes 22 second West 112.50 foot line instead of the required 30 feet; to a distance between building of 47 feet instead of the required 60 feet. Southwest side of Ashby Avenue 202.34 feet Northwest Eastern Avenue. Being the property of G. John and G. L. Rowny

12th District

HEARING: Thursday, May 20, 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:

- Sub-paragraph 409.2.b(1) requires that "Off-street parking facilities for more than five vehicles shall be screened by a wall, fence, or compact planting when... facing the side... lot line of residential... premises... Screening shall be at least four feet high... The parking area shown on the petitioner's plat would not comply with this regulation.
- We are unable to comment on whatever allegations of practical difficulty or unnecessary hardship may be put forth by the petitioner, but it would appear that the parcel in question might better serve as a parking area for existing uses than as a site for a new building. We note that a 1600 square foot area in the larger building is utilized for storage at this time and that off-street parking is provided on that basis. If an active retail use occurs in the "storage area," parking will not be adequate.

Property being situate in the Twelfth Election District of Baltimore County, in the State of Maryland, and which, according to a survey dated August 25, 1957, prepared by George William Stephens, Jr., and Associates, Inc., Engineers, is found to be within the following metes, bounds, courses and distances, to wit:

Beginning for the same at the intersection formed by the southeast side of Ashby Avenue, 60 feet wide, and the southeast side of a 15 foot alley, and running thence binding on the southeast side of said 15 foot alley, with the use thereof in common with others, south 54 degrees 16 minutes 22 seconds west 202.34 feet, thence leaving the southeast side of said 15 foot alley and binding reversely on the second line of that lot of ground described in a deed dated March 31, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2574, folio 68, from The Maryland Realty Company to Thomas C. Eckhardt and wife, south 34 degrees 43 minutes 05 seconds east 202.38 feet to the northwest side of Eastern Avenue, 65.23 feet wide, running thence binding on the northwest side of Eastern Avenue northwesterly along a curve to the left with a radius of 1468.80 feet, for a distance of 120.28 feet, thence leaving Eastern Avenue and binding reversely on the fifth and fourth lines of the lot of ground described in a deed dated August 16, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2740, folio 54, from The Maryland Realty Company to Giff Corporation, the two following courses and distances, viz: First, north 34 degrees 43 minutes 05 seconds west 124.54 feet, and second, north 54 degrees 16 minutes 22 seconds east 112.50 feet to the southeast side of Ashby Avenue, running thence binding on the southeast side of Ashby Avenue, northwesterly along a curve to the right with a radius of 395.00 feet, for a distance of 81.63 feet to the place of beginning.

Being part of the property which by Deed dated March 3, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2558, folio 23, was granted and conveyed by Cecelia K. Lawrence, widow, to the within named Grantee, in fee simple.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 4-27-65
Posted for: 14 days
Petitioner: G. John Rowny
Location of property: 6741 Youngstown Avenue, Baltimore 22, Maryland
Location of Sign: 6741 Youngstown Avenue, Baltimore 22, Maryland
Remarks: See attached description
Posted by: John G. Rose Date of return: 5-6-65

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 20, 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 in each of 14 successive weeks before the 20th day of May, 1965, the first publication appearing on the 20th day of May, 1965.

THE JEFFERSONIAN,

L. Frank Strickland
Manager

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE 12th DISTRICT

ZONING: Petition for a Variance for side yard.

LOCATION: Southwest side of Ashby Avenue 202.34 feet Northwest Eastern Avenue.

DATE & TIME: THURSDAY, MAY 20, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 106 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 a sideyard of zero feet along the South 54 degrees 16 minutes 22 seconds East 112.50 foot line instead of the required 30 feet; to permit a distance between building of 47 feet instead of the required 60 feet.

The Zoning Regulation to be accepted as follows:

Section 229.2 Side and Rear Yards - 30 feet.

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

Beginning for the same at the intersection formed by the southeast side of Ashby Avenue, 60 feet wide, and the southeast side of a 15 foot alley, and running thence binding on the southeast side of said 15 foot alley, with the use thereof in common with others, south 54 degrees 16 minutes 22 seconds west 202.34 feet, thence leaving the southeast side of said 15 foot alley and binding reversely on the second line of that lot of ground described in a deed dated March 31, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2574, folio 68, from The Maryland Realty Company to Thomas C. Eckhardt and wife, south 34 degrees 43 minutes 05 seconds east 202.38 feet to the northwest side of Eastern Avenue, 65.23 feet wide, running thence binding on the northwest side of Eastern Avenue northwesterly along a curve to the left with a radius of 1468.80 feet, for a distance of 120.28 feet, thence leaving Eastern Avenue and binding reversely on the fifth and fourth lines of the lot of ground described in a deed dated August 16, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2740, folio 54, from The Maryland Realty Company to Giff Corporation, the two following courses and distances, viz: First, north 34 degrees 43 minutes 05 seconds west 124.54 feet, and second, north 54 degrees 16 minutes 22 seconds east 112.50 feet to the southeast side of Ashby Avenue, running thence binding on the southeast side of Ashby Avenue, northwesterly along a curve to the right with a radius of 395.00 feet, for a distance of 81.63 feet to the place of beginning.

Being part of the property which by Deed dated March 3, 1955 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2558, folio 23, was granted and conveyed by Cecelia K. Lawrence, widow, to the within named Grantee, in fee simple.

Being the property of G. John and C. L. Rowny, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thurs., May 20, 1965 at 10:00 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., April 30, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "G. John Rowny"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 27th day of April, 1965; that is to say, the same was inserted in the issues of 4-28-65

Stronberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30625

DATE 5/25/65

TO: C. John Remy
6741 Youngstown Avenue
Baltimore, Md. 21222

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Advertising and posting of property		56.45
065-330-A		
PAID - Baltimore County, Md. - Office of Finance		
5-25-65 30625 TAP -		56.45
4		

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.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 30538

DATE 4/26/65

TO: Mr. S. John Remy
6741 Youngstown Ave.
Baltimore 22, Md.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT
QUANTITY		COST
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		
Petition for Variance		25.00
065-330-A		
PAID - Baltimore County, Md. - Office of Finance		
4-26-65 30538 TAP -		25.00
4		

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.

