

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Norman O. Dean, 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 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 9 parking spaces instead of the required 22.

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 advertisement, 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: Norman O. Dean, Legal Owner, Address: 423 Kaysanoff Rd., Baltimore, Md. 21222

Protestant's Attorney: George L. Blum, Address: 6943 Dummaway, Baltimore, Md. 21222

ORDERED BY The Zoning Commissioner of Baltimore County, this 6th day of July, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of August, 1965, at 10:30 o'clock A.M.

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 of reasonable hardship...

the above Variance should be had, and it is hereby appearing that by reason of...

a Variance to permit nine (9) parking spaces instead of the required 22 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of August, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward O. Hardisty, Deputy 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 9th day of August, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

David W. Dallas, Jr., Civil Engineer

AREA CODE 301-685-7422

7313 OLD HARFORD ROAD

BALTIMORE, MD. 21234

REASONING: For the same on the southerly side of Wise Avenue (60 feet wide) as shown on Baltimore County Bureau of Planning and Zoning drawing 227-52-372 as filed in Highway Liber No. 154 Folio 127 at a point distant 550 feet north of east 63 degrees 33 minutes 35 seconds east from the center line intersection of said Wise Avenue with Church Road (40 feet wide) said point of beginning being at the division line between lots No. 18 and 19 as shown on the plat of subdivision as filed among the Land Records of Baltimore County in Plat Book 9 Folio 17, thence running with and binding on the southerly side of said Wise Avenue as shown on said drawing north 25 degrees 23 minutes 35 seconds west 90 feet to the division line between Lots No. 14 and 17 as shown on said plat, thence running the southerly side of said Wise Avenue and running with and binding on said division line south 20 degrees 20 minutes 25 seconds west 204.77 feet to the southwestern corner of said Lot No. 17, thence running with and binding on the southerly side of said Lot No. 17 and 19 as shown on said plat south 62 degrees 34 minutes 05 seconds east 50 feet to the said division line between Lots No. 18 and 19, thence running north and binding on said division line north 28 degrees 26 minutes 35 seconds east 204.77 feet to the place of beginning.

CONTAINING 0.233 acres of land more or less.

BEING all of that tract of ground which by deed dated May 25, 1962 and recorded among the Land Records of Baltimore County in Liber 3995 Folio 341 etc. was conveyed by Alberta H. Dean et al to Norman O. Dean and wife.

June 23, 1965

Registered Professional Engineer and Land Surveyor

PETITION FOR A VARIANCE 12th DISTRICT

ZONING: Petition for a Variance for Parking. LOCATION: South side of Wise Avenue 550 feet South of Church Road. DATE & TIME: MONDAY, AUGUST 9, 1965 at 10:30 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:

Location for a Variance from the Zoning Regulations of Baltimore County to permit the above (2) Parking Spaces instead of the required Twenty-Two (22) Spaces.

The Zoning Regulation to be accepted as follows:

Section 409.2 (b) - Buildings devoted to retail trade for each 300 square feet of total floor area.

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

Being the property of Norman O. Dean, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 9, 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

PETITION FOR A VARIANCE 12th DISTRICT

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DATE & TIME: MONDAY, AUGUST 9, 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:

Location for a Variance from the Zoning Regulations of Baltimore County to permit Nine (9) Parking Spaces instead of the required Twenty-Two (22) Spaces.

The Zoning Regulation to be accepted as follows:

Section 409.2 (b) - Buildings devoted to retail trade for each 300 square feet of total floor area.

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

Being the property of Norman O. Dean, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, August 9, 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

TOWSON, MD. August 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., once in each of successive weeks before the 19th day of August, 1965, the first publication appearing on the 12th day of August, 1965.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$...

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD. July 21, 1965

THIS IS TO CERTIFY that the annexed advertisement of Norman O. Dean was published in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 30th day of July, 1965; that the same was inserted in the issues of 7-21-65

Stromberg Publications, Inc. Publisher.

By Mrs. Palmer Price

George D. Edwards, Esq., 6903 Dummaway, Baltimore, Md. 21222

July 2, 1965

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 6th day of July, 1965

Owners Name: Norman O. Dean, Reviewed by James E. Dyer

JOHN G. ROSE, Zoning Commissioner

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, Div. of Collection and Receipts, COURT HOUSE, TOWSON, MARYLAND 21284

No. 31965

DATE 7/14/65

To: George D. Edwards, Esq., 6903 Dummaway, Baltimore 22, Md. BILL TO Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622, QUANTITY, DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE, TOTAL AMOUNT \$25.00, COPY

Petition for Variance for Norman Dean, \$25.00

7-1665 4411 • 31965 TTP • 25.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner, Date: July 30, 1965

FROM: George E. Gavrelis, Director of Planning

SUBJECT: Petition No. 66-37-A. Variance to permit nine parking spaces instead of the required twenty-two spaces. Southside of Wise Avenue 550 feet South of Church Road. Being the property of Norman O. Dean.

12th DISTRICT

HEARING: Monday, August 9, 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:

In considering a petition of this nature we feel it appropriate to review some of the original purposes of zoning regulations: "... to reduce congestion in the roads, streets, and alleys; ... to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; ... to facilitate adequate provision for transportation and other public requirements, conveniences and improvements; ... (Baltimore County Code). In addition to these general purposes, the Zoning Regulations contain the following statement: "It is the intent of these regulations that adequate off-street parking spaces be provided for all buildings, and that the requirements herein set forth are and shall be taken as absolute minimums, to be exceeded wherever feasible." We, therefore, question whether the requested variance would be in accord with the spirit and intent of the Zoning Regulations. We also question whether it is impossible for the petitioner to obtain additional space for parking on adjacent property.

# 66-37A

1 sign

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

District 12<sup>th</sup> Date of Posting 7-22-65  
Posted for: Hearing Mon. Aug. 9-65 4 P.M. 10:00 A.M.  
Petitioner: Norman G. Dean  
Location of property: S/S of Wise Ave. 550' S of Church Rd.  
Location of Sign: On 7819 Wise Ave. next to the wooden fence of 7821 Wise Ave.  
Remarks:  
Posted by Robert Lee Buller Date of return: 7-29-65  
Signature

TELEPHONE  
883-3000

INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**

No. 32030

DATE 8/5/65

Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204

To: **George E. Edwards, Inc.**  
693 Broadway  
Baltimore, Md. 21222

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 66-422

TOTAL AMOUNT  
\$50.30

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Norman G. Dean 66-37-A	50.30
		50.20

**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.**

ZONED R-G (GROUP HOMES)

EXISTING CONCRETE ALLEY

S<sub>62</sub>°34'05"E 50.00'

23 22 21 20  
PLAT OF EDDLYNCH  
PLAT BOOK 3-17

17 16 15 14

ZONING DATA

1. EXISTING ZONING: B-L WITH 3-E FOR APT ON SECOND FLOOR.
2. PROPOSED ZONING: SAME AS ABOVE.
3. AREA OF TRACT 10,220 SF = 0.2351 AC.
4. AREA OF EXIST BLDG 2725 SF
5. AREA OF PROP ADDITION 1440 SF 2<sup>ND</sup> FL.
6. ULTIMATE AREA 4165 SF
7. PARKING REQUIRED 4165 SF/200 = 20.8 SPACES  
1 APT - 2<sup>ND</sup> FLOOR = 1 SPACE  
TOTAL SPACES 22 CARS
8. PARKING PROVIDED 3 CARS
9. VARIANCE FROM 22 SPACES TO 3 SPACES
10. ALL UTILITIES AVAILABLE.

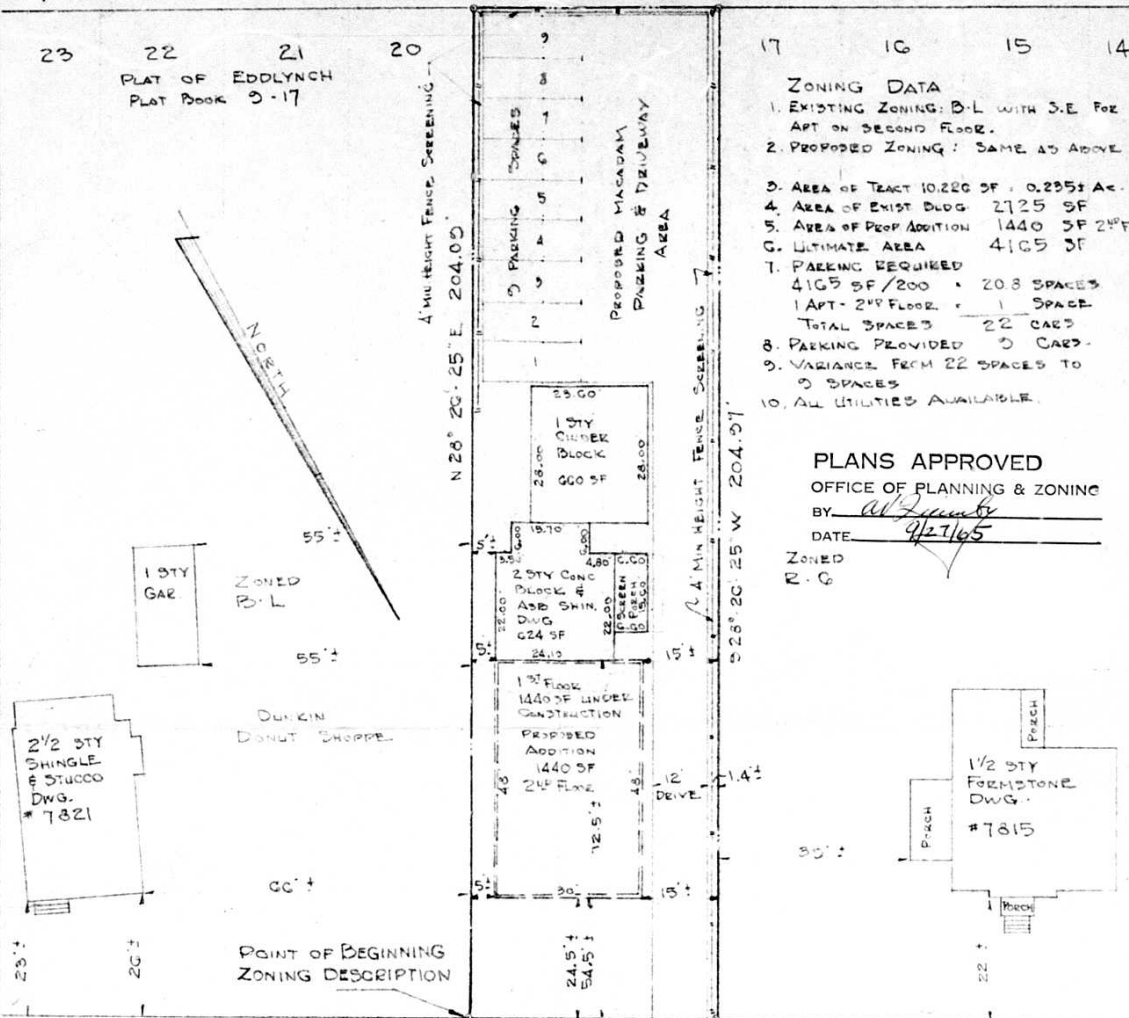
PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY *W. J. [Signature]*

DATE *9/27/65*

ZONED  
R-G



EXISTING BIOWALK  
EXISTING CURB & GUTTER

DAVID W. DALLAS, JR.  
CIVIL ENGINEER  
8923 OLD HARBOR RD. BALTO, 14, MD.  
NO. 57722

N<sub>61</sub>°33'35" W 50.00'

550' To INTERSECTION  
WIDE AVE. & CHURCH ROAD

WISE AVENUE

SEE BALTO CO. BUREAU OF RIGHTS-OF-WAY  
DWG. H&W 52-032 HIGHWAY LIDER 15A FLOW 187



ZONING PLAT

7815 WISE AVENUE - PROPERTY OF  
NORMAN O. DEAN & WIFE  
% GEORGE D. EDWARDS  
ATTORNEY, PROFESSIONAL BLDG  
6003 DUNMANWAY, BALTO 22, MD.  
12<sup>TH</sup> ELECTION DISTRICT BALTO. COUNTY, MD.  
SCALE 1" = 20'  
JANUARY 7, 1965  
REV. JUNE 22, 1965

ZONED 12-BL-40  
BUSINESS LOCAL

Zoning File # 66-37  
Approved Plan

