

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **THE MARSDEN CHEVROLET, INC.**, 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 11, Section 238.1 to permit commercial construction 25 feet instead of 50 feet from the center line of any other street... [Lambourne Avenue]

[2] Section 409.2-c(4) to permit parking within 2 feet instead of 8 feet from a street property line.

[3] Section 413.5-d to permit erection of a sign 35 feet instead of 25 feet above the level of the abutting street.

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

- [1] Topography and downgrade of both York Road and Lambourne Avenue.
- [2] Existing fill and parking area presently on street property line.

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

Contract purchaser **THE MARSDEN CHEVROLET, INC.**
BY **FRANK J. MARSDEN, JR.** Legal Owner
Address **725 N. York Road**
Towson, Maryland 21204

Contract purchaser **Gordon G. Power**
Petitioner's Attorney
Address **Towson, Maryland 21204**

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th 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, 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 23rd day of August, 1965, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

(over) MICROFILMED

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **THE MARSDEN CHEVROLET, INC.**, 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone.

Said property being a 5' x 170' strip of land running parallel to, and 265 feet from, the easternmost side of York Road. Said strip binding along the rear or South 31 degrees 41 minutes 44 seconds East 170 foot line of property described in Deed dated March 11, 1965, recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4432, folio 1, from Hobanet Building Corporation to The Marsden Chevrolet, Inc.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser **THE MARSDEN CHEVROLET, INC.**
Address **725 N. York Road**
Towson 4, Maryland

Protestant's Attorney **POWER AND MOSKOWITZ**
Address **111 W. Chesapeake Ave.**
Towson 4, Maryland

ORDERED BY the Zoning Commissioner of Baltimore County, this 7th 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 23rd day of August, 1965, at 10:30 o'clock. A. M.

Zoning Commissioner of Baltimore County

(over) MICROFILMED

THE MARSDEN CHEVROLET, INC.

All that piece and parcel of ground lying in the Tenth Election District of Baltimore County and more particularly described as follows:

BEGINNING at the Northeasterly intersection of York Road and Lambourne Road and running thence and binding on the Easternmost side of York Road [66 feet in width] North 31 degrees 41 minutes 44 seconds West 170 feet thence North 58 degrees 28 minutes 53 seconds East 270 feet and thence South 31 degrees 41 minutes 44 seconds East 170 feet to intersect the Northwesternmost side of Lambourne Road thence binding thereon South 58 degrees 28 minutes 53 seconds West 270 feet to the place of beginning.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

CONCERN: Power, Esquire
34 W. Chesapeake Avenue
Baltimore, Maryland 21204

SUBJECT: Parking and Set Backs Variances
Also use permit for parking in a residential zone for Marsden Chevrolet, Inc., located on the NE/Cor of York and Lambourne Rd 9th District
(Item 2 June 22, 1965)

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

BUREAU OF TRAFFIC ENGINEERING: It appears that the proposed plan as laid out will function properly.

STATE ROADS COMMISSION: If the Zoning Commissioner grants the subject petition, the granting should be made subject to the approval of ingress and egress of this commission.

OFFICE OF PLANNING AND ZONING: This office questions the adequacy of the off-street storage space for vehicles waiting to be inspected prior to servicing. It appears that approximately 11 stacking spaces are available outside the building. The plan does not indicate how these cars will be stored inside the building.

BUREAU OF ENGINEERING: The existing entrances off Lambourne Road do not appear adequate to properly handle traffic generated by the subject automobile service garage. Entrances are subject to review of Traffic Engineering.

The above 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 Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau-Plans Review
Health Ins. Bureau
Buildings Department
Industrial Development Commission
Board of Education

Very truly yours,

James E. Ryan
JAMES E. RYAN, CLERK
Petition and Permit Processing

cc: Richard Moore-Bureau of Traffic Engineering
John Dwyer-City Roads Commission
Albert Quinby-Office of Planning and Zoning
Gayle Brown-Bureau of Engineering

MICROFILMED

RE: PETITION FOR VARIANCES TO:
Sections 238.2; 238.1; 409.2-c (4) and 413.5-d of Zoning Regulations -
Petition for Special Hearing: for off-street parking - NE/Cor. York Road and Lambourne Road, 9th District - The Marsden Chevrolet, Inc.
Petitioner:
No. 66-50-A-SPH

The petitioner in the above matter has requested a Use Permit for parking on that portion of the property which is zoned R-4, within the rear-most strip of land 5 feet in width, 170 feet in length running parallel to and being 265 feet from the easternmost side of York Road.

Variances which are sought:

- From section 238.2 to permit 0 feet instead of the required 30 feet from the center line of Lambourne Road.
- From section 238.1 to permit commercial construction 25 feet instead of 50 feet from the center line of Lambourne Road.
- From section 409.2-c (4) to permit parking within 2 feet instead of 8 feet from the street property line, and finally
- From section 413.5-d to permit the erection of a sign of 35 feet in height instead of 25 feet above the level of the abutting street which is York Road, provided, however, that the total height of said sign structure shall not exceed 35 feet.

It is this 23rd day of August, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for variances should be and the same is granted from and after the date of this order, also the use permit for off-street parking, as stated above, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 8-5-65
Posted for Advertising and Posting of Property for Marsden Chev.
Petitioner The Marsden Chevrolet, Inc.
Location of property NE/Cor. York Rd. and Lambourne Rd.
Location of Signs On property at NE/Cor. York Rd. and Lambourne Rd. 9th Dist.
Remarks Signs to be posted on property of Marsden Chev.
Posted by Robert B. Smith Date of return 8-12-65

MICROFILMED

A use permit for parking in a residential zone. Said property being a 5' x 170' strip of land running parallel to, and 265 feet from the easternmost side of York Road. Said strip binding along the rear or South 31 degrees 41 minutes 44 seconds East 170 foot line of property described in Deed dated March 11, 1965, recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4432, folio 1, from Hobanet Building Corporation to The Marsden Chevrolet, Inc.

MICROFILMED

Gordon G. Power, Esq.
34 W. Chesapeake Ave.
Towson, Md. 21204

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

7 day of July, 1965

Owners Name: The Marsden Chevrolet, Inc.

Reviewed by: James E. Ryan

JOHN G. POSE
Zoning Commissioner

MICROFILMED

TELEPHONE 825-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 32002

DATE 7/27/65

TO: Messrs. Power and Moser
34 W. Chesapeake Ave.
Towson, Md. 21204

BILL TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Variance & Special Hearing for The Marsden Chev., Inc.

TOTAL AMOUNT \$25.00

25.00

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32053

DATE 8/17/65

TO: Messrs. Power and Moser
34 W. Chesapeake Ave.
Towson, Md. 21204

BILL TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Marsden Chev.

66-50-A

TOTAL AMOUNT \$70.00

70.00

MICROFILMED

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.

PETITION FOR A VARIANCE AND SPECIAL HEARING

THE Board of Commissioners of Baltimore County, Maryland, is hereby notified that the undersigned, JAMES M. MARSDEN, is the owner of a certain lot of land situated in Baltimore County, Maryland, and is desirous of securing a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, in order to permit the construction and use of a certain building on said lot of land.

The Board of Commissioners of Baltimore County, Maryland, is hereby notified that the undersigned, JAMES M. MARSDEN, is the owner of a certain lot of land situated in Baltimore County, Maryland, and is desirous of securing a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, in order to permit the construction and use of a certain building on said lot of land.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 19 65

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 the successive weeks before the 25th day of August, 1965, the first publication appearing on the 22nd day of August, 1965.

THE JEFFERSONIAN.

Cost of Advertisement \$.....
Manager.

THE MARSDEN CHEVROLET
INCORPORATED
1000
9th

PETITION FOR A VARIANCE AND SPECIAL HEARING

30 DISTRICT

ZONING: Petition for Variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, in order to permit the construction and use of a certain building on said lot of land.

LOCATION: Northside corner of York Road and Landon Road, Baltimore County, Maryland.

ADJUTANT: WEINSTEIN, JAMES M. MARSDEN, 1000 York Road, Baltimore County, Maryland.

The Board of Commissioners of Baltimore County, Maryland, is hereby notified that the undersigned, JAMES M. MARSDEN, is the owner of a certain lot of land situated in Baltimore County, Maryland, and is desirous of securing a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, in order to permit the construction and use of a certain building on said lot of land.

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 5, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of the successive weeks before the 25th day of August, 1965, the first publication appearing on the 22nd day of August, 1965.

THE TIMES
Manager.

Cost of Advertisement \$ 200.00
Purchaser Order #2793
Registration No. F2091



