

66-202-A **PETITION FOR ZONING VARIANCE** **FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

BUTLER & NEALE, INC., a body corporate of Maryland,
legal owner, of the property situate in Baltimore
County and is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Sections 238.1 and 238.2 (B-M Zone) with...

respect **Sut Back Requirements**, 238.1. To permit a front yard setback of 10 feet from the front building line and 35 feet from center line of road instead of the required 25 feet and 50 feet respectively. 238.2. To permit a side yard setback of 0 feet instead of the required 30 feet.

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

1. That the Area of subject property requires a variance of Sut back regulations to provide for best use of subject property and further to conform with the Parking Requirements applicable thereto.
2. That Area and use thereof presents an Hardship to Petitioner unless Variance, as prayed, is granted.
3. And for such other and further reasons as shall be presented at the Hearing hereon.

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 we agree to be bound by the zoning regulation; and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BUTLER & NEALE, INC.
Contract purchaser
Address: 4612 Landa Avenue, Baltimore, Md. 21228
Owner: ROBERT R. NEALE, Legal Owner
Address: 4612 Landa Avenue, Baltimore, Md. 21228
Protestant's Attorney: NORMAN F. SUMMERS
Address: 4612 Landa Avenue, Baltimore, Md. 21229

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th day of February, 1966, 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 15th day of March, 1966, at 1:00 o'clock P.M.

Norman F. Summers
4612 Landa Avenue
Baltimore, Maryland 21229

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 8th day of February, 1966.

Petitioner: **Butler & Neale, Inc.**
Petitioner's Attorney: **Norman F. Summers**

Reviewed by: **John G. Rose**, Zoning Commissioner

Chairman of Advisory Committee

Telephone: 833-3000

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

To: **Norman F. Summers, Esq.**
4612 Landa Ave.
Baltimore, Md. 21229

By: **John G. Rose**, Zoning Commissioner

Chairman of Advisory Committee

Telephone: 833-3000

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COURT HOUSE
TOWSON, MARYLAND 21204

To: **Norman F. Summers, Esq.**
4612 Landa Ave.
Baltimore, Md. 21229

By: **John G. Rose**, Zoning Commissioner

Chairman of Advisory Committee

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TOWSON, MARYLAND 21204

To: **Norman F. Summers, Esq.**
4612 Landa Ave.
Baltimore, Md. 21229

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, practical difficulty shown

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

To permit a front yard of 10' from the front building line and 35' from center line of road instead of the required 25' and 50' respectively and to permit a side yard setback of 0' instead of the required 30'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of March, 1966, 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 front yard of 10' from the front building line and 35' from center line of road instead of the required 25' and 50' respectively and to permit a side yard setback of 0' instead of the required 30', subject to approval of the site plan by the Bureau of Public Services and the Zoning Commissioner of Baltimore County Office of Planning and Zoning.

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 21st day of March, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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To: **Norman F. Summers, Esq.**
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By: **John G. Rose**, Zoning Commissioner

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Description of those parcels of land located at the southeasterly corner of Baltimore National Pike and Kent Avenue, First District of Baltimore County, Maryland.

Beginning for the same at the intersection formed by the south side of the Baltimore National Pike (U.S. Route 40) and the easterly side of Kent Avenue as now widened as further shown on drawing 8 W 65-115-1 Bureau of Land Acquisition, Baltimore County, thence blinding on the easterly side of Kent Avenue as now widened south 77°52'23" west 22.50 feet, thence with a curve to the right having a radius of 139.35 feet, length of curve 45.74 feet to a point, thence south 17°02' west 21.25 feet to a point intersecting the division line between lots number 2 and 3, Section 2 of the recorded Plat of Catonsville Heights, Flat Book 4, P.C. 6 folio 178, thence blinding on said division line of lots 2 and 3, north 72°50' west 10.00 feet, thence blinding on the easterly line of Kent Avenue as shown on the recorded Plat of Catonsville Heights south 17°02' west 80.00 feet to an iron pipe heretofore set marking the division line between lots 6 and 7 of the aforesaid plat, thence blinding on said division line south 77°54' east 120.00 feet to an iron pipe heretofore set, thence north 17°02' east 11.45 feet to a point side of the Baltimore National Pike, thence blinding thereon south 79°15' west 7.92 feet to the place of beginning.

Containing 0.364 acres of land more or less.

Being part of lots number 1 and 2, Section 2, of the recorded Plat of Catonsville Heights recorded in Flat Book 4, P.C. 6 folio 178.

Being a portion of the property which by deed dated September 20, 1952 and recorded among the Land Records of Baltimore County in Liber W.J.R. 1887 folio 66 was granted and conveyed by Irwin B. Hallows, unmarried to Butler and Neale, Inc.

Being lots number 1, 4, 5, 6, Section 2 of the recorded Plat of Catonsville Heights, Flat Book 6 folio 178.

Being also those lots which by deed dated June 3, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. 3349 folio 66 was granted and conveyed by Frank Valikus and Pauline Valikus, his wife to Edward H. Halnes and Betty H. Halnes, his wife.

Chas. J. Hemler

CERTIFICATE OF PUBLICATION

TOWSON, MD. MARCH 2, 1966.

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 the 21st day of March, 1966, the first publication appearing on the 21st day of March, 1966.

THE JEFFERSONIAN
S. Frank Shuffler
Manager.

Cost of Advertisement, \$...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavrill, Director of Planning
SUBJECT: Petition #66-202-A. "SE corner of Baltimore National Pike & Kent Avenue. Petition for Variance to permit a front yard of 10 feet from front building line and 35 feet from the center line of the road instead of the required 25 feet and 50 feet, to permit a side yard of zero feet instead of required 30 feet."
Butler and Neale, Inc. - Petitioner

1st District
HEARING: Monday, March 21, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Riverton, Md.
THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

March 7, 1966

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTMAN, a group of news weekly newspapers published in Baltimore County, Maryland, once a week for one week, before the 7th day of March, 1966, that is to say the same was inserted in the issues of March 3, 1966.

THE BALTIMORE COUNTMAN

By: **Paul J. Morgan**
Editor and Manager-in-Chief

Notes:

Zoned - B.R.
Election District No. 1
Area of Prop. - 0.334 Ac. ±
Area of Bldg's - 2,600 sq. ft.
% of Bldg. Coverage - 15.1 %
No. Parking Spaces - 28
Size Parking Space - 8 1/2 x 18' 153 sq. ft.
Total No. Parking Spaces Req'd. = 28
Do-nut Shop

Total Floor Area - 1400 sq. ft.
Less Wall & Counter Area - 322 sq. ft.
Net Floor Area - 1078 sq. ft.
1078' @ 1 space/50' = 22 Spaces

Office Building (Basement Storage Only)
Total Floor Area 1st Fl. - 1200 sq. ft.
Less Wall & Counter Area - 138 sq. ft.
Net Floor Area - 1062 sq. ft.
1062' @ 1 space/300' = 4 Spaces

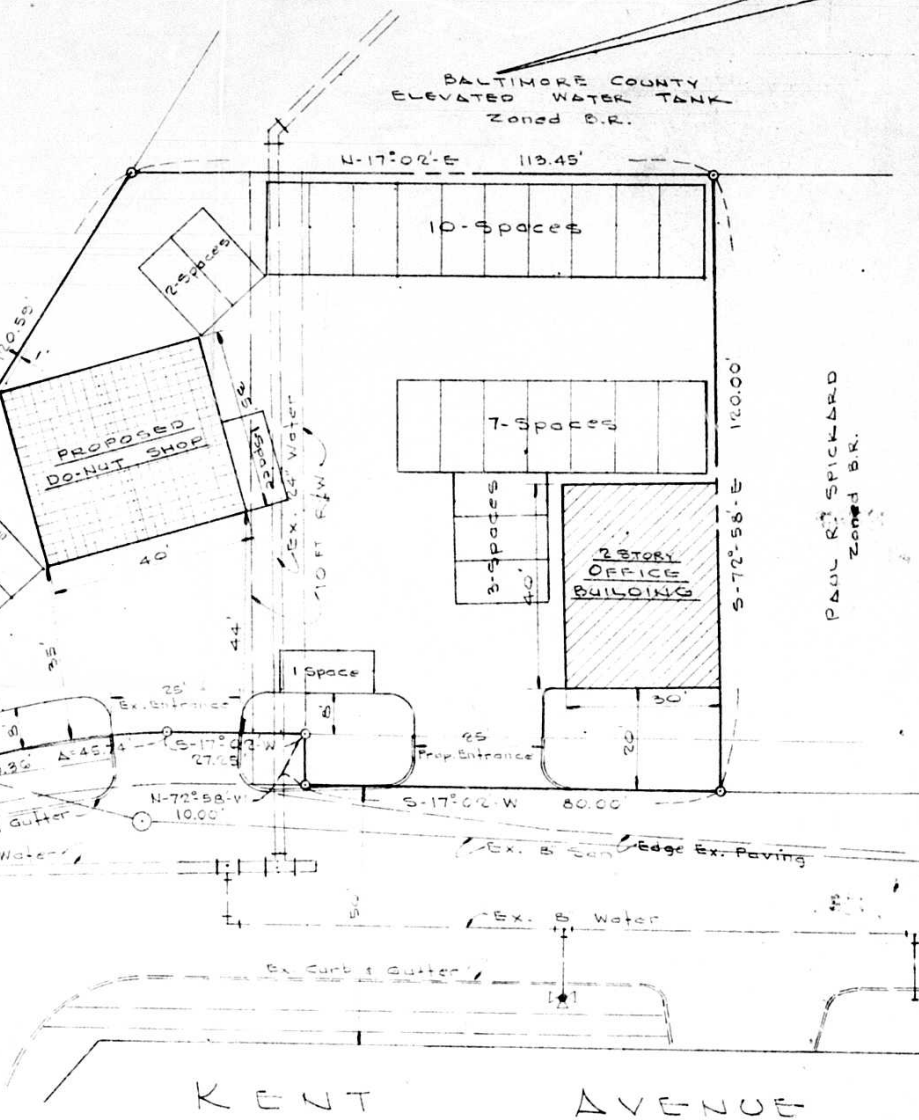
Total Floor Area 2nd Fl. - 1200 sq. ft.
Less Wall & Counter Area - 138 sq. ft.
Net Floor Area - 1062 sq. ft.
1062' @ 1 space/500' = 2 Spaces

BALTIMORE NATIONAL
(U.S.) ROUTE 40
PIKE

CHRYSLER MOTOR CORP.
Zoned B.R.

BALTIMORE COUNTY
ELEVATED WATER TANK
Zoned B.R.

PAUL R. SPICER
Zoned B.R.



SITE PLAN
OF PROPERTY

KENT AVE. & BALTO. NAT. PIKE
Election District No. 1 Baltimore County, Maryland

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY W. G. G. G.
DATE 3/3/67

1/23/67 Rev. Parking Spaces - G.W.



EVANS, HAGAN & ASSOCIATES
SURVEYING & CIVIL ENGINEERING
4200 ELSRODE AVE. - PHONE 426-2144
BALTIMORE, MARYLAND 21214

DATE 12-23-66 SCALE 1" = 20'

