

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, THEODORE R. FROST, 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, 3317.50 sq. ft., hereby petition for a Variance from Section 2 of the Zoning Regulations of Baltimore County, to create a residential lot, 211.4 sq. ft., less than 6000 sq. ft.; to have a rear yard of 16 ft. instead of 30 ft.; to have a rear yard of 16 ft. instead of 30 ft. instead of the required 20 ft. for commercial building; and to have a rear yard of 16 ft. instead of the required 20 ft. for commercial building; of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (a) the hardship or practical difficulty; (b) the commercial strip along Eastern Avenue measures 50' x 50'. All other properties along this strip have been improved with commercial buildings in the same manner as if the variances requested above had been granted to the respective owners.

Variance to Section 409.2 (a) requesting 6 parking spaces instead of the required 8 spaces.

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 of Baltimore County.

Contract purchaser: Theodore R. Frost
Address: 1707 Arthur Road
Legal Owner: Theodore R. Frost
Address: 1707 Arthur Road
Petitioner's Attorney: John J. Brennan
Protestor's Attorney: Edward D. Hardesty
Address: Loyola Federal Building
Address: Towson, Maryland 21204
ORDERED BY THE Zoning Commissioner of Baltimore County, this 15th day of August, 1966, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, to two newspapers of general circulation through out 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 23rd day of September, 1966, at 1:00 o'clock P.M.

DEPUTY Zoning Commissioner of Baltimore County
EDWARD D. HARDESTY
DEPUTY Zoning Commissioner of Baltimore County

WILLIAM M. LEE
4604 WILKINSON AVENUE
BALTIMORE 14, MARYLAND
Phone: HA 6-2613

June 10, 1966

W.B.S. Eastern Blvd. 163.85 feet N.E. Adcock Road
Part of lot 100 Section 2 "Edgewater Addition" 13/33
15th District Baltimore County, Maryland

Beginning for the same on the northwest side of Eastern Blvd. at the distance of 163.85 feet measured northeasterly along the northwest side of Eastern Blvd. from the east side of Adcock Road, said point of beginning being at the division line between lots 100 and 101 as shown on the plat of Section 2 Edgewater Addition said plat being recorded among the land records of Baltimore County in Plat Book 13 folio 33 and thence running and binding on the northwest side of Eastern Blvd. North 51 degrees 48 minutes 12 seconds East 50 feet to the division line between lots 99 and 100 on plat above referred to thence leaving Eastern Blvd. binding on part of said division line North 38 degrees 37 minutes 37 seconds West 50 feet thence running and binding on a new line of division South 51 degrees 48 minutes 12 seconds West 50 feet to intersect the division line between lots 100 and 101, first above referred to and thence binding on said division line South 38 degrees 37 minutes 07 seconds East 50 feet to the place of beginning.

Containing 2,500 square feet of land.



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 hardship shown

the above Variance should be had; and it is hereby ordered that the Variance be granted.

to permit a lot area of 3317.50 square feet instead of the required 6000 square feet; to permit a rear yard of 16 feet instead of the required 30 feet; and to permit a Variance from Section 2 of the Zoning Regulations of Baltimore County, to create a residential lot, 211.4 sq. ft., less than 6000 sq. ft.; to have a rear yard of 16 ft. instead of 30 ft.; to have a rear yard of 16 ft. instead of 30 ft. instead of the required 20 ft. for commercial building; and to have a rear yard of 16 ft. instead of the required 20 ft. for commercial building; of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (a) the hardship or practical difficulty; (b) the commercial strip along Eastern Avenue measures 50' x 50'. All other properties along this strip have been improved with commercial buildings in the same manner as if the variances requested above had been granted to the respective owners.

day of October, 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 lot area of 3317.50 square feet instead of the required 6000 square feet; to permit a rear yard of 16 feet instead of the required 30 feet; and to permit a Variance from Section 2 of the Zoning Regulations of Baltimore County, to create a residential lot, 211.4 sq. ft., less than 6000 sq. ft.; to have a rear yard of 16 ft. instead of 30 ft.; to have a rear yard of 16 ft. instead of 30 ft. instead of the required 20 ft. for commercial building; and to have a rear yard of 16 ft. instead of the required 20 ft. for commercial building; of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (a) the hardship or practical difficulty; (b) the commercial strip along Eastern Avenue measures 50' x 50'. All other properties along this strip have been improved with commercial buildings in the same manner as if the variances requested above had been granted to the respective owners.

the above Variance should, NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 16, 1966
FROM: George E. Gavellis, Director of Planning
SUBJECT: Petition #67-73-A, Northwest side of Eastern Boulevard 163.85 feet Northeast of Adcock Road, Petition for Variance to permit lot area of 3317.50 square feet instead of the required 6000 square feet; to permit a rear yard of 16 feet instead of the required 30 feet; to permit a rear yard of zero feet instead of the required 20 feet; and to permit zero parking.
Theodore R. Frost - Petitioner.

15th District
HEARING: Wednesday, September 28, 1966. (1:00 P.M.)

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

Past decisions on zoning variances elsewhere within this commercial strip no longer should establish precedents for other tracts within it. The life blood of commercial activity - beyond market factors - is accessibility and parking. Failure to provide parking elsewhere in the strip is causing congestion and is resulting in on-street parking at Eastern Boulevard. Prudence requires that parking be provided if a commercial area is to be or remain competitive and viable.

The Zoning Regulations recognize this fact in requiring off-street parking. The requirement is not aimed at placing a burden on a property owner. Rather, it is to aid the property owner - and his neighbors - by preventing undue congestion.

We do not believe that this proposal is in accordance with the spirit and intent of the Zoning Regulations.

John J. Brennan, Esquire
Loyola Federal Building
Towson, Maryland 21204

Dear Sir:

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

STATE BOARD COMMISSION: The entire frontage along Eastern Avenue must be curved, with 8' x 24' concrete curb 15' from and parallel to the existing edge of paving.

BUREAU OF TRAFFIC ENGINEERING: This office concurs with the State Roads Commission comment.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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 to the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

The following members had no comment to offer:

Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Buildings Department
Bureau of Engineering
Office of Planning and Zoning

JED:ylm

John H. Myers - State Roads Commission
G. Richard Moore - Bureau of Traffic Engineering

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., September 19 66

THIS IS TO CERTIFY, that the annexed advertisement of "Theodore R. Frost" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 6th day of September 19 66; that is to say, the same was inserted in the issues of 9-7-66

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Date of Posting: 9-16-66
Posters: Edward D. Hardesty, George E. Gavellis
Petitioner: Theodore R. Frost
Location of property: NW 1/4 of Section 2, Edgewater Addition, 163.85' NE of Adcock Road
Location of sign: Corner of Eastern Blvd. and Adcock Road
Sign: "Petition for Variance from Zoning Regulations of Baltimore County, to create a residential lot, 211.4 sq. ft., less than 6000 sq. ft.; to have a rear yard of 16 ft. instead of 30 ft.; to have a rear yard of 16 ft. instead of 30 ft. instead of the required 20 ft. for commercial building; and to have a rear yard of 16 ft. instead of the required 20 ft. for commercial building; of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (a) the hardship or practical difficulty; (b) the commercial strip along Eastern Avenue measures 50' x 50'. All other properties along this strip have been improved with commercial buildings in the same manner as if the variances requested above had been granted to the respective owners."

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

To: Theodore R. Frost
1707 Arthur Road
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 67-73-A
QUANTITY: 1
TOTAL: \$500.00

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

To: John J. Brennan, Esquire
Loyola Federal Building
Towson, Md. 21204

DEBIT TO ACCOUNT NO. 67-73-A
QUANTITY: 1
TOTAL: \$500.00

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 16 day of August, 1966.

Petitioner: Theodore R. Frost
Petitioner's Attorney: John J. Brennan
Reviewed by: James E. Ryan
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 16, 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., once in each of 1 successive weeks before the 16th day of August, 1966, the first publication appearing on the 16th day of August, 1966.

THE JEFFERSONIAN
Manager: Richard S. Smith

Cost of Advertisement, \$ 500.00

EARHART ROAD



PROPOSED BLDG.

SE CORNER
EXIST'G

SCALE 1" = 20'

ALCOCK ROAD

BENNET ROAD

50' EARHART ROAD

50' ALCOCK

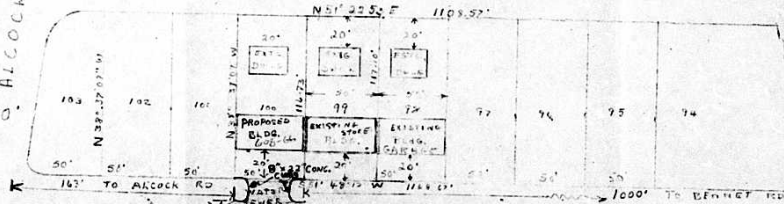
50'

50'

150'

150'

150'



15TH. DISTRICT
BALTO. COUNTY
ZONED COMMERCIAL

SCALE 1" = 50'

ALBERT K. BROUGHTON
ENGINEER - J.S. CALWELL
ARCHITECT

SHEPHERD AVE.

