#67-15TEM PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Course Co. Winterstein and Wife To recommend the description and plat attached hereto and made a part hereof.

County and which is described in the description and plat attached hereto and made a part hereof.

Application (1) that the roning status of the herein described property be re-classified, pursuant

to the Zoning Law of Baltimore County, from an R.A.zone; for use following reasons

Arror in Zoning Map

Variance requested: To section 232.2, to permit a side yard of 12 sectionstead of the required 25 feet.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore o use the herein described property, for Living Quarters in a Commercial Building.

rty is to be posted and advertised as prescribed by Zoning Regulations. toperty to to the postess and asvertued as prescribed to zoning frequations.

Low we, agree to pay expenses of above re-classification and or Special Exception 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 Comad y Winterston

Cop'ract purchaser

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27*hday ..., 196. . 6, that the subject matter of this petition be advertised, as required by the Zoning Law of Balthaire County, in two newspapers of g. neral circulation through-out Bal'imore County, that property be posted, and that the public hearing be had before the Zoning Commit sioner of Baltimore County in koom 196, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County

Vatherine 2. It interstering

Address 13/ 2 Marlyn low

Balt. md 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

baclassification from 8-A to i-l-ine Yard Ariance, for curred 4. risertein. Located S/SCA Marjo Ave., louth of Lera Lane. 19th Destrict (1ten 6. - Leacher 27, 1906)

Tecepher 29, 1966

One appreciations are not suffered to indicate the appropriateness of the remove action or neglect, it to assure that all parties are case above of plant or process that was we always from the content of the content

Toning Technician

JET /har

Pursuant to the advertisement, posting of property, and public hearing on the above petition and

it appearing that by reason of location, the safety, health and welfare of the locality involve not being detrimentally affected

the above Reclassification should be had; and it further appearing that Mystemators, the positioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations a Apacial, exception About the granted.

......Thm. wariance requested to Section 232.2 of said-Regulations to permit a side yard of 12 feet instead of the required should be granted.

To Orderted by the Zoning Commissioner of Baltimore County this. February 196.7, that the herein described property or area should be and

granted from and after the date of this order, and variance to parent a tide yard of 12 feet instead of the required 25 feet is granted, subject to springle at size plan by the Bureau of Public Services and the Office

Zoning Commissioner of Baltimore County

DAT aant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of......

the above re-classification should NCT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Ballimore County, this......day DENIED and that the above described property or area be and the same is hereby continued as and zone; and/or the Specizi Exception for_____ .. be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARIE AND OFFICE OF FINANCE

No.42292 DATE 12/14/66

BILLEY. Zoning Sept. of Solte. Co.

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE 50.00 FITTH - BROWN COMPANY AND - Office of E 12-1566 3 6 0 3 · NZZ9Z TXP-

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND INVUITABILI MARE CREEKS TO COLLECTION & RECEIPTS, COURT HOUSE, TOWSO: 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

731 South Harlyn Ave.,

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 27 day of Dec.

Petitioner Conred C. Winterstein

EDWIN J. KIRBY 1711 E 21no STREET BALTIMORE, 140, 21218

EASTER Zoning description-Course G. Winterstein and Wife percel 15th Election Bivtrict Beltimere County, Md. pren

Beginning for the same at a point on the northeasternmost side of Markyn Aver as originally laidout thirty feet wide said point being distant South 12 degrees 34 bl-1/ minutes 10 seconds Bast 112.50 mersured along the abovementioned side of Marlyn Avanue from the intersection thereof with the southeasternmost side of Lens Lune as laidous 25 feet wide and running thence and leaving the slovement oned side of Marlyn Avenue North 77 degrees 25 rimutes 50 seconds East 150.87 feet; thence South 6 degrees 57 sinutes 10 seconds East 100.00 feet; and South 77 degrees 25 minutes 50 seconds West 150. 72 feet to intersect the abovementioned side of Marlyn Avenue and thence binding thereon North 6 degrees 57 minutes 10 seconds West 98.50 feet and North 12 degrees 34 minutes 10 esconds West 1.47 feet to the place of beginning....containing 0.344 acres

Excepting therefrom that percel of land containing 0.022 acres of land more or less and lying between the abovementioned line of Marlyn Avenue and the new line of Marlyn Avenue as laidout sixty feet wide

Edwin J.Eirby R.S. 1100 December 14,1966

to be used for zoning only.

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

TO Mr. John G. Rose, Zoning Commissioner Date January 20, 1967

FROM George E. Cavrelis

SURJECT. AZ-150-RXA.. Beclessification from R.A. to B.L. Special Exception for Living Quarters in a commercial building. Variance to pamit a side yard of 12 feet instead of the regular Sters. Northeast side of Martyn Avenue 112,50 feet South of Lena Lane. Being the property of Conned G. Winterstein.

15th District

HEARING: Wednesday, February 1, 1967 (10:30 A.M.)

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

- With regard to the reclassification contents, we offer no objection; it would appear that the subject property was originally intended to be zoned commercially under Computerative Zoning Map for the Eastern planning area but that an "was made in the execution."
- If it should be decided to grant the variance and special exception requested, we request that the grant be made subject to our approval of the site plan.

67-150 RAX

3 signs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 15th Date of Posting 1/12/67 Posted for Heaving Wed Feb 157 97 1030 D. M.
Peittioner Cornood J. Warnenstein Location of property MELS Markyn Core 112.50' S/of

Jaza Fans Location of Signs 3 those signs are nails to the store front.

Posted by Tobert To Bulb. Date of return 1/19/67

Matthews Courty, with belief was plant and properly and p BALTIMORE CCUNTY MARYLAND 6. 42981

		OFFICE OF FINANC Dicision of Collection and Receipts COURT HOUSE TOWSON, MARY_AND 21204	E DATE PAIN BOOLED Super	DATE Feb. 1, 1967	
To:	: ان التعا				
MEPOBIT TO ACCOU	01-A22	BETWEN THIS POS	TION WITH YOUR REMITTANCE	TOTAL ABOU	
	dertising and p	moting of property for Survey Mate	retein	(0,70	
		(P-10 · 1 · 1 ·	ol(2001 19-	68.70	
		F-10 · · ·	•97(1) **9-	68.70	
		TEA TO			
	Standard to				

VARIANCE—SIA DISTRICT
DORNING, FOR A. In R. J. ZonPAUDIOS for Special Exercision of
Laring Quarters in a Commercial
Enting Quarters in a Commercial
Enting Quarters in a Commercial
Enting Politics for Variance for
LOC ON Northeant tide of MarD. Armone 1124r feet South of
D. Armone 1124r feet South of
D The Zoning Commissioner of Balti-more County, by authority of the Zoning Art and Regulations of Baltimore County, will haid a public

PETITION FOR RECLASSIFICA-TION, SPECIAL EXCEPTION AND VARIANCE

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12 19 67 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper prirted and published in Towson, Baltimore County, Md., once in each of 1 Pine successive weeks before the 191 day of ______, 1952_, the first publication appearing on the 1831. ...day of 3 appears

THE JEFFERSONIAN.

D. Lunck Structor Cost of Advertisement, \$_____

1947....

PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCE 15th DISTRICT

ISBN DISTRICT
ZONENG: From R.A. to
B.L. Zone. Petition for Special
Exception for Living Quarters
in a Commercial Building.
Petition for Variance for a
cide vand

Petition for Variance for a side yard.
LOCATION: Northeast side of Marlyn Avenue 112.50 feet South of Lena Lann.
DATE & TIME: WEDNESDAY, FEBRUARY 1, 1967 10:30 AM.
PUBLIC HEARING: Room

PUBLIC HEARING: Room 108, County Office Building. 11 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.

Present Zoning R.A.

Proposed Zoning B.L.
Petition for Special Exception for Living Quarters in a
Commercial Building.

Petition for Variance from the Zoning Regulations of Balthe Zoning Regulations of Bal-timore County to permit a side yard of 12 feet instead of the required 25 feet. The Zoning Regulation to be excepted as follows: Section 232.2-Side Yards-

For commercial buildings, none required on interior lots, except that where the lotabuts commercial buildings, a lot in a residence zone there must be a side yard not less than the greater mini-mum width required for a dwelling on the abuting lot and on corner lots the side yard on the street side shall be not less than 16 feet in

All that parcel of land in the Fifteenth District of Balti-

more County.

Beginning for the same at a Beginning for the same at a point on the northeasternmost side of Marlyn Avenue as originally laidour thirty feet wide said point being distant South 12 degrees 34 minutes 10 seconds East 112,50 measured along the hope permitting of the same at the same permitting of the same at th ured along the abovementioned side of Marlyn Avenue from the side of Marlyn Avenue from the intersection thereof with the southeasternmost side of Lena Lane as laidout 25 feet wide and running thence and leav-ing the abovementioned side of Marlyn Avenue North 77 de-grees 25 minutes 50 seconds Scat 150 87 (eds); thence Swith East 150.87 feet; thence South 6 degrees 57 minutes 10 seconds East 100,00 feet; and South 77 degrees 25 minutes 50 se ands West 150,72 feet to intersect the abovementioned side of Marlyn Avenue and nce binding thereon North degrees 57 minutes 10 seconds West 98.50 feet and North 12 degrees 34 minutes 10 seconds West 1.47 feet

10 seconds West 1.47 feet the place of beginning containing 0.344 acres of land more or less.

Excepting therefrom that parcel of land containing 0.022 acres of land more or less and lying between the above mentioned line of Martyn Avenue and the new line of Martyn Avenue and the new line of Martyn Avenue as laidout skry feet wide.

feet wide.

Being the property of Conrad

G. Winterstein and Katherine

A. Winterstein, as shown on
plat plan filed with the Zoning

plat plan filed with the Zoning Department. Hearing Date: Wednesday, February 1, 1967 at 10:30 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson,

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD.,

January 11,

19 67

THIS IS TO CERTIFY, that the annexed advertisement of "Conrad G. Winterstein"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive wecks before the for 19 67; that is to say, 10th day of January the same was inserted in the issues of 1-11-67

Stromberg Publications, Inc.

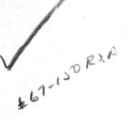
Publisher.

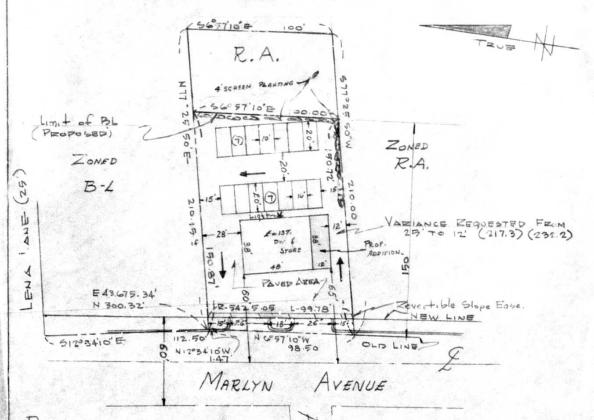
By Mrs. Palmer Price Prelmer

PROPERTY

CONRAD G. WINTERSTEIN 731 S. MARLYN AVENUE 15th DISTRICT BALTO. CO., MO.

> ZONED R.A.





PARKING:
1-SPACE PER EACH 200 Sq.Fn
1-SPACE FOR LIVING UNIT
2280 = 12 PARKING SPACES
13-SPACES REQUIRED
14-SPACES PROVIDED

PARKING SURFACE - CRUSHER RUN STONE

10

1:50'

DEC. 14.1966

ALL ENTRANCES ARE EXISTING AS PER IMPROVEMENTS TO MARLYN AVENUE-1965

Edwin J.Kirby R.S.1100 1711 East 32nd Street Beltimore, Md. 21218

Based on previous surveys and plats.