

RE: PETITION FOR VARIANCES  
To sections 232.3 and  
232.4 of Zoning Regula-  
tions - 5/8 Side Forest  
Park Ave. (Formerly St.  
Agnes Line) 210 S. Security  
Boulevard, 1st District -  
Enfield Realty, Inc.,  
Petitioner

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 67-166-A

The petition of Enfield Realty, Inc., for variances to  
side and rear yards, coming on to be heard, with some of the adjoining  
property owners present but not objecting, and the matter being  
duly considered.

It is this 21st day of February, 1967, by the  
Zoning Commissioner of Baltimore County, ORDERED that the petition  
for the variances as set forth in the petition filed in these pro-  
ceedings, should be and the same is granted, which permits a rear  
yard of zero feet instead of the required 20 feet and a side yard  
of zero feet instead of the required 12 feet, subject to approval  
of the site plan by the Bureau of Public Services and the Office  
of Planning and Zoning.

Enfield Realty, Inc.  
Zoning Commissioner of  
Baltimore County

ENFIELD REALTY, INC.  
2200 N. Howard Street  
Baltimore, Md. 21217  
67-166-A  
#67-166-A  
1st District

## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ENFIELD REALTY, INC., a Maryland corporation,  
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 232.3 To permit a rear yard of 0' (ranging  
upward from 0') instead of the apparently required 20'; and for Variance from  
Section 232.2 to permit a side yard of 0' (ranging upward from 0') instead of the  
apparently required 12' (both by a "trial order" of the Zoning Commissioner of  
Baltimore County in proceedings No. 67-260 entered on June 13, 1966, to which  
reference is now made, the property here involved was found to be zoned B-1,  
and the remaining property of this Petitioner lying to the west and to the south  
thereof and surrounding same in that manner was authorized for parking use.)

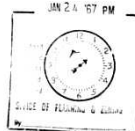
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the  
following reasons: (Indicate hardship or practical difficulty) See Attached description  
When Petitioner acquired the parcel fronting on Forest Park Avenue, which  
included that portion thereof so found to be B-1, as above mentioned, and that  
portion surrounding the B-1 area, as above mentioned, the entire parcel was  
classified as B-1, and the price paid by the Petitioner was predicated upon such  
circumstances; to the east of said parcel is the gasoline filling station of Atlantic  
Refining Company, still being operated as such by that Company. Later, when Petitioner  
applied for building permit, at the first time and without prior notice to the  
Petitioner it was surprisingly learned that meanwhile the property was the subject  
of a change in zoning classification by a new map, and the building application was  
held in abeyance. Petitioner, as noted, alone owns the remaining portion of the  
original parcel, now classified as residential, and its property at that point alone  
would be the property considered as residential for the purpose of the rear and side  
yard setbacks, and if the owner thereof the Petitioner recognizes that the waiver or  
variance from such rear and side yard requirements should be granted and is not harmful.

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 are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.  
Attached are seven blocks, showing the variance area and seven descriptions;  
Parking spaces as authorized are shown.

ENFIELD REALTY, INC.  
By: Ralph C. Kemp, Legal Owner  
Ralph C. Kemp, President  
2200 N. Howard Street  
Baltimore, Maryland 21217  
Contract purchaser  
Address: 2200 N. Howard Street  
Baltimore, Maryland 21217  
2110 Maryland National Bank Bldg.  
Petitioner's Attorney  
Baltimore, Maryland 21202  
Address: Mdberry 5-6665

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February, 1967.

of January 1967, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-  
out 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 21st day of February, 1967, at 10:00 o'clock  
A.M.



(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rice, Zoning Commissioner Date: February 10, 1967  
FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition #67-166-A. Southeast side of Forest Park Avenue 210 feet South of  
Security Boulevard. Petition for Variance to permit a rear yard of Zero feet  
instead of the required 20 feet; and to permit a side yard of Zero feet instead  
of the required 12 feet. Enfield Realty, Inc. - Petitioners.

1st District

HEARING: Tuesday, February 21, 1967. (10:00 A.M.)

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

If the variances requested under this petition should be granted, we  
request that the grant be conditioned upon approval of the site plan  
by this office. The plan as submitted is unacceptable in that it  
calls for too many access points on Forest Park Avenue.

The following description of the D.C. property is that referred to  
in the accompanying Petition for Zoning Variance filed by Enfield Realty, Inc.

DESCRIPTION for the area on the southeast side of Forest Park Avenue  
(Formerly St. Agnes Lane) as now widened and constructed, it is a parcel situated  
204.33 feet, North 51 degrees 49 minutes 21 seconds East from the point formed  
by the intersection of the southeast side of said Avenue, as now widened, with  
the fourth or South 73 degrees 28 minutes 10 seconds East 283.00 foot line of  
east tract of land which by deed of June 13, 1956, and recorded among the  
land records of Baltimore County in Liber G.L.B. No. 2-3, Folio 145, etc.,  
was conveyed by Edward L. Martin, et al. to the Atlantic Refining Company,  
said point of beginning being also distant 230 feet more or less, South 51  
degrees 49 minutes 21 seconds East from the westernmost curb line of Security  
Boulevard (Cooks Lane) and running thence from said beginning and binding on  
the southeast side of said Forest Park Avenue, as now widened, South 51 degrees  
49 minutes 21 seconds East 96.50 feet thence leaving the southeast side of said  
Avenue and running South 38 degrees 10 minutes 39 seconds East 17.00 feet,  
South 71 degrees 27 minutes 02 seconds East 115.00 feet, North 65 degrees 11  
minutes 31 seconds East 51.73 feet, North 42 degrees 27 minutes 00 seconds  
West 23.00 feet, and North 65 degrees 10 minutes 29 seconds East 124.36 feet  
to the place of beginning.

NOTE: The above description is taken, verbatim, from the description  
of "Parcel A" as same is set forth in the Opinion and Order of the Deputy Zoning  
Commissioner of Baltimore County in the proceedings before him known as No. 67-260,  
in which his Order was passed on June 13, 1966, finding that the above parcel was  
zoned B-1, and granting a special exception with respect to the remaining area  
of adjoining ownership of Enfield Realty, Inc. (referred to therein as "Parcel B")  
for parking in connection with the utilization of Parcel A.

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

District: 1st Date of Posting: Feb. 4, 1967  
Posted for: Variances  
Petitioner: Enfield Realty, Inc.  
Location of property: S.E. of Forest Park Ave. 210 S. of Security Blvd.  
Location of Signs: S.E. of Forest Park Ave. 210 S. of Security Blvd.  
Remarks: 1 sign  
Posted by: J. Groff Date of return: Feb. 9, 1967

Nathan P. Requeiro  
Maryland National Bank Building  
10 Light Street  
Baltimore, Maryland 21202

### 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  
14 day of Jan., 1967.

Petitioner: Enfield Realty, Inc.

Petitioner's Attorney: Nathan P. Requeiro

Reviewed by: James S. Rice  
Chairman of  
Advisory Committee



