

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Charles F. Schlessner, 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 THE ZONING COMMISSIONER OF BALTIMORE COUNTY for a variance from Section 409.2, sub-paragraph 5-6 to permit ten (10) parking spaces instead of the required thirteen (13) spaces of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons:

The building to be constructed would not be used entirely for retail space, that a large percentage will be used for work area and storage.

We attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for living quarters in a commercial building in compliance with Paragraph 230.13 of the Zoning Regulations of Baltimore County.

I or 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 County.

Contract purchaser
Address: 405 Mace Avenue
Baltimore, Maryland (21221)
Charles F. Schlessner, Legal Owner
Robert J. Romadka, Petitioner's Attorney
Address: 809 Eastern Blvd., (21221)

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of October, 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 throughout Baltimore County, 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 10th day of October, 1967, at 10:30 o'clock.



Zoning Commissioner of Baltimore County.

October 2, 1967

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

Robert J. Romadka, Esq.,
609 Eastern Blvd.,
Baltimore, Maryland 21221

SUBJECT: Parking Variance and Special
Exception for living quarters
in a commercial building,
for Charles F. Schlessner,
located at Eastern Avenue
West of Woodward Drive
15th District
(Item 6, September 26, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
This office will review and submit comments at a later date.

STATE ROADS COMMISSION: The entrance must be of a depressed curb type with 30" transitions. The entrance is subject to State Roads Approval and Permit.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

John E. Dyer, Principal
Zoning Technician

cc: Carly Brown-Bar, of Engr.
John Mayers-State Roads Commission

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and that the petitioner has complied with all requirements of Section 502.1 of the Balto. Co. Zoning Regulations, the Special Exception should be granted.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variance requested would give relief without substantial injury to the public health, safety and general welfare of the locality involved, the variance should be granted to permit 10 parking spaces instead of the required 13 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of October, 1967, that the herein described property should be and

that the herein described property should be and the same is granted, from and after the date of this order. It is further ORDERED that a variance to permit 10 parking spaces instead of the required 13 spaces be also granted. The site plan is subject to approval of the State Roads Commission, Bureau of Public Services and 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1967, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a commercial zone, and/or the Special Exception for living quarters be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Robert J. Romadka, Esq.,
609 Eastern Blvd.,
Baltimore, Maryland 21221
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

26th September 67
Your petition has been received and accepted for filing this
day of October, 1967

Charles F. Schlessner

Petitioner: Robert J. Romadka
Petitioner's Attorney

John G. Rose,
Zoning Commissioner

Reviewed by John E. Dyer
Chairman of Advisory Com.

TELEPHONE
623-3000
EXT. 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED
Zoning Dept. of Balto. Co.

No. 49611
DATE Oct. 9, 1967

To: Charles F. Schlessner
405 Mace Ave.
Baltimore, Md. 21221

REPORT TO ACCOUNT NO. 01-612
QUANTITY
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL/AMOUNT
\$50.00
COST

Petition for Special Exception and Variance
#68-93-2A
50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

WILLARD M. LEE
1604 MAINFIELD AVENUE
BALTIMORE 14, MARYLAND

Phone: RA 6-2813

August 9, 1967

No. 526 Eastern Avenue
Lot 13 Block "D" Essex
15th District Baltimore County, Maryland

Beginning for the same on the north side of Eastern Avenue at the distance of 150 feet measured southwesterly along the north side of Eastern Avenue from the west side of Woodward Drive and thence running and binding on the north side of Eastern Avenue South 68 degrees 49 minutes 30 seconds West 50 feet thence leaving Eastern Avenue and running North 21 degrees 10 minutes 30 seconds West 145 feet to the south side of a 10 foot alley thence running and binding on the south side of said 10 foot alley North 68 degrees 49 minutes 30 seconds East 50 feet and thence running South 21 degrees 10 minutes 30 seconds East 145 feet to the place of beginning.

Containing 7,500 square feet of land.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED
Zoning Dept. of Balto. Co.

No. 49655

DATE Oct. 30, 1967

To: Television Co. of Essex, Inc.
405 Mace Ave.
Essex, Md. 21221

REPORT TO ACCOUNT NO. 01-627
QUANTITY
DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL/AMOUNT
\$50.00
COST

Advertisement and posting of property for Charles F. Schlessner
#68-93-2A
50.00
50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#68-93 XA

District 15
Posted for Advertising Monday Oct. 30, 1967 at 10:30 A.M.

Petitioner: Charles F. Schlessner

Location of property: N/S of Eastern Ave. 150' West of Woodward Drive

Location of Sign: Postel approx 225' N/S of Woodward Drive on N.S. Eastern Ave.

Remarks: None

Posted by Michael Lee Signature
Date of return: Oct. 19, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967

FROM: George E. Govvelis, Director of Planning

SUBJECT: Petition #68-93-XA. North side of Eastern Avenue 150 feet West of Woodward Drive. Petition for Special Exception for Living Quarters in a commercial building. Petition for a Variance to permit 10 parking spaces instead of the required 13 spaces.
Charles F. Schlessner - Petitioner

15th District

Monday, October 30, 1967. (1030 A.M.)

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. OCT 12 1967

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 one (1) consecutive weeks before the 10th day of October, 1967, the first publication appearing on the 22nd day of October, 1967.

THE JEFFERSONIAN

Frank Strickland, Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

OFFICE OF

The Eastern Beacon

809 ~~xxxx~~ Eastern Ave. Oct. 17 1967
Baltimore, Md.

THIS IS TO CERTIFY that the annexed advertisement of Petition for Special Exception and Variance of Charles F. Schlessner was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) consecutive weeks before the 30th day of October, 1967; that is to say, the same was inserted in the issue of Oct. 11, 1967.

Stromberg Publications, Inc.

Publisher.

By John E. Dyer

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th DISTRICT

ZONING: Petition for Special
Exception for Living Quarters
in a commercial building, Petition
for Variance for Parking.
LOCATION: North side of
Eastern Ave., 150 feet West of
Woodward Drive.

DATE & TIME: MONDAY,
OCTOBER 30, 1967 at 10:30
A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111
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.

Petition for Special Exception
for Living Quarters in a
commercial building, a variance
from the Zoning Regulations of
Baltimore County to permit ten (10) parking
spaces instead of the required
thirteen (13) spaces.

The Zoning Commission to be
convened as follows:
Section 409.2 (b)(2) (Parking-
ing) for each 200 square feet of
lot floor area.

All that parcel of land in the
15th District of Baltimore
County.

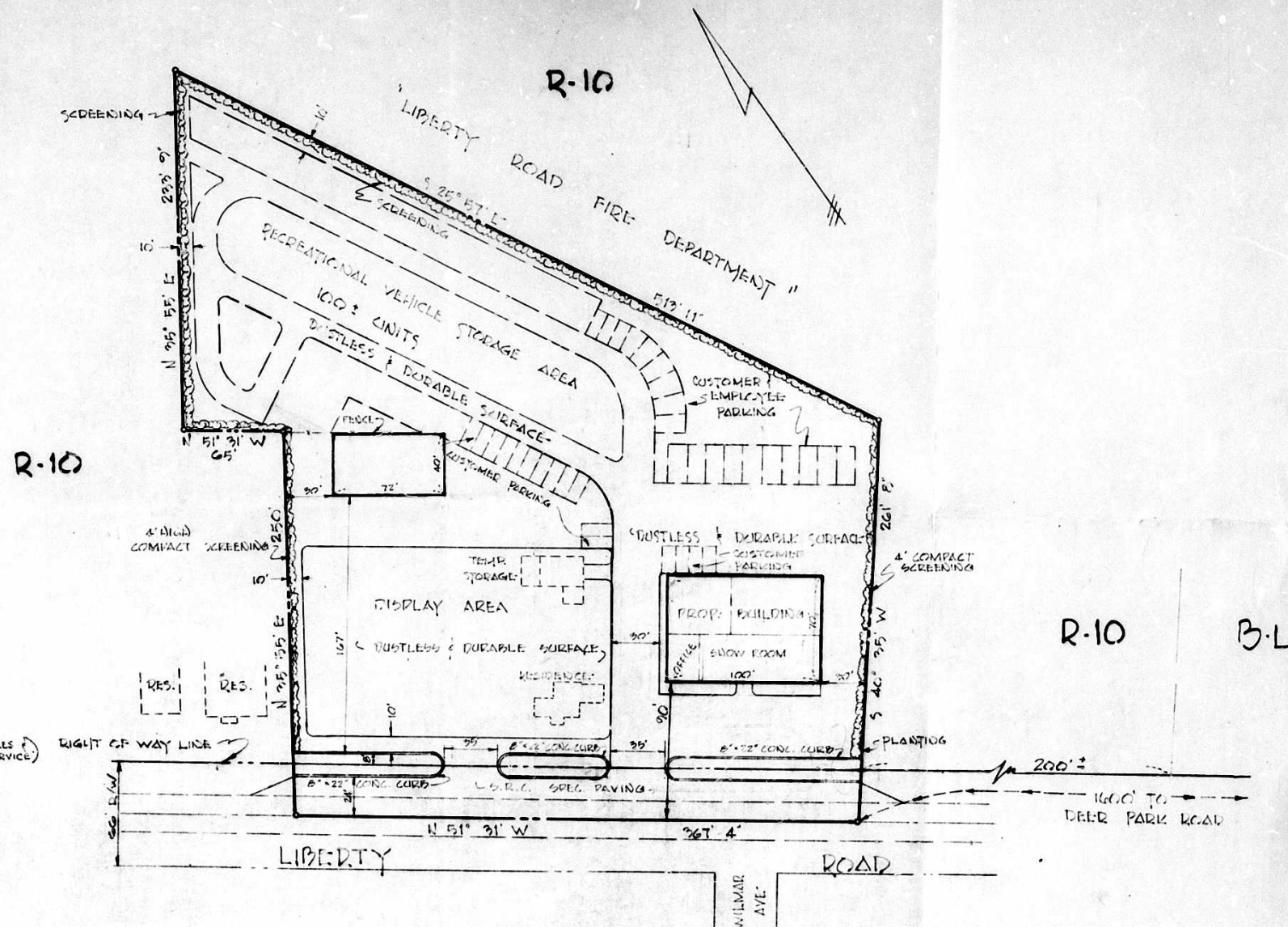
Beginning for the same on
the north side of Eastern Avenue
at the distance of 150
feet measured southwesterly
along the north side of Eastern
Avenue from the west side of
Woodward Drive and thence
running and binding on the
south side of Eastern Avenue
South 68 degrees 49 minutes
30 seconds West 50 feet thence
leaving Eastern Avenue and
running North 21 degrees 10
minutes 30 seconds East 145
feet to the south side of a 10
foot alley thence running and
binding on the south side of
said 10 foot alley North 68
degrees 49 minutes 30 seconds
East 50 feet and thence running
South 21 degrees 10 minutes
30 seconds East 145 feet to the
place of beginning.
Containing 7,500 square feet
of land.

Being the property of Charles
F. Schlessner as shown on plat
filed with the Zoning Department.

Hearing Date: Monday, October
30, 1967 at 10:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.

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

Approved Plan
68-55-R



GENERAL NOTES.
AREA OF PROPERTY = 3.422 AC.
PRESENT USE OF PROPERTY = RESIDENTIAL
PROPOSED USE OF PROPERTY = RECREATIONAL VEHICLES (SALES & SERVICE)
PRESENT ZONING OF PROPERTY = R-10
PROPOSED ZONING OF PROPERTY = BR
ALL SCREENING TO BE 4' HIGH COMPACT PLANTING

PARKING
SPACES REQUIRED = 28
SPACES PROVIDED = 28

PLAT TO ACCOMPANY ZONING PETITION

PROPERTY OF

J. R. SCOTT

2ND DIST. DIST.

SCALE: 1" = 50'

BALTO. CO. MD.

JULY 11TH 1967

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *W. J. Smith*
DATE: *1/8/67*

MULLER, RAPHEL & ASSOCIATES, INC.
REG. ENGINEERS & SURVEYORS
201 COURTLAND AVE.
TOWSON 4, MARYLAND

