PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 48 95 - A

TO THE ZONING COMMISSIONER OF BALTIMOPE COUNTY

I, or we. Red chman , Inc. T/A Chase at two 1329 He property Whene in Battimore unity and which is described in the description and plat attached hereto and made a part hereof

hereby petition for a Variance from Section.238.2.to_permit_olde_and_rear_ward_

setback of 0 feet instead of the required 30 feet. Section 238,1 to

permit a front yard methack of 30 feet instead of the required 50 feet

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

following reasons: underse harmony or particul universely.

1. Present building is old frames building with 30 feet setback.

Nould be replaced by new manonry building at same setback.

2. Greater setback would make use of building too small for effective, economical would bring more revenue for assessment.

3. Recent change in zoning classification makes this request

4. Recent enames in Soling translation with No. 35 Eastern Boulevard 5. Pacility to be used in conjunction with No. 35 Eastern Boulevard which is leased by applicant.

See attached description

Contract purchaser

Properly is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay e. senses of above Variance advertising, posting, etc., upon filing of this ition, and further agree to and are to be bound by the roning regulations and restrictions of inner County adopted pursuant to the Zoning Law For Baltimore County.

Reichman, Inc. trading as Chase Tire Discount Compan

Julius Releman, Legal Owner Address 320h Ryedarlak Avenue

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of September 196. I, that the subject matter of this petition be advertised, as required by the Zening Law of Raltimore County, in two newsparse of general circulation through-nal Raltimere County, that property be ported, and that neuplate hearing be had before the Zoning Commissioner of Raltimore County in Room 106, County Office Roliding in Towson, Baltimore 196 7 -11:00 o'clock 30th day of October



Zoning Commissioner of Baltimore Cou 1:00% 10/30/67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commission er Date October 13, 1967

FROM George E. Gavrelis, Director of Planning

Petition #68-95-A. Southe ast side of Eastern Avenue 125 feet Southwest of Eggine Avenue. Petition for a Variance to permit a side at a rear yard of Zero feet instead of the required 30 feet; and to permit a front yard setback of 30 feet instead of the required 50 feet.

Reichman, Inc. - T/A Chase Tire Discount Co.

15th District

Monday, October 30, 1967. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- ation on the petitioner's plat is insufficient to determine whether the number Information on the patitioner's plat is insufficient to determine whether the number oparking spaces shown is adequate for the use of the subject property. Moreove under Subparagoph 409:2.a(4) of the Zoning Regulation, no parking space is pentitled within 5 feet of a street property line - a condition with which the patitioner's plat does not comply. Compliance with this provision would decrease further the number of parking spaces that could be established on the premise Does the petitioner require a variance from the provisions of Section 409?
- 2. We offer no comment with regard to the side-, rear-, and front-yard variances

8 and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty ア and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. 125 to permit side and rear yards of 0' instead of the required 30'; and to permit a Variance a front yard setback of 30' instead of the required 50' should be granted. No 48 same is granted, from and after the date of this order, to permit side and rear yards of 0 o permit a front yard setback of 30' instead of the contract o subject to approval of the site plan by the Bureau of Public Services and the Office DEPUTY of Planning and Zoning, and the State Roads Commission.

Pursuant to the advertisement, posting of property and public hearing on the above petition BY the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this , 196 ..., that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County



Lyno	ZONING DEPARTMENT O	OF BALTIMORE COUNTY	
		Maryland	
District 15#		Date of Posting Och 11. 1	967
osted for Meaning.	monday och	30 1962 1:00 P.M	
etitioner: Kuchm	en Die		
ocation of property: 5/E	15 Eastern or	- 125 SW J Engere	one
ocation of Signs 6 / Se	in South ow Mes	e sed later on	trey
o' Cast & D	min no ou de	e sed Caster one	
osted by Mal		Dula of return Det 19. 19	

	Distrion of Collection and Receipts	t. 30, 1	
	COURT HOUSE BLLED TOWSON, MARYLAND 21204	e, of Billion, Co.	
o: d	hase Tire Messant Co.		
2	10h Fraderick Ava. althora, 114, 21229		
OIT TO	ACCOUNT NO. RETURN THIS PORTION WITH YOUR REMITTANCE	135.33°	
mv	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
	Aborticing and posting of property for Bachison, Inc.	35.90	
1	4		

LIBER 4 177 PAGE 230



This Deed, Made this

24th

day of July,

and nine hundred and sixty-three WARD RICE and MARY L. RICE, his wife,

of Baltimore County,

in the State of Maryland, of the first part, and REICHMAN, INC., a body corporate, of the State of Maryland,

Witnesseth, That in consideration of the sum of FIVE (\$5.00) DOLLARS and other good and valuable considerations, the receipt whereof is herely acknowledged, the said WARD RICE and MARY L. RICE, his wife.

grant and convey unto the said REICHMAN, INC., its State of a ... obeins and assigns, in fee simple, all that lot

Baltimore County, State of Maryland .aforesaid, and described as follows, that is to say:nning for the same at a point on the southeast side of Asstern Ave ie as now laid out, said point of beginning being dictant .25' counnecterly from the corner formed by the intersection of the southeast side of said Eastern Avenue and the southwest side of Eugene Avenue and running thence from said place of beginning southeasterly parallel to Lagene Avenue 1251 thence southwesterly at right angles to the first line of this description

41.67' thence northwesterly parallel to Eugene Avenua 195' to the coutheast side of said Eastern Avenue thence northeasterly binding $\dot{\gamma}$. The southeast improvements thereon now being known as No. 39 Eastern BEING the same lot of ground and premises as that contained in

a Deed, dated September 28, 1961, and recorded among the mand Records of Baltimore County in Liber d.J.R. 3902, Folio 57, from M.M.LIN E. KBITER and VIOLET KEITER, his wife, to WARD RICE and MARY L. HICE, his wife, the within-named Grantors.

STR STR

BALT TORE COUNTY, MAR' LAND OFFICE OF FINANCE

No. 49613 DATE Oct. 9, 1967

of ground, situate, lying and being in

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

Chese Tire Discount Co. 3205 Frederick Ave. Beltimore, Ni. 21229

TELEPHONI 623 3000 EXT. 387

QUANTITY	TO ACCOUNT NO.		DETACH ALONG PER CRATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$25.00
	Patition for #58-95-A	Verlance	VALUE FOR YOUR RECORDS	25.00
			PA	
			19-977 + +19/13 17/2-	25.00
			B-9-07 1-1	25.00
	4			

PETITION FOR A VARIANCE ZONING: Petition for Variance for Side. Rear. and Front Yards. ICCATION: Semilatest dol of East-ern Avenue. 125- feet Southwest of Eugene Avenue. DATE. & THEEL Stenday, October PUBLIC MERING: Soom 164, Coun-ty Office Building, 111 W. Chen-penke Avenue, Turene, Marjand.

ing:
Petition for Variance from the
Zoning Regulations of Raltimere
County to permit ide and rear yards
of Zero feet Instead of the required
10 feet; and to permit a front year
setheck of 20 feet histead of the
required 10 feet. scincts of 30 feet massed of the required 50 feet guisting in the succepted as follows: to be excepted as follows: and Rear Yarf—30 feet —36e and Rear Scillon 23.1. — Frost Yarf — 16, feet from the front property line if on a dual highway. All that parcet of land in the Frinceshi District of Satismore

CERTIFICATE OF PUBLICATION TOWSON, MD. October 12th 19-67

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 time surroughe weeks before the 30th day of ___October appearing on the ____day of ____October

THE JEFFERSONIAN.

Cost of Advertisement, \$...

BAIRINGRE COUNTY OFFICE OF PLANKING AND ECNING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Variances for side and year pard for Smichman, Inc., located on the SE Cor. of Marie Avenue and Eastern Blvd. 15th District (Tem 9 August 6, 1997)

The Zoning Advisory Committee has reviewed the subject petition and has the following

STATE HOLDS CONCINCION. The site is presently served by three points of access; use 30° viterance and use 30° orderent. The accession of this for a convertal entrance in 20°. The points of accession of the site of the site

HEALTH DEPARTMENT: Since public water and sever are available, this office has no

- 1. The plan must be revised to conform to the above State Recision comments with regard to entrances.
- Customer parking spaces must be indicated on the plan at the following rate one space for each 300 sq. fb. of floor even for the graspe and storage portion of the building; one space for each 200 sq. ft. for the retail portion of the building.
- The plan indicates that the subject property is sensed Balley toda is incorrect and should be revised to Balle.

If the petition is granted, no occupancy may be made until such time or plane have a submitted and approved and the paperty inspected for compliance to the approved tank.

The above comments are not intended to indicate the appropriateness of the nor action requested, but to assure that all parties are made as are of plans or problems that may have a bearing on this case. The Director and/for the Epopty Director of Office of Planning and Zening will submit recommendations on the appropriate control of the requested coming 10 days before the Zening Contistenter's heating.

The following members had no comment to offer:

Project Planning Division Bureau of Traffic Engineering Bureau of Engineering Bureau of Fire Prevention Bullding Engineer Board of Education Industrial Development

PETITION FOR A VARIANCE 15th DISTRICT

Very truly yours,

JAMES E. DYER, Principal

CERTIFICATE OF PUBLICATION

OFFICE OF

October 17 19 67

The Eastern Beacon

809 xão Eastern Ave. Balto 21 Md

FEITHON FOR A VAIBNACE

TO THE STREET

STRE THIS IS TO CERTIFY, that the annexed advertisement of Peciton for Variance - Reichman, Inc.

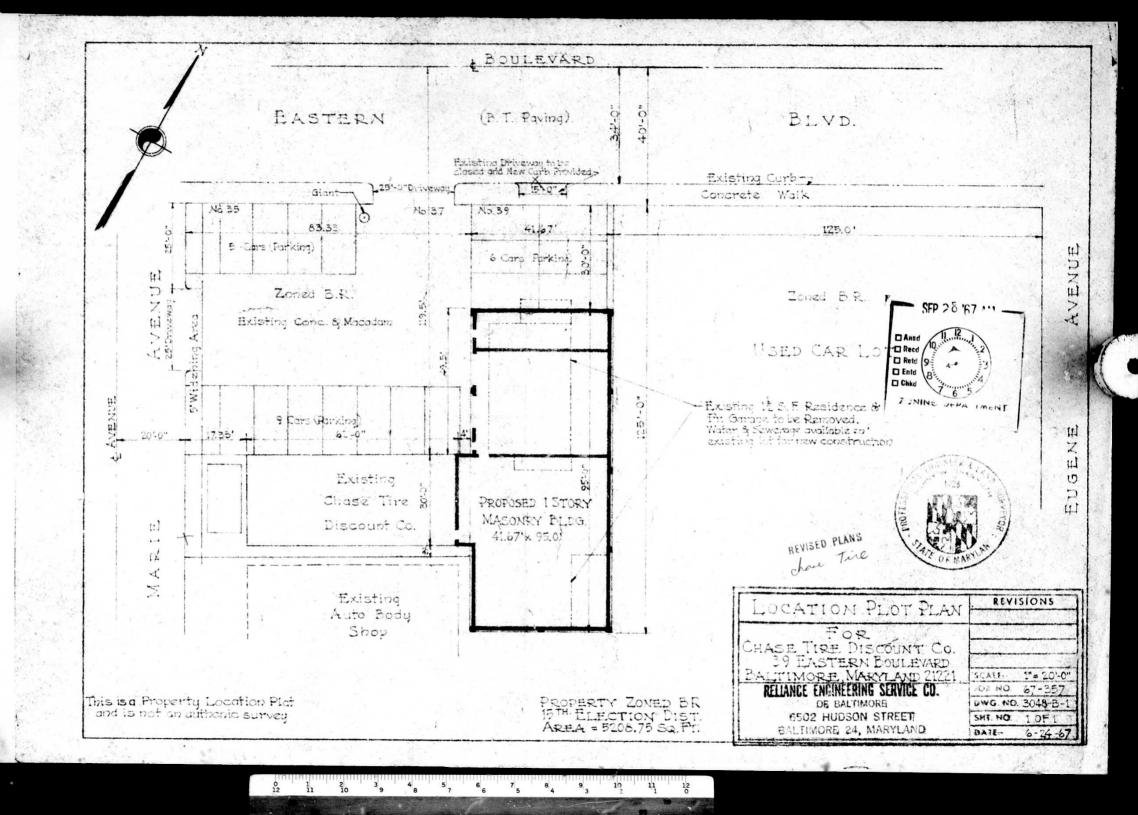
paper published in Baltimore County, Maryland, once a week

30th day of October 9 1967 ; that is to say,

the same was inserted in the issuex of Oct. 18, 1967.

Stromberg Publications, Inc.

By The flow South



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