June 27, 1967

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

Reclassification from R-A to B-L and parking variance, for hussell 0. Beard, Sr., located 5/S Luts Avenue E/S Marlyn Avenue Avenue E/S Marlyn Avenu 15th District (Item 3 June 27, 1967)

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The Honing Advisory Committee has reviewed the subject petition and makes the

SHEAR OF PROFESSION.

Mater. Entiting 10° water in Marly, Aramse, Mater. Entiting 10° water in Marly, Aramse, Mater. Entiting 10° water in Marly, Aramse, Material of Assistance of Marlyn Avenue is to be developed as a 10° read on a 60° 7/4.

Luta Avenue is to be developed as a minima 30° read on a 10° R/w.

SECRET PLANTUM AND SURFACE OF TRAFFIC ENGINEERING: This bureau is of the opinion that the parking requirements as set forth in Salthaore County Coning Regulations are a mixture. The plant mort by revised prior to a hearing date being assigned following the proposed I'vi of Marlyn Avenue and Latz Avenue.

ZORING ADMINISTRATION DIVISION: This office will withhold a hearing date until such time as the site plan has been revised to reflect the proposed widening of Marlyn sod

If the petition is granted, no occupancy may be made until such time as plans cen submitted and approved and the property inspected for compliance to the

oning cotion requested, but to sesure that all parties are made source of the propriet of the proposed and the cotion requested, but to sesure that all parties are made source of plans or problems that may have a bearing on this case. The Director major the logisty Director of the of Flanning and Joning will subsit recommendations on the appropriateness of the requested souning 10 days before the Coming Commissioner's hearting.

The following mambars had no comment to offer:

Health Department
Bureau of Fire Prevention
State | code Commission

Carlyle Brown-Bureau of Engr. C. Richard Moors-Bureau of Traffic Engr. Albert V. Quimby-Troject Planning

Ingran (mion skin

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and SE/cor. of Harlyn and Lutz it appearing that by reason of error in the original zoning map the above Reclassification should be had; and it further appearing that by reason of ...tbat...... strict compliance with the Baltimo re County Zoning Regulations would result ip practical difficulty and unreasonable bardship upon the Petitinner and the Variance requested would grant relief without substantial injury to the public health, askety and general welfare of the locality involved. a Speciel Examples of a to permit-Il parking spaces instead of .....should be gr nted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. day of ... Peccuber ...., 196.7., that the herein described property or area should be and the same is hereby reclassified; from a RA zone to a BL RA Variance to permit zone, and war dependent seeks and the same is not the required 15 spaces, granted, from and after the date of this creduct, subject to approval of the site plan by the Pareau of Public Services and the Office of Planning and Joning.

DPEUTY Zoning Commissioner of Baltimore Co 4/1/11 ant to the advertisement, posting of property and public hearing on the above pelition GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this..... Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

4 ligni

District 15#

County Office Building

Your petition has been received and accepted for filing this 1 offer John G. Rose, Zoning Con nissioner

Petitioner Reseall & Rosse, St.

Petitioner's Attorney Profes V. Blade

Reviewed by \_\_\_\_\_\_\_ Chairman of Advisory Com.

CERTIFICATE OF POSTING G DEPARTMENT OF BALTIMORE COUNTY 47-108-87 Date of Posting 10/24/67 Posted for Heavy 700 13 1947 at Ilian A.M. Petitioner Suscell Vocard Location of pr crty 55/cm of muslyn on + Late de Location of Signe 2 Line in Aton Minder found morly ne I Sym Good in frond your 25' West of mother was & So of Roman Lety one mul V. Hes Date of return 11/2/67

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date. November 3, 1967

George E. Gavrelis, Director of Planning

Patition #68-108-RA. Southeast corner of Marlyn and Lutz Avenue.
Patition for Reclassification from R.A. to B.L. Patition for Variance to
permit 11 parting spaces: Instead of the required 15 spaces.
Russell Beard, Sr. - Patitioner.

15th District

HEARING: Monday, November 13, 1967. (11:00 A.M.)

The planning stoff of the Office of Planning and Zoning offers the following comments or

The recently adopted Eastern Area Rezoning Map should prevail in regard to this petitioner's property. At the time the Map ras processed, it was fully recognized that there was an existing nun-conforming commercial use of the property. B ecose of this the property was shifted from a residential cottage to apartment zoning, thereby reliaining previours to seek commercial zoning for it. The County Council undentood this and so adopted the Map.

8-L zoning here would constitute s<sub>t</sub>ot zoning. Beyond that, to request intensifying the use of the property above its capacity, via variances for parking and yards, would be to compound the problem.

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PETITION FO BRECLASSIFICATION AND VASIANCE—1900 DESTRICT CONING: From B.A. to B.L. Sone. Petition for Variance for Parking LOCATION: Scatheast of Martyn and Luts Avenue DATE & TIME: Monday, 1 12, 1967 at 13:00 A.M. TUBLIC HEARING: Room 188, County Office Building, 111 W. Chose-

more County, will hold a pushe hear-ing the county and the proposed Bealey. H. Proposed Bealey. H. Prillion - for Variance from the Jonass Regulations of Bailtoner County to permit It sparting specus instead of the required 15 opens. The Easing Regulations to be an-cepted as follows:

Sociales 49.3. It (1)—Buildings devot-tion of the county of the county of the county of the square first of folds Sour zero.

All that marcel of 1 and the PM-

of the restal trades—I feet come. 146
All that payers of a de la the Pritorial Disperse of the payer of the

containing 0.316 acres of land more or less.

Being the property of Russell Beard, fr., as shown on property of the control of the control of the Hearing Later, Menday, November 13, 1947 at 1109 A.M., November 13, 1947 at 1109 A.M., November Public Hearing, Rossm 161, County Office Building, 111 W. Carcapeaka Aventur, Tewords, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD October 26th 1967 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspap , printed and published in Towson, Baltimore County, Md., once in each of one time xxxxxxxxxx weeks before the 13th appearing on the 26th day of October

Lean Street

CERTIFICATE OF PUBLICATION

OFFICE OF

Zone.
Petition for Variance for Parking.
LOCATION: Southeast corner of Marlyn and Jutz Aves.es.
DATE 2 TBME: MOXDAY,
NOVEMBER 13, 1967 at 11:90

PETITION FOR
RECLASSIFICATION AND
VARIANCE
15th DISTRICT
ZONING: From R. A. 10 B. L.

NOVAMBER 14, 10°C at 110°C
APPLICATION OF THE CONTROL OF THE CONTR floor area.

All that parcel of land in the Fifteenth District of Boltimore

Beginning for the same at the

The Eastern Beacon

809 x801 Eastern Ave. Oct. 27, 1967 Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Potition for Relcassification & Variance Russell O. Beard, Sr.
was inserted in The Eastern Beacon a weekly news-

paper published in Baltimore County, Maryland, once a wee,; for one (1) successive weeks before the

13th day of November 19 67; that is to say, the same was inserted in the issues of Oct. 25, 1967.

Stromberg Publications, Inc.

Publisher

By here & line must k

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Byer, Chairman

FROM Lightenant Charles F. Borris, er.

SUBJECT Property owner: succell 0. Leard, or. District:

1. Small be required to meet all fire department regulations

823-3000 EXT. 387

BALTI' ORE COUNTY, MARY' AND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Hesera, Beldeln & Gods 24 L, Ressa, Ava, Teasen, Hd, 21284

\$50,00

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

> 168 108EM MAP

4-B

ENSTERM

MECA

DESCRIPTION TO MUNICIPALT IN THE PLANT

RUNEILL D. MEARD, ER.

Seginaing for the came of the intersection of the Southernost side of Lutz Avenue heretofore laid out 20 feet wide with the courses and distances, vis: Berth 83,6egrees of minuter East 165 feet and North O6 Degrees West 72 feet to the Couthernmost side of Lutz Avenue of result, running trence binding to the Southernions side of said Latz Avenue with the use is roughn with others entitled

thereto South E) degrees 01 minutes sent 185 feet to the place of

Containing 0.314 serse of find save or less.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

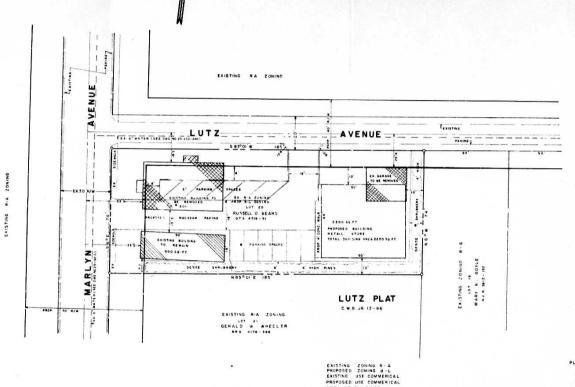
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BULLED

\$59.00 COST

MPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DATE Dec. 8, 1967

No. 50641



PLAT TO ACCOMPANY ZONING PETITION

H-A TO B-L VARIANCE REQUESTED FOR 10" SETBACK ON BLOS RUSSELL O. BEARD

# 201 MARLYN AVENUE

APRIL , 1947 BALTO. CO. MD. SCALE 1" = 20"

#68-108 RA REVISED PLANS

GARDEN

LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL ZONING. ALL PARKING SPACES 81/2 x 18

LOCATION MAP SCALE 1" - 200"

MAP

4-B

EASTERN AREA

NE - 2-H

12 11 10 3 4 5, 6 7 8 4 3 12 11 12

AREA OF BUILDINGS
EXISTING BUILDING 800 SQ.FT
PROPOSED BUILDING 2200 SQ.FT
TOTAL 3000 SQ.FT

PARKING SPACES REQUIRED 15 PARKING SPACES PROVIDED PI

BL