

69-22-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Savon Station Number Two, Inc., legal owner, of the property situated 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 255(2)(b), 1) - To permit a front yard setback of 20 feet instead of the required 50 feet. Section 238.2 - To permit a side and rear yard setback of 0 feet instead of the required 30 feet.

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

Due to the extreme narrow width of the property involved an extreme hardship would be imposed on me making the property unbuildable.

See attached description

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Savon Station Number Two, Inc.
President
Contract purchaser
Address P.O. Box 866
Baltimore, Maryland 21203

Petitioner's Attorney
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of May 1968, 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 property be posted, 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 29th day of July, 1968, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 18, 1968

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #69-22-A. East side of North Point Boulevard 400 feet North of Wise Avenue. Petition for Variance to permit a front yard of 20 feet instead of the required 50 feet; and to permit a side and rear yard of zero feet instead of the required 30 feet.
Savon Station Number Two, Inc. - Petitioners

15th District
HEARING: Monday, July 29, 1968 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition. It agrees that the unique dimensions of the property warrants relief from setback requirements. If granted, the granting should be conditioned upon approval of the site plan which not only details curbing and entrance location along North Point Boulevard, but links the subject property with the adjoining service station to the south.

GEC:bms

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

the above Variance should be had; and it is further ordered that the above Variance

to permit a front yard setback of 20 feet instead of the Variance required 50 feet; and to permit a side yard and rear yard setback of zero feet instead of the required 30 feet.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of August, 1968, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a front yard setback of 20 feet instead of the required 50 feet; and to permit a side yard and rear yard setback of zero feet instead of the required 30 feet, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the 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 the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty... 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.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: A & H Transportation, Inc.
P.O. Box 866
Baltimore, Md. 21203

DATE July 26, 1968

REPORT TO ACCOUNT NO. 01-622

QUANTITY 43.25

UNIT PRICE \$1.25

TOTAL AMOUNT \$54.06

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

PETITION FOR VARIANCE
15th DISTRICT
ZONING COMMISSIONER OF BALTIMORE COUNTY
LOCATION: East side of North Point Boulevard 400 feet North of Wise Avenue.
DATE & TIME: Monday, July 29, 1968, 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the above petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 20 feet instead of the required 50 feet; and to permit a side and rear yard setback of zero feet instead of the required 30 feet.

The Zoning Regulations of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the above petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 20 feet instead of the required 50 feet; and to permit a side and rear yard setback of zero feet instead of the required 30 feet.

ALL THAT parcel of land in the 15th District of Baltimore County, containing 0.125 acres, more or less, bounded by the following lines: 120 feet on the north by the front yard setback of 20 feet; 120 feet on the east by the side yard setback of 0 feet; 120 feet on the south by the rear yard setback of 0 feet; and 120 feet on the west by the rear yard setback of 0 feet.

BEFORE the same on the 27th day of August, 1968, at 1:00 P.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

IT IS ORDERED that the above Variance be and the same is hereby GRANTED.

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

1 Sign

District 15th

Date of Posting: July 12, 1968

Posted for: Herman Mon July 29, 1968 @ 1:00 P.M.

Petitioner: Savon Station # 2, Inc.

Location of property: E/S of North Point Blvd 400' N. of Wise Ave

Location of Sign: Posted, East Side No. Point Blvd Approx 400' N. of Wise Ave

Remarks:

Posted by: Neil B. Rose

Date of return: July 18, 1968

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OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: A & H Transportation, Inc.
P.O. Box 866
Baltimore, Md. 21203

DATE July 18, 1968

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IT IS ORDERED that the above Variance be and the same is hereby GRANTED.

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 11 1968

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 the following successive weeks before the 15th day of July, 1968, the first publication appearing on the 11th day of July, 1968.

THE JEFFERSONIAN,
G. Leach, Publisher
Manager

Cost of Advertisement, \$.....

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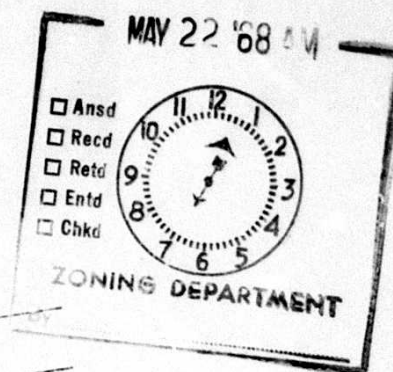
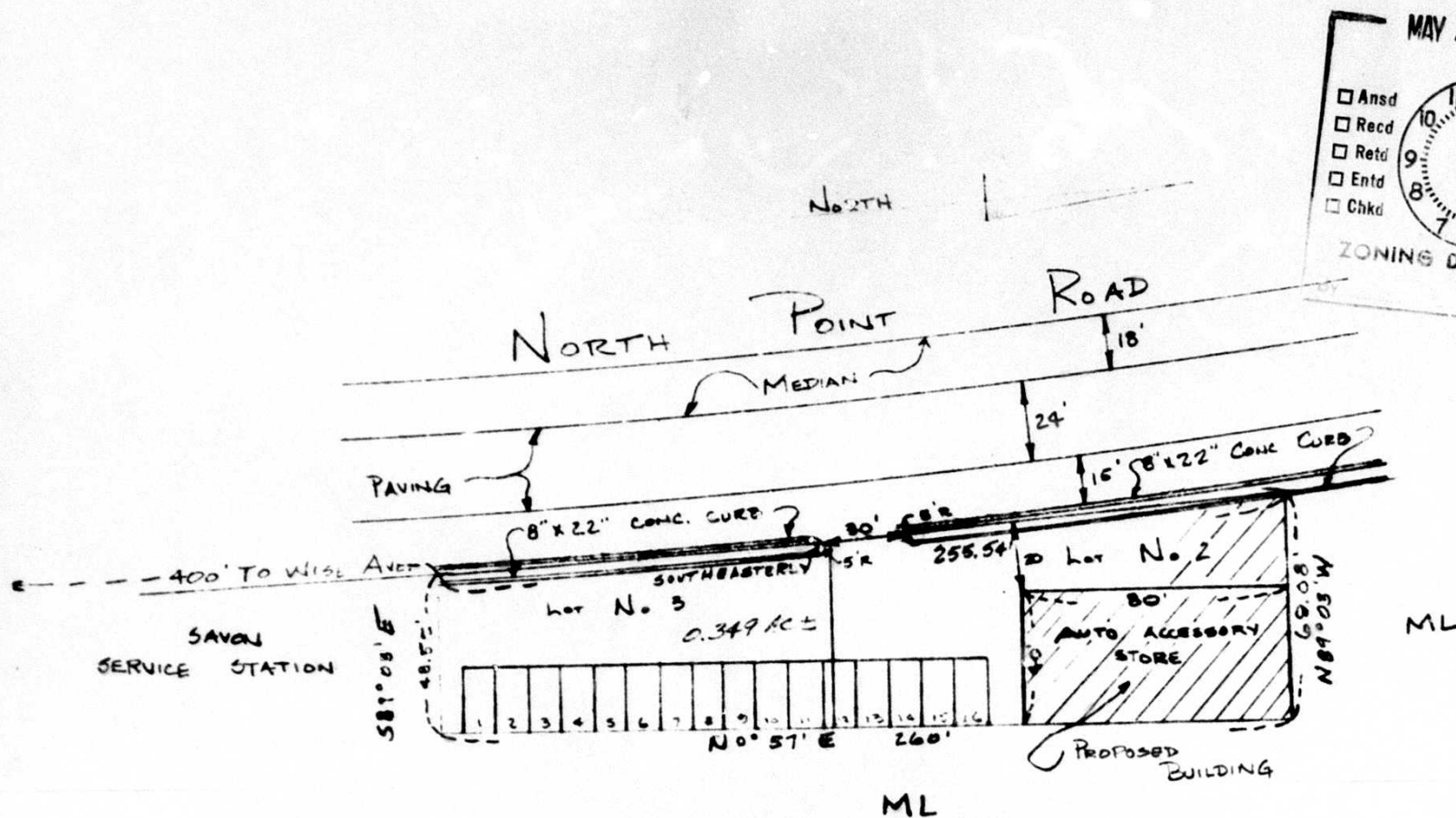
IT IS ORDERED that the above Variance be and the same is hereby GRANTED.

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

OFFICE OF THE
ESSEX TIMES
ESSEX, MD. 21221
July 16, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 18th day of July, 1968, that is to say, the same was inserted in the issue of July 11, 1968.

STROMBERG PUBLICATIONS, Inc.
By Ruth Morgan



REVISED PLANS

OFFICE COPY

PARKING DATA
 SQUARE FEET = 3200
 1 PARKING SPACE PER
 200 SQ. FT. = 16
 SPACES PROVIDED = 16

PLAT TO ACCOMPANY
 ZONING VARIANCE
 FOR

CHAIM'S AUTO
 ACCESSORY STORE
 SCALE 1" = 50'
 DISTRICT 15

