PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY:

Louise F. Horgenrather, Ella Mackey Bussey, and

1, or w. Charles N. Horgenrather with the property situate in Raltimore
County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 409.2b/to permit 0 automobile parking spaces instead of the required 32.

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

At the present time we want to rebuild "The wood Butcher" shop at 6 west Chesapeake Avenue. The existing frame building is very old and was originally used as a stable. It is not the highest and best use of the available space. At a later date we want to rebuild the very old frame building at 2 and 4 West Chesapeake Avenue. The County Revenue Authority parking lot adjacent to the subject property See attached description provides adequate parking for 120 cars.

Property is to be posicine and advertised as prescribed by Zoning Regulations.

Let we agree to pay expenses of above Variance advertising josting, etc., upon filing of this tition, and furth regree to and are to be bound by the roning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Baltimore County.

Lucy 3	La ventaller
213	Legal Owner
~ 3 3	Contract purchaser
Addrew	
1 /2	

Petitioner's Attorney

Ella Macky Bucay Challe M bels and Capter Legal Owner Address Lakoy Y. Haile, Jr.

13 W. Chesapease Ave. Towson

YORK Rd. and

Address ORDERED By The Zoning Commissioner of Baltimore County, this 20th

of. August. 198. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two resupapers of general circulation throughout Baltimore County, that property be posted, and that the public bearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County on the 30th day of September 196 pt 11:00 o'clock

4.

Zoning Commission Goe missioner of Baltimore County

9/30/69

BALTIMORE COUNTY MARYLAND

INTER-OFFICE COFRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date September 20, 1968

FROM George E. Gavrelis, Director of Planning

Petition 69-76-A. Northwest corner of York Road and Chesapeake Aven e.
Petition for Variance to permit Zero parking spaces instead of the required 32 spaces. Charles N. Hergenrather, et al – Petitioners

HEARING: Monday, September 30, 1968 (11:00 A.M.)

The stoff of the Office of Planning and Zoning has reviewed the subject petition for a variance to permit no parking spaces. In light of the designed 32 parking spaces. In light of the designey and avoidability of Revenue Authority parking on a tract immediat objector, the planning stoff offers no adverse comment on the variance as such. The contract of the contra

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

N. G. ROSE

Petitioner Louise F. Harmanrether, et al

and it appearing that by reason of the following finding of facts that strict compliance with 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 further appearing that has been of a Variance to permit zero parking spaces instead of the required, should be granted IT IS ORDERED by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order, to permit zero parking spaces in stead of the required thirty-two spaces, subject to approval of the site plan by the Statef Roads Commission, the Bureau & Public Services and the DEPUTY Zoning Commissioner of Baltimore County Purpoint to the advertisement, posting of property and public hearing on the above petition ring that by reason of... 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

EXT. 387	BALL TOKE COUNTY, MAR AND	pe. 10, 1968
To: La	ollpy Helle Zening Dept. of Balto. 3 V. Chasspeako Area. Temena, Ad. 2120h	TOT/ AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	\$25.00 COST
مد جست	Publicion for Yarlance for Charles II. Hargementher, et al	25,00
2500m	4	
	MPPRTART: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLANI DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYL	

TEL EPHONE 823-3000 EXT. 387	BALTIMORE COUNTY MARYLAND	6311
To:	Lakey Y. Hailo Towning Oupt. of Onito. Co. Towning Oupt. of Onito. Co. Towning No. 21209	TOTAL AMOU
QUANTITY 0 2 2 3	DETECTATION PROPRIESTOR AND REST THIS PORTION FOR YOUR RECULOR. Revertising and posting of property for Charles II. Hergenrather 169-76-A	43.25
4 3 2 5 4	4	

IMIJETANT. MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND COUNTY OFFICE OF PLANNIN

BUBJECT: Parking Variance for Louise F. Hergenrather, et al, located RM/corner of York Read and Chesposus Ave. 9th District (Item 40, August 20, 1568)

The Zoning Advisory Committee has reviewed the subject patition and has

upage or gaginggarms and - Cheapeake Are, is to be ultimately developed as a Mr rord on a 76° R/N. This will require the building setbick to be located in the area of the adjacent

Names or TAMPIC INCINEURING: The patitions: (uncluded in a variance from 12 spaces to 0 spaces. The extreme parking shapitage in Tombon wakes any variance undesirable.

Find Bunging: The politioner will be required to meet all Fire Sept. regulations.

<u>winished Shetuting</u>.
The putitioner must meet all requirements of the Building Code, particularly with regard
to examings facing adjoining buildings.

MEASTH STRATUSET:

The best ding or buildings on this site may be subject to registration and compliance with best ding or buildings on this site may be subject to registration. Additional information may be obtained from the Straton of Air Pollution, Baltimore County Department of Health.

STATE ROADS (Benission) The plan infloates ne access from York Road, therefore, this office has no co

ZONING ADMINISTRATION DIVISION

If the petition is granted, no occupancy may be made until such time as

zoning action requested, but to assure that all parties are not enter of plans or problems that one proposed that the second parties of the second problems that the second parties of the second problems that the second parties of the second p

Very truly yours

JAMES E. DYER, Zoning Supervisor Carlyle Brown-Bur. of Engr.; C. Richard Moore-Bur. of Traffic Engr.; Inspector Thomas Reliy-Fire Bureaus (Emar C. Happert-Building Engr.; William Greenmeit-Health Bept.; John Hayers-Este Book Compliation

PETITION FOR A VARIANCE 20NING: Petition for Variance for parking. LOCATION: Northwest corner of York Road and Chesapeake Ave. The Zening Commissioner of Baits more County, by authority of the Zoning Act and Regulations of Baltsmare County, will held a puelle hear-

DATE & TIME: Monday, September 10, 1948 at 11:00 A.M. PUBLIC HEARING: Room 101, Coun-ty Office Building, 111 W. Ches-apeake Avenue, Towson, Maryland

Senting An and September of Ballian Senting And American Senting Senti

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 12 * , 19 68

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 day of _____September _____, 19_5%, the arest publication appearing on the 123h day of September

THE JEFFERSONIAN,

Cost of Advertisement, \$...

DOLLENBERG BROTHERS Registered Projessmeal Engineers & Land Surveyor

> TOWSON, MD. 21204 July 25, 1968

Zoning Description

All that piece or parcel of land situate, lying and being in the Mineth Election District of Baltimore County,. State of Maryland and described as follows to wit:



OFFICE OF

TOWSON IMES TOWSON, MD. 21204 4ept. 16,

THIS IS TO CHAPIFY, that the annexed advertisement of John G. Rose, Soning Commissioner of Saltimore County

as inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One SECTION week! before the listh day of Sept., 1968, that is to say, the same was inserted in the issue/of Jept. 12, 1968.

STROMBERG PUBLICATIONS, Inc.

B. Buth Margan

27

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #69-76-4 Townson Maryland

Poster for Hearing Maday Syl 36 1964 & Madash.

Poster for Massey Maday Syl 36 1964 & Madash.

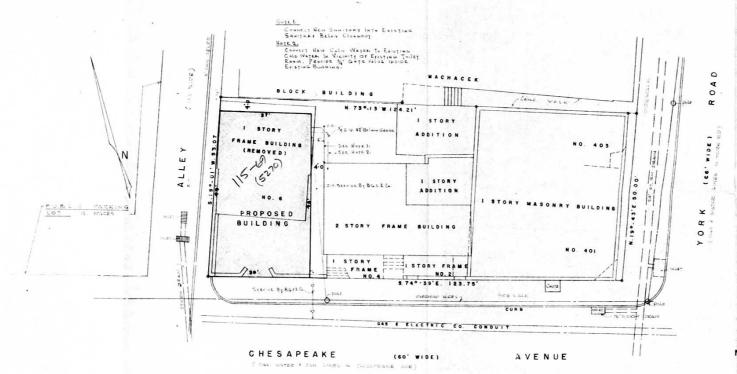
Leasing of property. N. W. Least Standards. Location of property NW/Cos & york Rd Y Chesepeate Ore

Location of Signs & Posts on Na con & yak Sa X heerstale one Bride Barles Stop

Posted by Presel H Her

Date at return Sept 20-68

Children Avenue, Theoco South See 1 Control South See 1 Control South 7 degrees 20 minutes state 12.27.5 feet to the glace of see innear Containing, Containing 0.13 zero See 1 Containing 0.15 Monday, Seetender 1 Containing 0.15 Monday, Seetender 1 Containing 0.15 See 1 Containing 0.15 Monday, Seetender 1 Containing 0.15 See 1 Containing 0.15



DATA TAKEN FROM PLAT BY DELLENDERS BESTHERS SUBMEYORS & CIVIL ENGINEERS DATED LAN 2 1963 FLOOR AREAS 401 - 2707 A

ZE4 2148 F

PROPOSED BLOG. 6 1543 A

TOTAL 6404 A

PARKING REQUIREMENTS - 6406 A 32 DEACES

PROPOSED BUILDING - 1543 C

PROPOSED BUILDING - 1543 C

PROPOSED BUILDING - 1543 C

PROPOSED BUILDING PROPOSED C SPACES

TOTAL PROPERTY AREA OF ACRE

PARKING PRODUREMENTS - 1848 & SPACE EXISTING PARKING PROVIDED - O SPACES VARIANCE REQUESTING - O SPACES ZONING BUSINESS, MAJOR

PARKING VARIANCE GRANJED OCTOBER, 1968

PLANS AFPROVED
DESIGNATION
DESTR.

File No 69-76 A

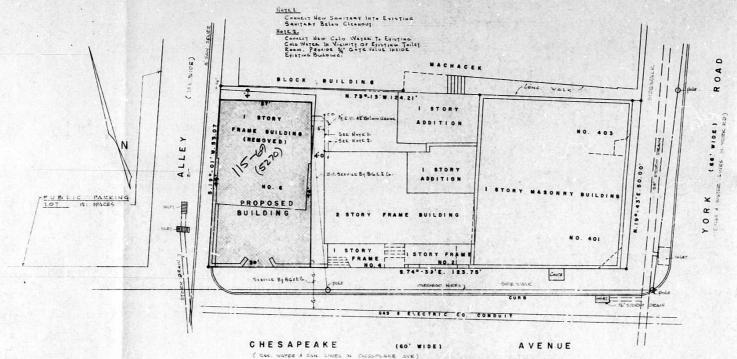
PLAT OF HERGENRATHER PROPERTY

N.W. CORNER OF YORK RD. & CHESAPEAKE AVE.

TOWSON - BALTO. COUNTY, MARYLAND 9-TH DIST

29 Jan, 1969-

MICROFILMED



DATA TAKEN FROM PLAT BY DOLLENBERG BROTHERS SUBJECTORS & CIVIL ENGINEERS DATED JAN 2 1963

TOTAL PROPERTY AREA 0.15 ACKE . G373 #

FLOOR AREAS 401 × 2107 #

264 2148 #

PROPOSED BLOG. 6 1543 #

TOTAL 6404 #

PARKING REQUIREMENTS - 6401 8

PARKING REQUIREMENTS - 1548 #

PARKING REQUIREMENTS - 1542 * 5 SPACES

EXISTING PARKING PROVIDED - 0 SPACES

VARIANCE REQUESTING - 0 SPACES

ZONING - BUSINESS MAJOR

PARKING VARIANCE GRANJED OCTOBER, 1368 **

PLANS APPROVED
DESIGNATION
DES

File No 69-76 A

PLAT OF HERGENRATHER PROPERTY

N.W. CORNER OF YORK RD. & CHESAPEAKE AVE.

TOWSON - BALTO. COUNTY, MARYLAND 9-TH DIST.

23 JAN. 1969.