

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles E. Brackett, 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 for a Variance from Section 238.1, from 1969 Code, from 238.1, all instead of required 50' on dual highway, 238.2 rear yard - request 0' instead of required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
Property is but 77' in depth to alley. Without variances property cannot be used. As required, setbacks would require 80' before a building could be erected.

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

Charles E. Brackett  
Contract purchaser  
Address: 1603 Eastern Avenue  
Baltimore, Maryland 21231

Charles E. Brackett  
Legal Owner  
Address: 1603 Eastern Avenue  
Baltimore, Maryland 21231

Edward D. Hardesty  
Petitioner's Attorney  
Address: \_\_\_\_\_

\_\_\_\_\_  
Protestant's Attorney  
Address: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ 1970, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ 1970, at 10:30 o'clock.

Edward D. Hardesty  
Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**  
March 12, 1970

Mr. Charles E. Brackett  
1603 Eastern Avenue  
Baltimore, Maryland 21231

RE: Type of Hearing: Front and Rear Yard Variance.  
Location: SE 1/2 Eastern Blvd., 125' SW of Severns Court  
Petitioner: Charles E. Brackett  
Committee Meeting of March 3, 1970  
Item 172

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved, with the property to the west improved with a dry cleaning store; to the north with a fire's and used car lot. To the east with a Gulf Oil Company station and to the south with garden type apartments. Eastern Blvd. in this location is not improved as far as concrete curb and gutter are concerned.

**PROJECT PLANNING DIVISION:**  
The entrance should be relocated to the west and the buffering reversed so that traffic leaving the building will not have to cross traffic entering off of Eastern Blvd.

The proposed use of the building should be noted.

**DEPARTMENT OF TRAFFIC ENGINEERING:**  
The existing parking arrangement as shown is not satisfactory since it requires backing out of the parking area. There should be no access to the 15 foot public alley to the rear of the property.

**JOHN H. WEIDA, A.I.A., ARCHITECT**  
202 BEAUMONT AVENUE . . . BALTIMORE, MARYLAND 21228  
TELEPHONE . . . 660-6244

From the intersection of Eastern Boulevard and Severns Court southwest 125'0" to a pole, continue South 51 degrees 48 minutes 12 seconds West 216.84' to a pipe, then South 38 degrees 11 minutes 48 seconds East 77.21' to a pipe, then North 51 degrees 16 minutes 05 seconds East 217.04' to an "X" cut on concrete block wall, then North 36 degrees 19 minutes 50 seconds West 75.03' to point of beginning.

BALTIMORE COUNTY MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, Date: April 10, 1970  
FROM: George E. Gavalis, Director of Planning  
SUBJECT: Petition #70-198-A. South side of Eastern Boulevard 345 feet East of Stemmas Run Road. Petition for Variance to permit a front yard of 36 feet 13 inches instead of the required 50 feet; and to permit Zero feet for rear yard instead of the required 30 feet.  
Charles E. Brackett - Petitioner.  
15th District  
HEARING: Monday, April 23, 1970 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to both the front and rear yard requirements. In light of the narrow depth of the property and also with regard to the fact that other similar and nearby properties have secured variances, the Planning staff offers no adverse comment.



**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21286

Your Petition has been received and accepted for filing this \_\_\_\_\_ day of \_\_\_\_\_ 1970

Edward D. Hardesty  
EDWARD D. HARDESTY,  
Zoning Commissioner

Petitioner: Charles E. Brackett  
Petitioner's Attorney: \_\_\_\_\_  
Reviewed by: Oliver L. Myers  
Chairman of Advisory Committee

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland #70-198-A

District: 15th Date of Posting: April 2, 1970  
Posted for: hearing Monday April 20, 1970 @ 10:30 A.M.  
Petitioner: Charles E. Brackett  
Location of property: SE 1/2 of Eastern Blvd. 125' East of Severns Court  
Location of Sign: at intersection of Eastern Blvd. and Severns Court  
Remarks: \_\_\_\_\_  
Posted by: Paul V. Nease Date of return: April 9, 1970

Mr. Charles E. Brackett - 2 - March 12, 1970

**FIRE DEPARTMENT:**  
Owner shall be required to comply with all applicable requirements of the Baltimore County Fire Prevention Code and the 101 Life Safety Code, 1967 edition, when construction plans are submitted for approval.

**BOARD OF EDUCATION:**  
No bearing on student population.

**HEALTH DEPARTMENT:**  
Public water and sewers are available to the site.

**Air Pollution Comments:** The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

**STATE ROADS COMMISSION:**  
The proposed entrance paving at the subject site must extend for the full frontage.  
The proposed curb along the Right of Way line of Eastern Blvd. must consist of concrete rather than masonry, as indicated on the plan.  
The entrance curbing must transition along the Right of Way line on an even curve rather than widening abruptly on a tangent, as shown on the plan.  
The plan must be revised prior to the hearing.  
The entrance will be subject to State Roads Commission approval and permit.

**ZONING ADMINISTRATION DIVISION:**  
This office is withholding a hearing date until such time as revised plans are submitted to this office in conformance with the following:

Mr. Charles E. Brackett - 3 - March 12, 1970

**ZONING ADMINISTRATION DIVISION (Continued):**

1. State Roads Commission comments.
2. Project Planning Division comments.
3. The use of the subject building must be indicated on the plan.

Very truly yours,  
Oliver L. Myers  
Oliver L. Myers, Chairman

**BUREAU OF ENGINEERING**  
Zoning Plat - Comments  
March 12, 1970

177. Property Owner: Charles E. Brackett (1969-1970)  
Location: SE 1/2 Eastern Blvd., 125' SW of Severns Court  
District: 15th  
Present Zoning: RR  
Proposed Zoning: Variance Sec. 238.1, Sec. 238.2 (front and rear yard)

**REMARKS:**  
Access will be from Eastern Boulevard, a State Road (M.D. 150); therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.  
The alleyways adjacent to the site are for residential use only. Therefore, the Applicant shall provide means to prevent ingress or egress or vehicular traffic.  
**SETBACK COMMENTS:**  
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, impacting private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.  
Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.  
**STORM DRAINAGE:**  
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.  
The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or danger to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.  
Eastern Boulevard (M.D. 150) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.  
**UTILITIES:**  
Public water is available to serve this property.  
**SEWERAGE:**  
Public sanitary sewers are available to serve this property.

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 Variances 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 is hereby supporting that the variance of~~

to permit a front yard of thirty-six (36) feet, thirteen (13) inches, instead of the required fifty (50) feet; and a Variance to permit zero (0) feet for a rear yard instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of April, 1970, 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 of thirty-six (36) feet, thirteen (13) inches, instead of the required fifty (50) feet; and to permit zero (0) feet for a rear yard instead of the required thirty (30) feet, subject to the approval of the site plan by the State Roads Commission, the Bureau of Public Service 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of April, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-1988-A  
 217  
 CHARLES E. HANDELY  
 Zoning Commissioner  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21286  
 770-9884

**PETITION FOR A VARIANCE**  
 15th DISTRICT  
 ZONING REGULATIONS FOR VARIANCE  
 FOR FRONT REAR YARD  
 LOCATION: South side of Eastern Boulevard 212 feet east of the East of Matthews Road  
 ADJACENT TO: EAST LANE, HANCOCK, PUBLIC HEARING Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition from the Zoning Regulations of Baltimore County for special treatment of 24 feet front yard and 30 feet rear yard instead of the required 50 feet and 30 feet respectively on a lot and parcel of land in the following description:  
 Section 218.1 - Front Yard - 50 feet from the front property line if an a rear yard.  
 Section 218.2 - Rear Yard - 30 feet from the rear property line.  
 All that parcel of land in the eastern corner of Baltimore County from the intersection of Eastern Boulevard and Beverly Court south 137' 0" to a public concrete block wall 11' 0" wide, 12 inches high 21.14' to a alley, then South 12 degrees 11 minutes 48 seconds East 72.21' to a alley, then North 12 degrees 12 minutes 00 seconds East 21.14' to an "X" on the concrete block wall, then North 28 degrees 12 minutes 23 seconds East 11.65' to point of beginning.  
 From the intersection of Eastern Boulevard and Beverly Court south 137' 0" to a public concrete block wall 11' 0" wide, 12 inches high 21.14' to a alley, then South 12 degrees 11 minutes 48 seconds East 72.21' to a alley, then North 12 degrees 12 minutes 00 seconds East 21.14' to an "X" on the concrete block wall, then North 28 degrees 12 minutes 23 seconds East 11.65' to point of beginning.  
 EDWARD D. HANDELY  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 April 2, 1970

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 15th DISTRICT  
 ZONING REGULATIONS FOR VARIANCE FOR FRONT REAR YARD  
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 EDWARD D. HANDELY  
 ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 April 2, 1970

ORIGINAL  
 OFFICE OF  
**THE ESSEX TIMES**

ESSEX, MD. 21221 April 6 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Handely, 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 6th day of April, 1970 that is to say, the same was inserted in the issue of April 2, 1970.

STROMBERG PUBLICATIONS, Inc.  
 By *Earl Morgan*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., April 2, 1970.

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 week before the 20th day of April, 1970, the first publication appearing on the 2nd day of April, 1970.

THE JEFFERSONIAN,  
 Manager.

Cost of Advertisement, \$.

TELEPHONE 822-3000 EXT. 387 INVOICE No. 69390  
 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE  
 Division of Collection and Receipts  
 COURT HOUSE TOWSON, MARYLAND 21204 BILLED  
 Being Dept. of Baltimore County

To: Cash

SECRET TO ACCOUNT NO. 01-822 RETURN THIS PORTION WITH YOUR REMITTANCE  
 QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Advertising and public hearing for Charles Gredert 870-198-A	41.00
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 822-3000 EXT. 387 INVOICE No. 69356  
 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE  
 Division of Collection and Receipts  
 COURT HOUSE TOWSON, MARYLAND 21204 BILLED  
 Being Dept. of Baltimore County

To: Gredert's Inc. 1984 Eastern Blvd. Baltimore, Md. 21221

SECRET TO ACCOUNT NO. 01-822 RETURN THIS PORTION WITH YOUR REMITTANCE  
 QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Petition for Variance 870-198-A	25.00
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4

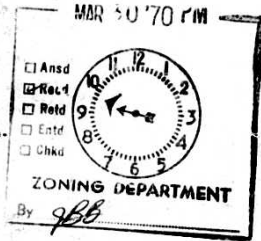
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

GODFREY & BROTHERS, INC.  
 4/24/70

MICROFILMED

#172  
REVISED PLANS

MAR 30 70 PM



OFFICE COPY

**LEGEND**

- PROPERTY LINE
- WATER LINE
- SANITARY LINE
- M/H MANHOLE
- ⊕ F/M FIRE HYDRANT
- \*\*\*\*\* 8" HI COMPACT SCREENING FENCE



**OFF-STREET PARKING DATA:**

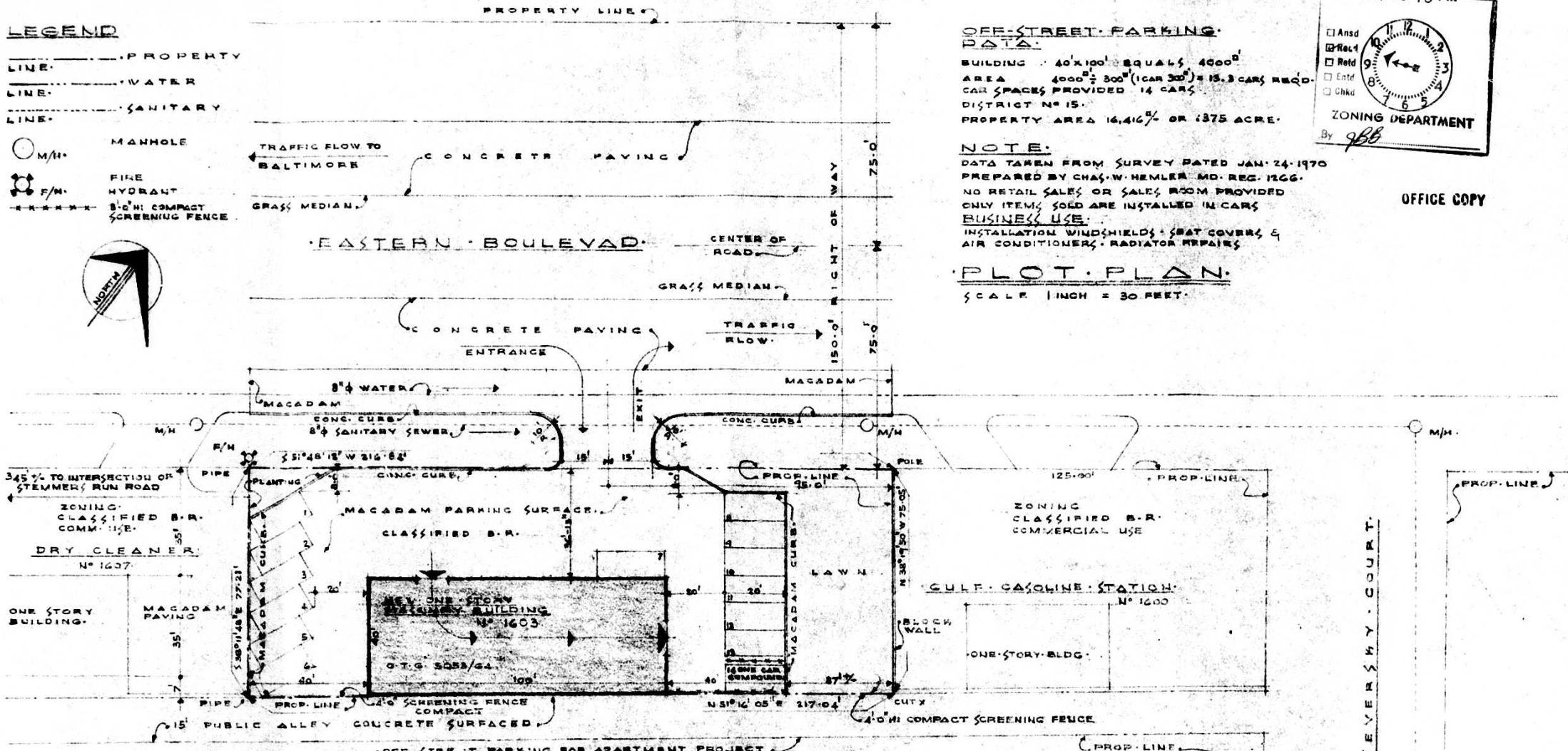
BUILDING 40'x100' EQUALS 4000'  
 AREA 4000' ÷ 300' (1 CAR 300') = 13.3 CARS REQD.  
 CAR SPACES PROVIDED 14 CARS  
 DISTRICT NO 15  
 PROPERTY AREA 16.41% OR .375 ACRE

**NOTE:**

DATA TAKEN FROM SURVEY DATED JAN 24 1970  
 PREPARED BY CHAS W HEMLER MD REG 1266  
 NO RETAIL SALES OR SALES ROOM PROVIDED  
 ONLY ITEMS SOLD ARE INSTALLED IN CARS  
**BUSINESS USE**  
 INSTALLATION WINDSHIELDS SEAT COVERS &  
 AIR CONDITIONERS RADIATOR REPAIRS

**PLOT PLAN**

SCALE 1 INCH = 30 FEET



**PROPOSED ONE STORY MASONRY BUILDING**  
**MR & MRS CHARLES E BRACKETT**  
 1203 EASTERN BOULEVARD  
 BALTIMORE COUNTY MARYLAND

**JOHN H. VEIDA, A.I.A.**  
 ARCHITECT MD REG NO 767-A  
 202 BEAUMONT AVE.  
 CATONSVILLE MD 21228  
 DATE FEB 13 1970 REVISED FEB 19 1970  
 DO MAR 26 1970

*John H. Veida*

