

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS** 71-163-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Drexel M. Johnston & I, or we, the undersigned, legal owner(s) 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 217.1 to permit a side yard of 10.12 feet instead of the Regulation 25 feet.

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

- (1) It is not economically feasible to construct the addition to the existing building for the purpose intended, viz. dental office(s) and waiting room in a manner other than shown on the plan attached.
- (2) The existing building (dwelling) has a side setback of only 19.36 feet.
- (3) Other buildings on nearby lots are as close as 7 feet to side lines.
- (4) No damage to health, safety, density or general welfare of the community is involved, in fact, there is a present need for dental services.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I/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.

Contract purchaser: Drexel M. Johnston  
Address: Drexel M. Johnston Legal Owner

BY: Nelson R. Kerr Petitioner's Attorney  
Address: 210 M. Fanna's Yarns Avenue  
Towson, Maryland VA 3/34-1

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of October, 1970, at 10:00 o'clock

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of November, 1970, at 10:00 o'clock

Edward D. Hardisty  
Zoning Commissioner of Baltimore County

**FOR THE PURPOSE OF EXHIBIT ONLY**

beginning for the same on the northwest side of the Belair Road (60 feet wide) at the distance of north 49 degrees 49 minutes east 340.06 feet from the intersection with the centerline of Perry View Road running thence east and binding on the southeast side of Belair Road north 49 degrees 49 minutes east 100.00 feet thence to the side of Belair Road and running the three following courses and distances: (1) north 49 degrees 11 minutes west 270.00 feet south 49 degrees 49 minutes west 100.00 feet and south 49 degrees 11 minutes east 200.00 feet to the place of beginning.



William B. Ulrich Jr.

ORDER RECEIVED FOR FILING

DATE 11/17/70

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 Petitioners 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 further 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 Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety, and general welfare of the locality involved,

a Variance to permit a side yard of 10.12 feet instead of the required twenty-five feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of November, 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 side yard of 10.12 feet instead of the required twenty-five feet, subject to the 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 Petitioners 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 17th day of November, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 29, 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 (1) issue, to-wit: on October 29, 1970, the first publication appearing on the 29th day of October, 1970.

THE JEFFERSONIAN  
Manager

Cost of Advertisement, \$

**PETITION FOR VARIANCE FROM HEIGHT REGULATIONS**

EDWARD D. HARDISTY  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
Oct. 29, 1970

**THE TOWSON TIMES**

724 YORK ROAD  
TOWSON, MD. 21204

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner for Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) issue, to-wit: on October 29, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Date of Posting: Oct. 28, 70  
Petitioner: Drexel M. Johnston  
Location of property: 210 M. Fanna's Yarns Avenue, Towson, Md.  
Location of Signs: Signs posted on front of 210 M. Fanna's Yarns Avenue

Remarks: None  
Posted by: Fred W. Hays  
Date of return: Nov. 5, 70

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
TOWSON, MARYLAND 21204

No. 75340  
DATE Oct. 23, 1970

To: Drexel M. Johnston, D. C. S.  
3660 Perry View Road  
Baltimore, Md. 21236

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance 71-163-A	\$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204

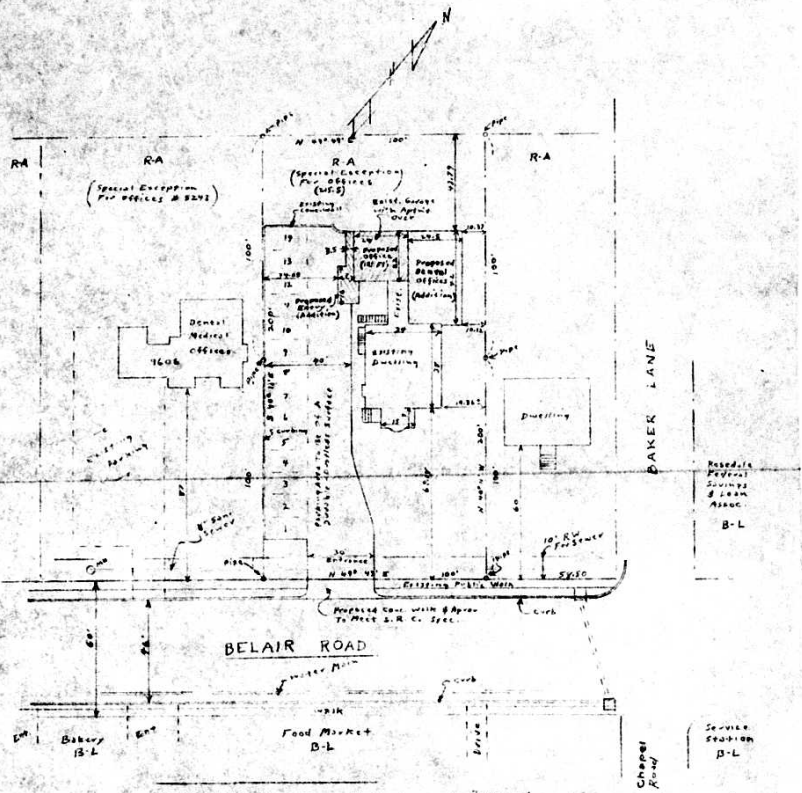
INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
TOWSON, MARYLAND 21204

No. 75396  
DATE Nov. 17, 1970

To: Drexel M. Johnston, D. C. S.  
3660 Perry View Road  
Baltimore, Md. 21236

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 71-163-A	\$5.00

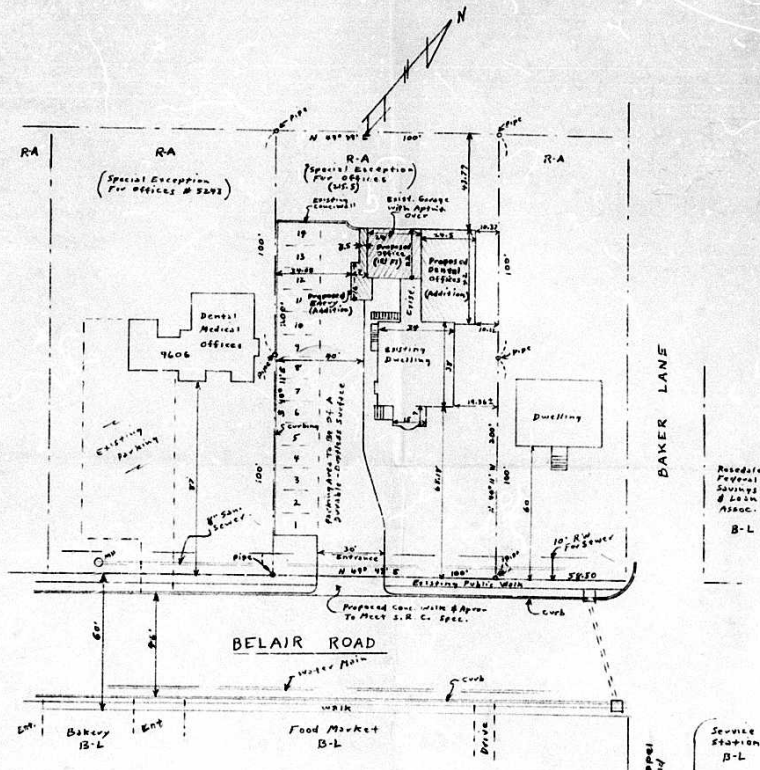
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE, REVENUE DIVISION  
COURTHOUSE, TOWSON, MARYLAND 21204



Proposed Dental Offices For:  
 Dr. Daniel M. Johnston  
 7609 Belair Road, Perry Hill  
 H&B Dist. Baltimore County, Md.  
 Dwg. By James H. Robertson  
 Designer & Builder, Kingsville, Md., 21092  
 Scale: 1"=30' JMR 10-10-70

Parking: 1600 Sq. Ft. Office Space Required  
 1 Space per 300 Sq. Ft. - 6 Spaces  
 3 Units Requiring Each 3 Spaces  
 Total Spaces Required - 9  
 Number Spaces Shown - 7

Note: This Plat Plan TAKEN FROM zoning Plat. By:  
 William G. Minick, Jr.  
 County Surveyor, Court House,  
 Towson, Md. 21284 - Date April 2, 1970



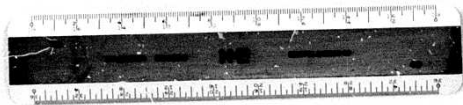
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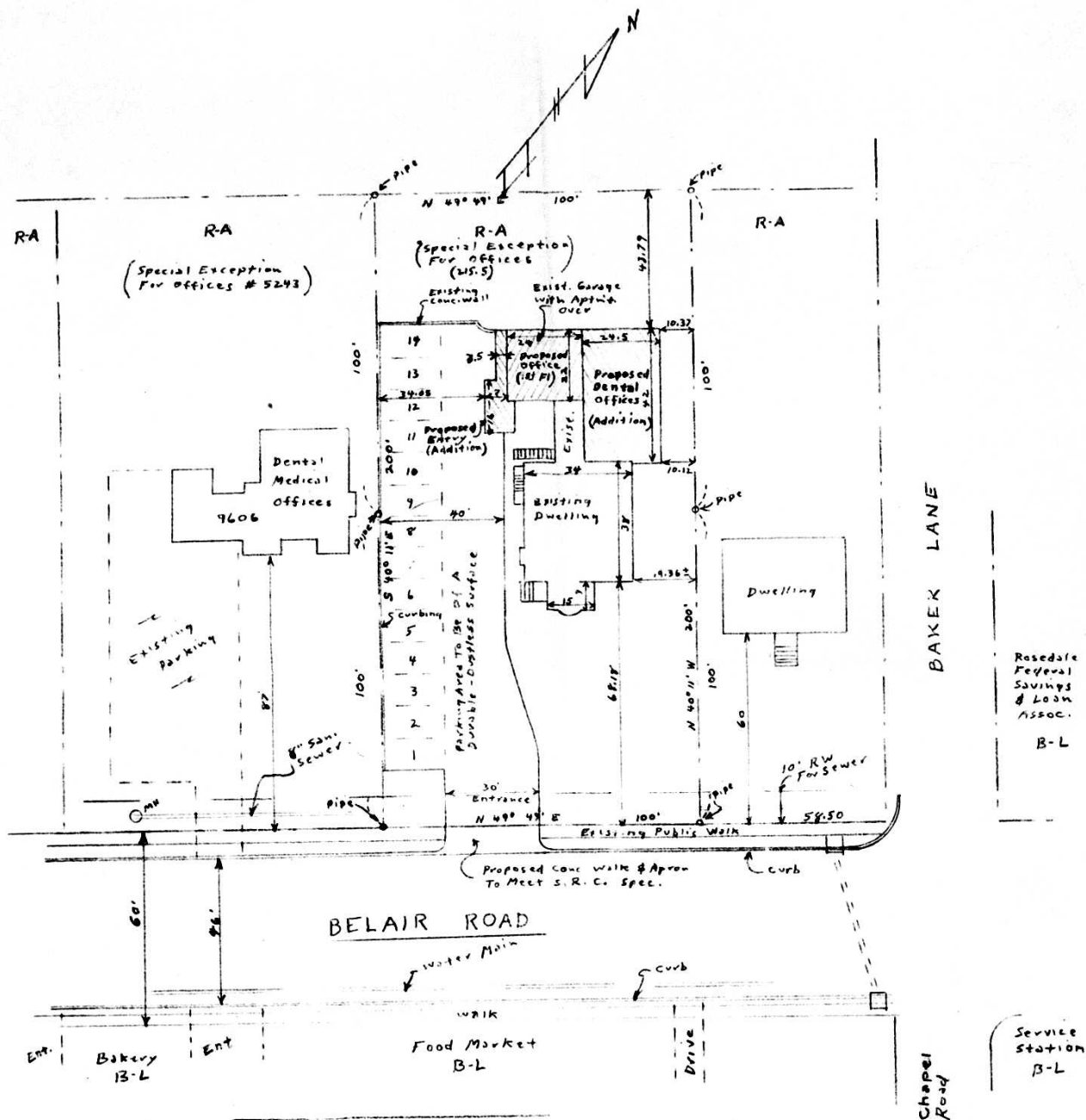
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 1 Space per 300 Sq. Ft. - 6 Spaces  
 3 Units Requiring Each 3 Spaces  
 Total Spaces Required - 9  
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Note: This Plat Plan TAKEN FROM zoning Plat. By:  
 William G. Minick, Jr.  
 County Surveyor, Court House,  
 Towson, Md. 21284 - Date April 2, 1970

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY: W. G. Minick, Jr.

DATE: 12/16/70  
 # 71-163A





Proposed Dental Offices For:  
 Dr. Drexel M. Johnston  
 9607 Belair Road, Perry Hill  
 1175 Dist. Baltimore County, Md.  
 Dwg. By James H. Robertson  
 Designer & Builder, Kingsville, Md. 21087  
 Scale: 1" = 30' JHR 10-10-70

Parking:	Required
1600 Sq. Ft. Office Space	1 Space per 300 Sq. Ft. - 6 Spaces
3 Units Requiring	each 3 Spaces
Total Spaces Required	9
Number Spaces Shown	14

**PLANS APPROVED**  
 OFFICE OF PLANNING & ZONING  
 BY William G. Ulrich, Jr.  
 DATE 12/18/70  
 # 71-163A

Note: This Plat Plan Taken From Zoning Plan By:  
 William G. Ulrich, Jr.  
 County Surveyor, Court House,  
 Towson, Md. 21204 - Date April 21, 1970

