



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 Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variances should be had; and it further appearing that by reason of  
 to permit a side yard of ten (10) feet instead of the required thirty (30) feet; to permit a front yard of forty (40) feet instead of the required fifty (50) feet from the front property line; and to permit a Variance rear yard of ten (10) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of February 1967, 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 ten (10) feet instead of the required thirty (30) feet; to permit a front yard of forty (40) feet instead of the required fifty (50) feet from the front property line; and to permit a rear yard of ten (10) feet

instead of the required thirty (30) 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.

the above Variances of said 205-26 CHANNERS

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1967, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

ALBERT WELTON  
 175 Old Washington Rd.,  
 Washington, Md.  
 77-197-A  
 11th

**PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS**

**ZONING:** Petition for a Variance from the Zoning Regulations of Baltimore County, Md. for the use of the property located at the intersection of Old Washington Road and New York Avenue, Baltimore, Maryland.

**LOCATION:** North side of Old Washington Road 1028 1/2 feet West of Washington Boulevard.

**DATE:** FILED MONDAY, FEBRUARY 13, 1967 at 10:00 A.M.

**PUBLIC HEARING:** Room 116, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above Petition for a Variance from the Zoning Regulations of Baltimore County, Md. for the use of the property located at the intersection of Old Washington Road and New York Avenue, Baltimore, Maryland.

**SECTION 205-26:** Side and Rear Yards.

**Section 205-27:** Front Yard.

It that parcel of land in the Thirteenth District of Baltimore County, Maryland, known as Lot 1028 1/2, bounded on the north by Old Washington Road, on the east by New York Avenue, on the south by the intersection of Old Washington Road and New York Avenue, and on the west by the intersection of Old Washington Road and New York Avenue, containing 4.48 acres of land, more or less, and being more or less as shown on the site plan filed with the Zoning Department, Baltimore County, Maryland, on February 13, 1967 at 10:00 A.M.

Being the property of Albert Welton, as shown on the site plan filed with the Zoning Department, Baltimore County, Maryland, on February 13, 1967 at 10:00 A.M.

Public Hearing Room 116, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF  
**EDWARD D. HANDEY**  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 January 14, 1967

**CERTIFICATE OF PUBLICATION**

BALTIMORE COUNTY, MD. Jan. 28, 1971

THIS IS TO CERTIFY. That the annexed a Petition was published in THE TIMES, a weekly newspaper, printed and published in Baltimore County, Md. once in each of one successive weeks before the 1st day of February, 1971, the first publication appearing on the 14th day of January, 1971

THE TIMES.  
 Manager,  
 John M. Martin

Cost of Advertisement \$ 30.00  
 PU H 6536  
 Reg. No. A 4745

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BY ORDER OF  
**EDWARD D. HANDEY**  
 ZONING COMMISSIONER OF BALTIMORE COUNTY  
 January 14, 1967

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. August 14, 1971

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 1st day of February, 1971, the first publication appearing on the 14th day of January, 1971.

THE JEFFERSONIAN  
 Manager,  
 Frank J. ...

Cost of Advertisement \$

MICROFILMED

ORD. P. P. - B. P. P. H. I. N. G.  
 DATE FILED OF CHANGE 022

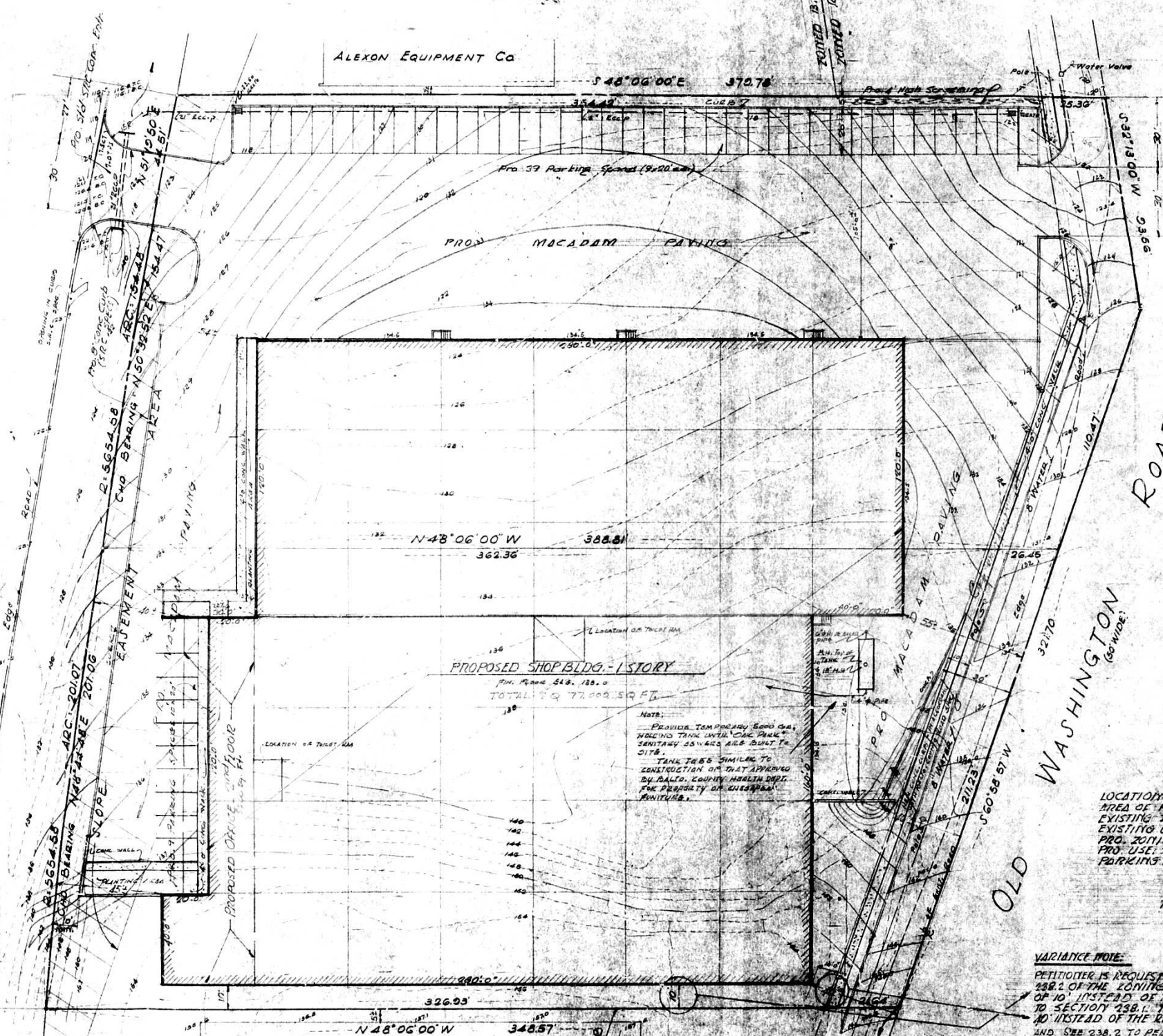
71-197-A

ZONED: B.R.

ALEXON EQUIPMENT Co

WASHINGTON BLVD (150' WIDE)

WASHINGTON ROAD (60' WIDE)



PROPOSED SHOP BLDG. - 1 STORY

TOTAL SQ. FT. 77,000.50 FT.

NOTE:  
 PROVIDE TEMPORARY SAND OR HOLDING TANK UNTIL CURB, PARK, SANITARY SERVICES ARE BUILT TO CITY.  
 TANK TO BE SIMILAR TO CONSTRUCTION OF THAT APPROVED BY BALTO. COUNTY HEALTH DEPT. FOR PROPERTY OF UNDESIGNED FINISHES.

NOTES:

LOCATION: 19<sup>TH</sup> ELECTION DISTRICT, BALTO. CO. MD.  
 AREA OF PROPERTY: 4.45 AC.  
 EXISTING ZONING: B.R.  
 EXISTING USE: VACANT  
 PRO. ZONING: VARIANCE TO B.R. ZONE (SEE NOTE BELOW)  
 PRO. USE: SHOP OFFICE  
 PARKING REQUIRED:  
 OFFICE SPACE: 9250 SQ. FT. @ 30 SPACES  
 11<sup>TH</sup> EMPLOYEES (SHOP) 25-3.5  
 TOTAL SPACES REQ'D: 38  
 TOTAL SPACES PROVIDED: 43

VARIANCE NOTE:

PETITIONER IS REQUESTING A VARIANCE TO SECTION 438.2 OF THE ZONING CODE TO PERMIT A SIDE YARD OF 10' INSTEAD OF THE REQUIRED 30' AND A VARIANCE TO SECTION 438.1 TO PERMIT A FRONT YARD OF 10' INSTEAD OF THE REQUIRED 50'.  
 AND SEE 238.2 TO PERMIT REAR YARD OF 10' INSTEAD OF REQUIRED 30'

BENCH MARK  
N 1/4 1/4 Sec 18  
Elev. 140.70

ZONED: B.R.

GRAND RAPIDS WAREHOUSE  
First Floor Elev. 157.40 Loading Area 134.10

TOPOGRAPHICAL SURVEY

PROPERTY ON WASHINGTON BOULEVARD

ALBERT WEITZMAN  
 5% DISPLAY BOARD 3343 WASHINGTON BLVD.  
 BALTIMORE MARYLAND, 21227

PROPOSED BUILDING PERMITS

ALBERT WEITZMAN  
 2100 EMBROIDER AVENUE BALTIMORE, MD. 21227  
 ARCHITECTS  
 JOHN M. HILLIARD  
 BALTIMORE, MD. 21218  
 STRUCTURAL ENGINEER  
 MECHANICAL ENGINEER

REVISED 1-27-71



EVANS, HAGAN & HOLDEFER  
 SURVEYORS AND CIVIL ENGINEERS  
 2300 EMBROIDER AVENUE / BALTIMORE, MD. 21214  
 (301) 424-7144

DATE: 1/27/71 SCALE: 1" = 20'