

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CELIA BAYLIN 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 1 B02.2B (504V.B.2) to permit front setback of one foot (1') in lieu of 30 feet, side setback of ten feet (10') in lieu of twenty-five feet (25'), and rear setback of twenty-two (22') in lieu of thirty feet (30'); and Section 409.2B(5) to permit eight (8) parking spaces in lieu of thirteen (13).

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

The age of the office building located on the premises exceeds thirty (30) years, and thus the setbacks petitioned for have been existing for a considerable period. The only way to bring the property into conformance with 1 B02.2B (504V.B.2) would be to remove significant portions of the existing structure which would destroy the usefulness of the property.

Eight (8) parking spaces are all that can effectively be placed on the property and still allow adequate ingress and egress. In the past, the property was used as a post office, and post office vehicles were parked bumper to bumper over the entire parking lot. Granting of the requested variance would provide for fewer spaces than the onsite office space would dictate, but the result would enhance the neighborhood considerably. It is anticipated that eight (8) spaces will be sufficient to accommodate the employees working in the building.

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 of Baltimore County.

Henry R. Huffman Jr. Celia Baylin
HENRY R. HUFFMAN JR. CELIA BAYLIN
RICHARD NEIL HUFFMAN Contract purchaser
Address: Executive Plaza III
Hunt Valley, MD 21031
Address: Suite 305
515 Reisterstown Road
Pikesville, MD 21208
Address: Hunt Valley, MD 21031
Address: 3617 E. Lombard St.
Baltimore, MD 21224
Protestant's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 1975, 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 16th day of September, 1975, at 10:45 clock A. M.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CELIA BAYLIN 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

Re-classification is not necessary.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices of engineers, mathematicians and journalists.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 of Baltimore County.

Henry R. Huffman Jr. Celia Baylin
HENRY R. HUFFMAN JR. CELIA BAYLIN
RICHARD NEIL HUFFMAN Contract purchaser
Address: Executive Plaza III
Hunt Valley, MD 21031
Address: Suite 305
515 Reisterstown Rd.
Pikesville, MD 21208
Address: Hunt Valley, MD 21031
Address: 3617 E. Lombard St.
Baltimore, MD 21224
Protestant's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 1975, 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 16th day of October, 1975, at 10:45 clock A. M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-82-XA. Petition for Special Exception for Offices. Petition for Variance for Front, Side and Rear Yards and Off-Street Parking. Southeast corner of Harrison Boulevard and Baker Avenue. Petitioner - Celia Baylin

15th District

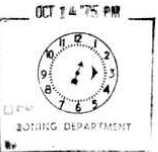
HEARING: Thursday, October 16, 1975 at 10:45 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The granting of the request for a Special Exception for offices would be consistent with the policies of the Comprehensive Plan adopted by the Baltimore County Planning Board, October 15, 1975.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEGrnb



RE: **PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE** : **BEFORE THE ZONING COMMISSIONER**
Southeast corner of Harrison Blvd. and Baker Avenue, 15th District : **OF BALTIMORE COUNTY**
CELIA BAYLIN, Petitioner : **Case No. 76-82-XA**

ORDER TO ENTER APPEARANCE

Mr. Commissioners:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr. John W. Heslon, III
Charles E. Kowitz, Jr. People's Counsel
Deputy People's Counsel County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 2nd day of October, 1975, a copy of the foregoing Order was mailed to John B. Jones Bateman, Esquire, 3617 E. Lombard Street, Baltimore, Maryland 21224, Attorney for Petitioner.



Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELLENWORTH H. DIVER, P. E. CHIEF
September 26, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #45 (1975-1976)
Property Owner: Celia Baylin
S/E cor. of Harrison Ave. and Baker Ave.
Existing Zoning: D.R. 15
Proposed Zoning: Special Exception for offices. Variance from Sec. 1B02.2B (504V.B.2) to permit front setback of 1' in lieu of 10', side setback of 10' in lieu of 25' and rear setback of 22' in lieu of 30' and Sec. 409.2B(5) to permit 8 parking spaces in lieu of 13.
No. of Acres: 0.23 District: 15th

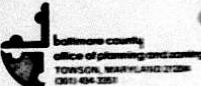
Dear Mr. DiNenna:
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:
Baker Avenue and Harrison Avenue, existing public roads, formerly State Roads Md. 599 and Md. 601, respectively, are proposed to be improved in the future as 40-foot closed section roadways on 60-foot rights-of-way. Highway improvements, including highway rights-of-way widening, a fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:
Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.



S. ERIC DINENNA
ZONING COMMISSIONER

October 25, 1975

John Jones-Bateman, Esquire
3617 East Lombard Street
Baltimore, Maryland 21224

Re: Petition for Special Exception and Variance
Zoning Commissioner of Baltimore County
Baker Avenue - 15th District
Celia Baylin - Petitioner
Case No. 76-82-XA (Item No. 45)

Dear Mr. Jones-Bateman:
I have this date passed my Order in the above captioned matter in accordance with the attached.

John W. Heslon, III
John W. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

SED/mc

Attachments

cc: M's. Celia Baylin
Suite 305
515 Reisterstown Road
Pikesville, Maryland 21208

Messrs. Henry A. & Richard W. Huffman
Executive Plaza III
Hunt Valley, Maryland 21031

Item #45 (1975-1976)
Property Owner: Celia Baylin
Page 2
September 25, 1975

Storm Drains (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent property, especially by the concentration of surface waters. Construction of any public works, including the filling, grading or improvement, installation of drainage facilities, within the full responsibility of the Petitioner.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are available to this property.

John W. Heslon, III
John W. Heslon, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

SED:mh:mc

cc: J. Trimmer

I-42 Key Sheet
15 NE 42 Post. Sheet
NS L 1 Topo
50 Top Map

ORDER RECEIVED FOR FILING
DATE October 21, 1975
BY John W. Heslon, III

ORDER RECEIVED FOR FILING
DATE October 21, 1975
BY John W. Heslon, III

ORDER RECEIVED FOR FILING
DATE October 21, 1975
BY John W. Heslon, III

76-82-XA
6-X-28-76

10:45A
10/16/75



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, the Variance should be had and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit eight off-street parking spaces instead of the required thirteen spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of October 1975, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the ~~above~~ petition and it appearing that by reason of failure to show practical difficulty or unreasonable hardship, the Variance to permit a front yard setback of one foot instead of the required 30 feet; and to permit a side yard setback of ten feet instead of the required 25 feet; and to permit a rear yard setback of 22 feet instead of the required 30 feet should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October 1975, that the above Variance be and the same is hereby DENIED.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st day of October 1975, that the above re-classification should NOT BE GRANTED, and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21284

XXXXXXXXXXXXXXXXX
Chairman
Franklin T. HOGANS, JR.

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDING ENGINEER

John B. Jones Bateman, Esq.
3617 E. Lombard Street
Baltimore, Maryland 21284

RE: Special Exception Petition
Item 45
Celia Baylin - Petitioner

Dear Mr. Bateman:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you September 22, 1975 under the above referenced subject.

Very truly yours,

Franklin T. HOGANS, JR.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21284

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21284

September 8, 1975

DONALD J. ... M.D., M.P.H.
HEALTH STATE ...

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #45, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Celia Baylin
Location: SE/C of Harrison Blvd. & Baker Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices. Variance from Sec. 1802.2B (504VB2) to permit front setback of 1' in lieu of 10', side setback of 10' in lieu of 25', and rear setback of 22' in lieu of 30' and Sec. 409.2B(5) to permit eight parking spaces in lieu of thirteen.
No. of Acres: 0.23
District: 15th

Since this is a special exception to convert for offices an existing building and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THVB:dlw

Item 45
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

John B. Jones Bateman, Esq.
3617 E. Lombard Street
Baltimore, Md. 21284

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of September 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Celia Baylin

Petitioner's Attorney John B. Jones Bateman reviewed by Franklin T. HOGANS, JR., Chairman, Zoning Plans Advisory Committee

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21284

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21284

XXXXXXXXXXXXXXXXX
Franklin T. HOGANS, JR.
Chairman

John B. Jones Bateman, Esq.
3617 E. Lombard Street
Baltimore, Maryland 21224

RE: Special Exception Petition
Item 45
Celia Baylin - Petitioner

Dear Mr. Bateman:

The Zoning Plans 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast corner of Harrison Blvd. and Baker Avenue, and is currently improved with a one-story brick building now vacant.

Field inspection revealed the previous use to be apparently that of a post office. Adjacent properties to the east and west are improved with single family dwellings. The property immediately to the south is improved with a nursing home.

The petitioner is requesting a Special Exception for offices, and this is in lieu of the existing setbacks of the building, and the existing number of parking

John B. Jones Bateman, Esq.
Re: Item 45
September 22, 1975
Page 2

spaces provided on the site. It should be noted, and the plan should state accordingly, that the required front yard setback in a D.R. 16 zone for a building for other than residential use is required to be 30 feet and not the 10 feet as indicated on the plans and petitions submitted.

The petitioner should note with particular interest the comments of the Traffic Engineering Department.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Franklin T. HOGANS, JR.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Dollenberg, Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



DEPARTMENT OF TRAFFIC ENGINEERING

Stephen E. Collins
Wm. T. Melzer

September 15, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 45 - ZAC - September 2, 1975

Property Owner: Celia Baylin
Location: SE/C of Harrison Blvd. & Baker Ave.
Existing Zoning: DR 16
Proposed Zoning: Special Exception for offices. Var. from Sec. 1B02.2B (504VB2) to permit front setback of 1' in lieu of 10' side setback of 10' in lieu of 25' and rear setback of 22' in lieu of 30' and Sec. 409.2B (5) to permit eight parking spaces in lieu of thirteen.

No. of Acres: 0.23
District: 15th

Dear Mr. DiNenna:

The requested special exception for offices is not expected to create any major traffic problems. The proposed variance to the parking requirement may cause some on street problems in this area.

Should this petition be granted, the entire frontage of this site should have curbs.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 1975

Mr. S. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #45, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Celia Baylin
Location: SE/c of Harrison Blvd and Baker Avenue
Existing Zoning: D.R.16
Proposed Zoning: Special Exception for offices. Variance from Sec. 1B02.2B(504VB2) to permit front setback of 1' in lieu of 10' side setback of 10' in lieu of 25' and rear setback of 22' in lieu of 30' and Sec. 409.2B(5) to permit eight parking spaces in lieu of thirteen
No. of Acres: 0.23
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3321

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date September 4, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of September 2, 1975

Re: Item 45
Property Owner: Celia Baylin
Location: SE/C of Harrison Blvd. & Baker Ave
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for offices. Variance from Section 1B02.2B (504VB2) to permit front setback of 1' in lieu of 10', side setback of 10' in lieu of 25' and rear setback of 22' in lieu of 30' and Section 409.2B (5) to permit eight parking spaces in lieu of thirteen.

District: 15th
No. Acres: 0.23

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

M. ENSLIE PARKS, MEMBER
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BERNBY

MARCUS M. BODENBARK
JOSEPH AL. MCCORMAN
ALVIN LORICK
JOSHUA M. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V. M. D.
MRS. RICHARD E. WIDENFEL

SPECIAL EXCEPTION
FOR OFFICES
LOCATION: SE/C of Harrison Blvd. & Baker Ave.
DATE & TIME: Thursday, October 16, 1975, 9:00 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Board of Education, Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Existing Regulations of Baltimore County to permit front setback of 1 foot instead of the required 10 feet; side setback of 10 feet instead of the required 25 feet; and to permit 8 off-street parking spaces instead of the required 13 spaces.
The Zoning Regulation to be amended is Section 1B02.2B (504VB2) and Section 409.2B (5).
Section 1B02.2B (504VB2) - Off-street Parking - 1 for each 100 square feet of total gross floor area and 1 for each 100 square feet of total area of upper floor.
All that parcel of land in the 15th Ward District of Baltimore County, containing 0.23 of an Acre of land more or less, being the property of Celia Baylin, as shown on the plat filed with the Zoning Department of Baltimore County, Maryland, on September 2, 1975, at 10:45 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on October 16, 1975, at 9:00 A.M.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Sept. 22, 1975

CERTIFICATE OF PUBLICATION

OFFICE OF
Essex Times
800 Eastern Blvd
Essex, Md. 21221
Sept. 25, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception & Variance- Celia Baylin- DR/cor of Harrison Blvd. & Baker Ave. was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 16th day of October 1975; that is to say, the same was inserted in the issues of Sept. 25, 1975.

Stromberg Publications, Inc.
Publisher.
By E. P. Smink

REVISION FOR SPECIAL EXCEPTION AND VARIANCE
ZONING: Petition for Special Exception for Offices, Petition for Variance from the Existing Regulations of Baltimore County to permit front setback of 1 foot instead of the required 10 feet; side setback of 10 feet instead of the required 25 feet; and to permit 8 off-street parking spaces instead of the required 13 spaces.
DATE & TIME: Thursday, October 16, 1975, at 9:00 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Board of Education, Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Existing Regulations of Baltimore County to permit front setback of 1 foot instead of the required 10 feet; side setback of 10 feet instead of the required 25 feet; and to permit 8 off-street parking spaces instead of the required 13 spaces.
The Zoning Regulation to be amended is Section 1B02.2B (504VB2) and Section 409.2B (5).
Section 1B02.2B (504VB2) - Off-street Parking - 1 for each 100 square feet of total gross floor area and 1 for each 100 square feet of total area of upper floor.
All that parcel of land in the 15th Ward District of Baltimore County, containing 0.23 of an Acre of land more or less, being the property of Celia Baylin, as shown on the plat filed with the Zoning Department of Baltimore County, Maryland, on September 2, 1975, at 10:45 A.M.
Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on October 16, 1975, at 9:00 A.M.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Sept. 22, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1975
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 time successive weeks before the 16th day of October 1975, the 1975 publication appearing on the 25th day of September 1975.

THE JEFFERSONIAN
S. Leach Struthers
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9/22/75
Posted for: Henry Thursday Oct 16, 1975 9:15:45 A.M.
Petitioner: Celia Baylin
Location of property: SE/C of Harrison Blvd & Baker Ave
Location of Signs: 2 signs - 1 on right on corner of Harrison Blvd & Baker Ave
Remarks:
Posted by: [Signature] Date of return: 10/16/75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - CAUSE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 23370
DATE: Sept. 19, 1975 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: John B. Jones-Bateman, 3617 E. Lombard St., Balto., Md. 21224. Petition for Special Exception & Variance for Celia Baylin - #76-82-XA
3679 4280 19 50.00
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Revised Plans: Change in outline or description										
Previous case: [Signature]										

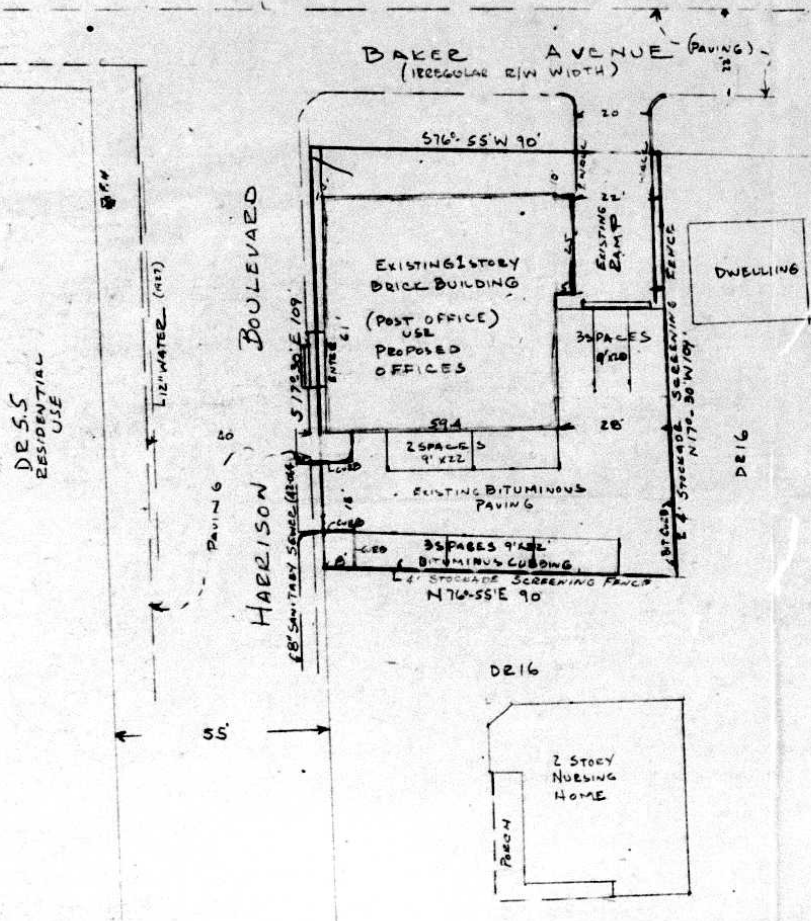
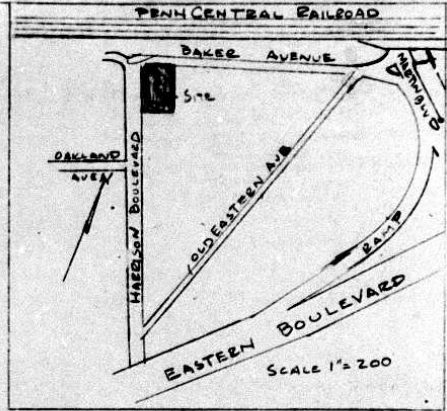
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25929
DATE: Oct. 16, 1975 ACCOUNT: 01-662
AMOUNT: \$69.50
RECEIVED FROM: Rubber Factory Associates, LTD. John B. Jones-Bateman, 3617 E. Lombard St., Baltimore, Md. 21224.
FOR: Advertising in Petition for property for Celia Baylin #76-82-XA
1000 0281 16 69.50
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 15th day of August 1975. Item # _____
Submitted by: John Jones-Bateman
S. Eric DiNenna, Zoning Commissioner
Petitioner's Attorney: John B. Jones - Reviewed by: [Signature]

JOHN B. JONES - BATEMAN
ATTORNEY AT LAW
732-8034 3617 EAST LOMBARD STREET BALTIMORE, MD 21224

PENN CENTRAL RAILROAD



ZONING PLAT
PROPERTY LOCATED
IN
15TH DISTRICT BALTO CO. MD.
0.023 ACRE ±

EXISTING ZONING	DR 16
PROPOSED ZONING	SPECIAL EXCEPTION FOR OFFICES USING EXISTING BUILDING
PROPOSED SETBACK VARIANCES	FRONT YARD 1' INSTEAD OF 10' SIDE YARD 10' INSTEAD OF 25' REAR YARD 22' INSTEAD OF 30'
PROPOSED PARKING VARIANCE	8 SPACES INSTEAD OF 13

MAP NO. 412
SECTION 15
D.L.P. 2575
FILED
BY J.H.



PARKING DATA
3750 ÷ 300 = 13 SPACES REQUIRED
8 SPACES PROVIDED

SCALE 1"=20 JULY 7, 1975
DOLLENBERG, GERHOLD, CROSS & ETZEL
SURVEYORS & CIVIL ENGINEERS
412 DELAWARE AVENUE TOWSON MD

