

RE: PETITION FOR VARIANCE TO ZONING REGULATIONS - N.W. Cor. Oak Forest Drive & Wilson Ave., 14th District - Baulah W. Lamb, Petitioner

BEFORE
BOARD OF ZONING APPEALS
OF BALTIMORE COUNTY
No. 3911-7

OPINION

This is a petition for a variance from the provisions of Section 211.2 of the Zoning Regulations which requires a front yard setback of 50 feet from the center line of the street. The petitioner desires to enclose an existing front porch and this will result in a setback of 42 feet rather than the required 50 feet.

There is no objection from the neighbors. In fact a petition of nearby property owners has been filed indicating consent to the proposed change. We have concluded that this is an appropriate occasion for the use of our power to permit a variance from the strict letter of the Regulations since it appears that the improvement to be made will in no manner damage the neighborhood.

For these reasons we will sign an Order granting the variance.

ORDER

For the reasons set forth in the foregoing Opinion it is this 13th day of December, 1956, ORDERED by the Board of Zoning Appeals of Baltimore County that the variance herein requested be and the same is hereby granted.

Board of Zoning Appeals
of Baltimore County

WARREN J. WEINBERGER
ATTORNEY AT LAW



705 KNICKERBOCKER BUILDING
BALTIMORE 2, MARYLAND
BALTIMORE 2002

Building and Zoning Department
of Baltimore County
303 Washington Avenue
Towson 4, Maryland
Attention: Mr. Charles L. Fitzpatrick
Deputy Zoning Commissioner

Dear Mr. Fitzpatrick

In Re: Petition for Variance to Zoning Regulations - N.W. Cor. Oak Forest Drive & Wilson Avenue, 14th Dist., Baulah W. Lamb, Petitioner

Please enter a appeal in the above entitled matter.

Enclosed is my check in the amount of \$30.00 costs for same.

Very truly yours,

Warren J. Weinberger
Warren J. Weinberger

WMW

Encl. (1)

RE: PETITION FOR VARIANCE TO ZONING REGULATIONS - N.W. Cor. Oak Forest Drive & Wilson Ave., 14th Dist., Baulah W. Lamb, Petitioner

Pursuant to advertisement, posting of property and public hearing on the within petition for a variance to the Zoning Regulations to permit a setback of forty two (42') feet instead of the required fifty (50') feet, to stop the construction the present stage does not appear to be a hardship on the petitioner but is an improvement insofar as having a field stone railing or wall around the porch. The only material needed would be four (4) 4" x 4" posts to support roof.

Ignorance of the law is no excuse, it was the petitioner's responsibility to inquire about a building permit. To enclose the porch would cause a hardship only on those persons residing on the same side of the street by having the porch enclosed or projecting beyond the front of the other properties.

Because this request is not in keeping with the spirit and intent of the Zoning Regulations the variance requested should be denied.

It is this 17 day of September, 1956, ORDERED by the Deputy Zoning Commissioner of Baltimore County that for the reasons stated above the variance requested is hereby denied.

Charles L. Fitzpatrick
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
Baulah W. Lamb
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Baulah W. Lamb
Legal Owner
of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted is as follows:
Section 211.2 - Front Yard - 50 feet from the centerline of the street.

The Reason for Variance:
To permit a front set-back of 42 feet instead of the required 50 feet.

Property situated:
All that parcel of land in the Fourteenth District of Baltimore County on the northwest corner of Oak Forest Drive and Wilson Avenue, thence running westerly and binding on the northernmost side of Oak Forest Drive 63.41 feet with a rectangular depth northerly and binding on the westernmost side of Wilson Avenue 100 feet known as 3057 Oak Forest Drive, as shown on plat plan filed with the Zoning Department.

Baulah W. Lamb
Legal Owner

3057 Oak Forest Dr. - 14
Address

Please notify Warren J. Weinberger, Attorney at Law, 705 Knickerbocker Bldg., Baltimore 2, Maryland - SA 7 5902

8/24/56
2:30 P.M.

August 7, 1956

\$45.00
RECEIVED of Warren J. Weinberger, attorney for petitioner, Baulah W. Lamb, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance to the Zoning Regulations, advertising and posting the property on the Northwest corner of Oak Forest Drive and Wilson Avenue, Fourteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, August 29, 1956
at 2:30 P. M.
Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 27 1956
COUNTY CLERK'S OFFICE
BALTIMORE

01622 - \$10.00
01623 - \$15.00

Zoning Commissioner
of Baltimore County

RECEIVED
AUG 29 1956
COMPTROLLER'S OFFICE
BALTIMORE

September 27, 1956

\$30.00

RECEIVED of Warren J. Weinberger, Attorney for Baulah W. Lamb, petitioner, the sum of Thirty (\$30.00) Dollars being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner denying a Variance to the Zoning Regulations - property at the Northwest corner of Oak Forest Drive and Wilson Avenue, 14th District.

Zoning Commissioner

01-623 Zoning Service Charge

RECEIVED
SEP 27 1956
COUNTY CLERK'S OFFICE
BALTIMORE

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 17, 1956.

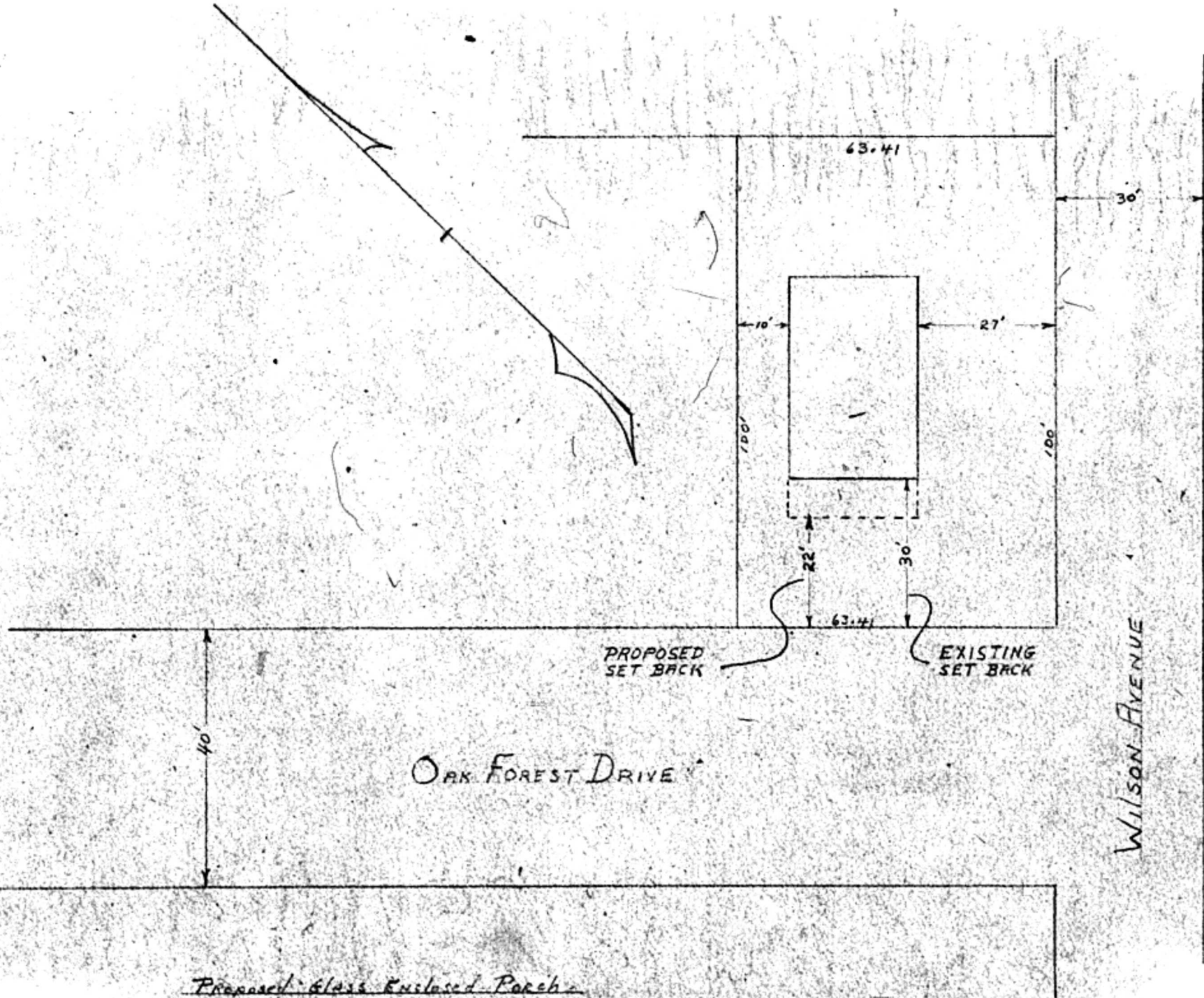
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~RECEIVED~~
At 2 o'clock... before the... day of... 1956 the first publication appearing on the... day of... August 1956.

THE JEFFERSONIAN,
Editor
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14 Date of Posting 8-15-56
Filed for: Appeal to Zoning Regulations
Petitioner: Baulah W. Lamb
Location of property: N.W. Cor. of Oak Forest Dr. and Wilson Ave., Baltimore, Md. 3057 Oak Forest Drive
Location of Signs: Placed on property known as 3057 Oak Forest Drive
Remarks: None
Posted by: Thos. R. H. [Signature] Date of return: 8-16-56



Proposed Glass Enclosed Porch

J. Richard Lamb - 3058 OAK FOREST DRIVE

Scale - 1/4" = 5'