

PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF
FREDERICK WILSON KLINE
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

For Variance to the Zoning Regulations
To the Zoning Commissioner of Baltimore County

Frederick Wilson Kline 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 400.1 - Accessory Buildings - Setback of 25 feet.

Reason for Variance:
To permit a side yard for an accessory building of 6 feet instead of the required 25 feet.

Property situate:
All that parcel of land in the Fifteenth District of Baltimore County on the Southeast corner of Manor and Snyder Avenues; thence running Southwesterly and binding on the East side of Manor Avenue 55 feet with a rectangular depth Westerly of 116 feet and binding on the South side of Snyder Avenue known as 2601 Manor Avenue.

Frederick Wilson Kline
Legal Owner

2601 Manor Avenue
Address

**Department Of Public Works
BUREAU OF LAND DEVELOPMENT
Inter-Office Correspondence**

From GEORGE H. LEBIG April 15, 1957
To WILLIAM E. ADAMS
Subject Notice of Zoning Hearing #115-V
Special Exception
Kline Property - S/E Cor Manor and Snyder Aves.
District 15

This office wishes to point out that Snyder Avenue, being a 10' right of way, shall eventually be widened to a 50' right of way. A variance as requested would locate building 1' from future right of way line.

George H. Lebig
GEORGE H. LEBIG
Chief - Permit Section

(B:115)

OO: Mr. Stirling (Planning)

ORDERED BY the Zoning Commissioner of Baltimore County this 21st day of March, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 21st day of April, 1957, at 3 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a variance to the Zoning Regulations as set forth in the within petition, and it appearing that said Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and a variance would grant relief without substantial injury to the public health, safety and the general welfare of the community, the said petition should be granted, therefore:

It is this 16th day of April, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations, be and the same is hereby granted, which permits a side yard for an accessory building of 6 feet instead of the required 25 feet.

George H. Lebig
Deputy Zoning Commissioner
of Baltimore County

**NOTICE OF ZONING HEARING
15th DISTRICT**

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland:

On Wednesday, April 24, 1957
at 3:00 P. M.

The purpose of this hearing being to determine whether or not Frederick Wilson Kline, legal owner of the property on the Southeast corner of Manor and Snyder Avenues; thence running Southwesterly and binding on the East side of Manor Avenue 55 feet with a rectangular depth Westerly of 116 feet and binding on the South side of Snyder Avenue, known as 2601 Manor Avenue, Fifteenth District of Baltimore County, should be granted an exception to the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be excepted is as follows:
Section 400.1 - Accessory Building - Setback of 25 feet.

Reason for Variance:
To permit a side yard for an accessory building of 6 feet instead of the required 25 feet.

The prayer of the petition is to permit a side yard for an accessory building of 6 feet instead of the required 25 feet.

By Order of
Willie H. Adams
Zoning Commissioner
of Baltimore County

April 16, 1957

\$2.00
RECEIVED OF Frederick W. Kline, petitioner, the sum of Two (\$2.00) dollars to cover cost of advertising the property on the Southeast corner of Manor and Snyder Avenues, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

td

01-622-10350

RECEIVED
APR 16 1957
COUNTY CLERK

OFFICE OF PLANNING

Inter-Office Correspondence

From Office of Planning April 24, 1957
To Willie H. Adams, -Zoning Commissioner
Subject: Zoning Petition #115-V
Setback of 6 feet for Accessory Building instead of 25 feet. Southeast corner of Snyder and Manor Avenues. Approx. 1/8 acre. 15th District.
Hearing: April 24, 1957 (3:00 p. m.)

The following was noted by the Zoning Advisory Committee, April 9, 1957:

"The site is a corner lot. What may be a side yard to the Petitioner is a front yard from the point of view of the residents whose dwellings front on Snyder Avenue. The position proposed for the garage will break the setback line of adjacent residences on Snyder Avenue. As such, it is contrary to the intent of Section 400.1 of the Zoning Regulations." ("In R-20, R-40 and R-60 the front yard depth of any dwelling hereafter created shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint property line, ...")
"In addition, Section 400.1 of the Zoning Regulations specifically provides that 'necessary buildings in residence zones ... on corner lots ... shall be located in the third of the lot farthest removed from any street....' (Although the site may be technically in the farthest third, it is in the middle third in relation to the total lot, which, of course, depends toward Manor Avenue.)"

This Office would like also to point out the following:

- (1) Conflict with the intent of Sections 300.1 and 400.1 - breaking the setback line - is particularly undesirable in a corner location, having an effect, as it does, on the approach to the whole block
- (2) The dwelling direct across Snyder Avenue will be adversely affected.
- (3) A car-port on the south end of the dwelling might meet the Petitioner's need.

ORDERED BY the Zoning Commissioner of Baltimore County this 21st day of March, 1957, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 21st day of April, 1957, at 3 o'clock P. M.

Zoning Commissioner
of Baltimore County

Upon hearing on petition for a variance to the Zoning Regulations as set forth in the within petition, and it appearing that said Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and a variance would grant relief without substantial injury to the public health, safety and the general welfare of the community, the said petition should be granted, therefore:

It is this 16th day of April, 1957, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations, be and the same is hereby granted, which permits a side yard for an accessory building of 6 feet instead of the required 25 feet.

Deputy Zoning Commissioner
of Baltimore County

April 2, 1957

\$25.00
RECEIVED OF Willbert G. Richardson, for the petition of Frederick Wilson Kline, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance, advertising and posting property on the Southeast corner of Manor and Snyder Avenues, Fifteenth District of Baltimore County.

Thank you.

Zoning Commissioner
of Baltimore County

HEARING:
Wednesday, April 24, 1957
at 3:00 P. M.

Room 108
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland

RECEIVED
APR 2 1957
CONTRACTOR'S OFFICE

01-622-10350

Inter-Office Correspondence

April 24, 1921

Setback of 6 feet for Accessory Building instead of 25 feet. Southeast corner of Snyder and Janor Avenues. Approx. 1/8 acre. 15th District.
Hearing: April 24, 1957 (3:00 p. m.)

The following was noted by the Zoning Advisory Committee, April 9, 1957:

"The site is a corner lot. What may be a side yard to the Pettitcomb is a front yard from the point of view of the residents whose dwellings front on Snyder Avenue. The position proposed for the garage will break the setback line of adjacent residences on Snyder Avenue. As such, it is contrary to the intent of Section 303.1 of the Zoning Regulations." ("In R-20, R-10 and R-6 Zones the front yard depth of any dwelling hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side provided such adjoining lots are improved with principal buildings situate within 200 feet of the joint property line,")

"In addition, Section 400.1 of the Zoning Regulations specifically provides that 'accessory buildings in residence zones ... on corner lots... shall be located in the third of the lot farthest removed from any street...' (Although the site may be technically in the farthest third, it is in the middle third in relation to the total lot, which, of course, deepens toward Manor Avenue.)

This Office would like also to point out the following:

- (1) Conflict with the intent of Sections 303.1 and 400.1 - breaking the setback line - is particularly undesirable in a corner location, having an effect, as it does, on the approach to the whole block
- (2) The dwelling direct across Snyder Avenue will be adversely affected.
- (3) A car-port on the south end of the dwelling might meet the Petitioner's need.

A 5316 Req F 8504

ESSEX, MD., April 9th 1957

IS TO CERTIFY, That the annexed advertisement was published in THE EASTERN ENTERPRISE, a weekly newspaper published in Essex, Baltimore County, Md., once in each of 2 successive weeks before the 24th day of April, 195 7, the first publication appearing on the 4th day of April, 195 7.

THE EASTERN ENTERPRISE, INC.

Mrs Helen G. Sheldon
Manager.

**NOTICE OF ZONING HEARING
15th DISTRICT**

The public is hereby notified that there will be a hearing before the Zoning Commissioner of Baltimore County in Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Frank Wilson Kilne, late owner of the property on the Southeast corner of Manor and Snyder Avenues, is running Southward and Westward on the East side of Manor Avenue 52 feet with a rectangular depth Easterly of 124 feet and binding on the South side of Keweenaw Avenue. Known as 2661 Manor Avenue. Fifteenth District of Baltimore County, should be granted an exception in the Zoning Regulations and Restrictions for Baltimore County.

The Zoning Regulation to be enacted is as follows:

Section 160.1—Accessory Building— setback of 25 feet.

Reasons for Variance:

a permit, a side yard for an accessory building of 6 feet instead of the required 25 feet.

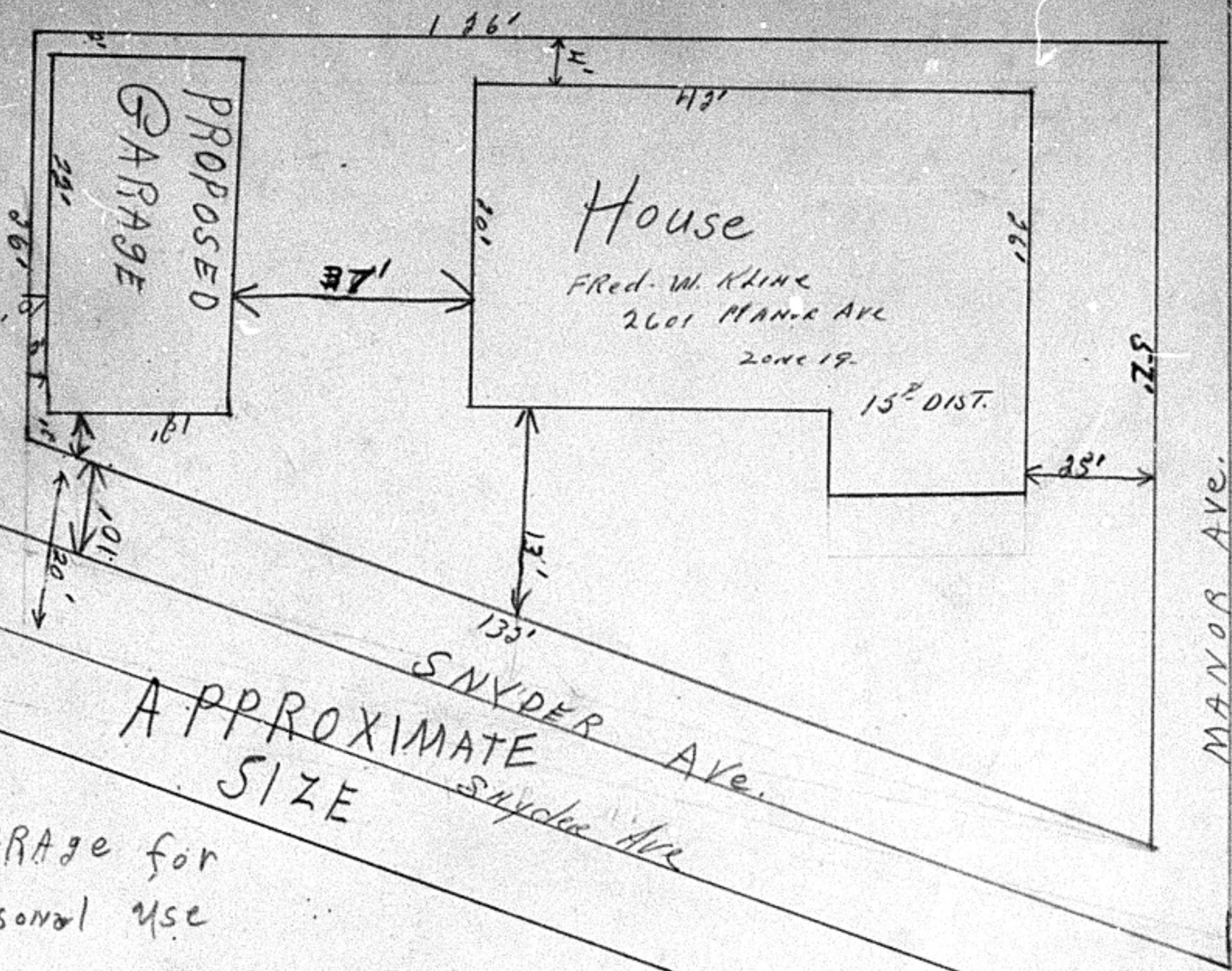
The prayer of the petition is to permit a side yard for an accessory building of 6 feet instead of the required 25 feet.

By Order of
Wilson H. Adams
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towsor, Maryland

District 15 Date of Posting 4-11-57
 Posted for: Answer to zoning regulations
 Petitioner: Frederick Nelson Rine
 Location of property: Southwest corner of Manor and Imperial Avenues
House No. 2601 Manor Avenue
 Location of Signs: Posted on property between car 2601 Manor Avenue
 Remarks: _____
 Posted by George B. Hummel Date of return: 4-12-57



APPROXIMATE
SIZE

GARAGE for
Personal use