PETITION FOR VARIANCE TO THE ZONING REGULATIONS

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

LEGAL OWNER

of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulations to be excepted as follows:

Section 238.2 - Side Yard - 30 feet Section 238.2 - Rear Yard - 30 feet

The Reasons for Variance:

To permit a side yard of 1 foot and 11.4 feet instead of the required 30 feet and a rear yard of 5 feet instead of required 30 feet.

Property situates

All that parcal of land in the Third District of Saltinore County, beginning for the same on the northwest side of Shoemaker Road, as late out 5f feet wide at a point distant 20 feet contheestry from the correct formed by the inter-cation of said morthwest side of Shoemaker Road with the southwest side of Falls Road 50 feet wide, andrumning theme binding on said northwest side of Shoemaker Acad South 5f degrees, 5 minutes West 55 feet to a right-of-way 30 feet wide there citated; theme binding on the northwest side of Shoemaker Acad South 5f degrees, 5 minutes West there of the side of Shoemaker Acad South 5f degrees, 5 minutes West 55 feet to a right-of-way with the use thereof in common with others and parallel with Falls Road, North 27 degrees, 15 minutes West 200 feet; there leaving and right-of-way and 15 minutes Roat 50 feet to the place of beginning.

place of beginning.

This application by the Trustees is subject to the statement and conditions are forth on Exhibit A strached and made a part hereof.

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OFFICE OF PLANNING

From George E. Gavrelis, Deputy Director April 12, 1961

To John G. Rose, Zouing Commissioner

Subject 45248-y-variance to prosit a side yard of 1 foot and 11.h ' instead of required 30' and a rear yard of 5' instead of required 30' MM/s Shomakor Road 200' SW from Palls Md. Edward L. Kich, ot al.

3rd District

4/26/61 2:30 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for Var. ances and has the following advisory comment to make with respect to pertinent planning factors:

An application for a building permit had been filed previously for this property; approval was withheld because of the proposed the regulations. Since then, construction to some extent appra-has taken place. It was our understanding that the construction was in the nature of an addition to an existing structure.

The planning thaff offers no constructive comments or recommunition as to whether or not be arriances being sought are appropriate. If granted, the positionar is advaned to secure the required building possits covering the completition of the building, that time, the planning staff as well as other County desprishes will make appropriate comments concerning possible widening and improvement of Scomeaker Road and provision or the proper off-street parking and leading facilities.



PETITION FOR VARIANCE TO THE ZONING REGULATIONS

REFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

EXHIBIT "A"

The Trustees, Edward L. Rich, Jr. and Clewell Howell, Jr., for W. D. Ligon, III, make this application only at the request of and for the convenience of the contract purchaser of the property in question and so doing said Trustees do not admit that any defect or any reason exists for contesting and/or deferring the ratification of the report of sale filed by theze Trustees, and the settlement for the property in question sold to the contract purchaser on November 14, 1960. See Circuit Court of Baltimore County, Equity Docket No. 66, Folio 450, Case No. 42705



EDMARD L. RICH, TRUSTEE NM/S of Shoemaker Rd. 200* Falls Road

BALTIMORE COUNTY, MAINLAND OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON 4. MARYLAND

No. 4533

DATE 3/27/61

Due, Hickerson, Whi Autorneys-at-Law Meyerhoff Building Balto, 1, Md. Whiteford & Taylor

BILLED Zoning Repartment of Baltimore County

POSIT TO ACCOUNT NO.					
VANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Position for a variance forEdward Rich, et al				
	PAID—Solimons County, Mol.—Office of Reason				
		5-3061 7103 • • • IKL •	2500 2500		
	3				

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

> BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 4669 DATE5/2/61

Division of Collection and Receipts
COURT HOUSE
TOWSON 4. MARYLAND

of Baltimore County

ACCOUNT NO. 01622 DETAGN UPPER SECTION AND RETURN WITH YOUR REPRITANCE Advertising and poeting of property for Edward L. Rich ProD — Differenc Cracky, Not. — Cities of Edward ProD — Differenc Cracky, Not. — Cities of Edward						
					5-261 8495 · · • 111	\$2.00
					9-261 6×95 • • • 171-	3200
	100					
	DETACH UPPER SECTION AND RETURN WITH YOUR REPRINTANCE Advertising and posting of property for Edward L. Righ PRO Tailmens Canady, Not Other of					

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

SHED OF	rua con un	comissioner	01	Darrimore	Goun
14th	day of	March			19 6

that the subject matter of this notition be advertised in two newspapers 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 26th

_, 1961 , at 2:30 o'clock April P. M.

Zoning Commissioner of Baltimore County

Upon hearing on the above potition for variances to Section 294,2 of the Zening Regulations - side and rear yards - to print a side yard of 1 foot and 11 feet h inches instead of the required 30 feet and a rear yard of 5 feet instead of the required 30 feet, and a rear yard of 5 feet instead of the required 30 feet, and it appearing that the Regulations would result in practical difficulty and unreasonary hardship upon the petitioner and the variances would great relief without substantial injury to the public healthy, asfety and the general welfare of the locality involved, the vertances should be granted, therefore:

It is this 2 day of April, 1961, by the Zoning Commissioner of Baltimore County, GUERED that the aforesaid potition should be and the same is hereby granted, which permits a side yard of 1 foot and 11.4' instead of the required 30 foot and a rear yard of 15 foot intended of the required 30 feet and a rear yard of 15 foot intended of the required 30 feet.

Zoning Commissions Baltimore County

CERTIFICATE OF POSTING

#5248 Date of Posting 4-6-6/ 4 to Janny Sygulations on My K. S. of Shormarin and rouff S. W. of Jalla Cloud of signoff gothingt ride of Shelmaker Road 230ft & wof Jalla Spad



Posted & Junge A: ofurner

APR 11 '61 AM - OFFICE OF THE BALTIMORE COUNTIAN

| Anad | Refe | Paintershow | New | Paintershow | New | Paintershow | New | Paintershow | New |

No.ZONNEWBUTG AVENUE CATONSVILLE, MD.

> April 10, 19 61.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Faltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Marysuccesses weeks before land, once a week for 19 61, that is to say 10th day of April, the same was inserted in the issues of

April 7, 1961. THE BALTIMORE COUNTIAN

> By Paul J Morgan Editor and Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROM George R. Lewis Date April 25, 1961

It is suggested that the study of this area be completed prior to decision on this Petition.

Seoga 11. Lewis George R. Lewis Chief Bureau of Public Services

AOE AND TIME: Wednesday, April 26 1961 at 2:30 P M. URLIC HEARD-G: Room 108, Count Office Building, 11: W. Chesapeake Ave nue. Towards Maryland

ious; Section 233.2—Side Yard—30 feet, Section 233.2—Rear Yard—39 feet. The Zoring Commissioner of Batti County, by authority of the Zoning and Regulations of Battimore County

a public hearing concerning all the of land in the Third District of It

SUBJECT Zoning Petition #5248 V



ADD 11'61 AM

6 2 ZONING: Variance to permit a side yard of 1 foot and 11.4 feet instead of the required 20 feet and a rear yard of 5 feet instead of required 25 feet IOCATRON. Northwest Med. of Theorems. Hoad. 200 feet southwest from Pails WATE AND TIME. Wed.

1961---

CERTIFICATE OF PUBLICATION TOWSON, MD. April 7

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed nf .. 1 time. ---- PREOCTION CONTRACT Defore the 26th day of _____, 1961 ., the mess publication appearing on the ___ 7th ____ day of _____ April ____

> THE JEFFERSONIAN. Frank Steellen

Cost of Advertisement. S.

