

PETITION FOR A VARIANCE TO THE ZONING REGULATIONS

IN THE MATTER OF
James R. Samuell

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

James R. Samuell LEGAL OWNER
of the property hereinafter described petitions for a variance to the
Zoning Regulations of Baltimore County.

The Zoning Regulation to be excepted as follows:

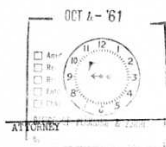
Section - 301.1 - Projections Into Yards - If attached to the main building,
a carport or a one-story open porch, with or without
a roof, may extend into any required yard not more than
25% of the minimum required depth of a front or rear
yard or of the minimum required width of a side yard.

The Reason for the Variance:

To extend into the front yard 16 feet instead of the permitted 6 1/2 feet.

Property Situation:

Concerning all that parcel of land in the Fifteenth District of Baltimore
County, known and designated as Lot No. 275 as shown on Plat of Stansbury
Manor, Section IV dated August 15, 1914, and recorded among the Land
Records of Baltimore County in Plat Book C.W.K. No. 13, folio 136.
Subject to restrictions set forth in R.J.S. No. 1501, folio 551.



ATTORNEY

ADDRESS

PROTESTANT'S ATTORNEY

ADDRESS

James R. Samuell
1303 Second Rd.
Baltimore 20

11/16/61

5400

5400 - V

JAMES R. SAMUELL
1303 Second Rd., Co. 4, 1st Fl., St.
15th

ORDERED by the Zoning Commissioner of Baltimore County
this 14th day of October, 1961,
that the subject matter of this petition 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 20th day of
November, 1961, at 1:00 o'clock
P. M.

John E. [Signature]
Zoning Commissioner
of Baltimore County

Upon hearing on the above petition for a variance to
Section 301.1 of the Zoning Regulations to permit extension in front yard of
16 feet instead of the required 6 1/2 feet, and it appearing that the
Regulations would result in practical difficulty and unnecessary
hardship upon the petitioner and a variance to said regulations
would grant relief without substantial injury to the public
health, safety and the general welfare of the locality involved,
the variance should be granted, therefore:

It is this 20th day of November, 1961, by
the Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid petition for a variance as requested, should be and
the same is hereby granted, which permits an extension into the
front yard of 16 feet instead of the permitted 6 1/2 feet.

OFFICE OF PLANNING AND ZONING Inter-Office Correspondence

Date Nov. 10, 1961

To: Mr. John G. Rose, Zoning Commissioner
From: Mr. George E. Garrelis, Deputy Director

Subject: #5400-v. Variance to extend into the front yard
16 feet instead of the permitted 6 1/2 ft. Eastside of
Second Road 60 feet south of Elm Street. Being property
of James R. Samuell.

15th District

HEARING: Monday, November 20, 1961 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
petition for a variance. It notes that the site plan accompanying
the petition gives a somewhat unclear picture as to the actual front
of the dwelling. Does the back of this dwelling abut on Second Rd.
or is this a front yard? These questions should be clarified by the
petitioner at the hearing.

OB:bus



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 11-1-61
Posted for: Variance to zoning regulations
Petitioner: James R. Samuell
Location of property: 1303 Second Rd. West of W. 1st St. of Elm Street
Location of Signs: Posted on property Samuell 1303 Second Road
Remarks: [Signature]
Posted by: [Signature] Date of return: 11-2-61

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

To: Mr. James R. Samuell
1303 Second Road
Baltimore 20, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$23.50

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Advertising and posting of your property	23.50
		2350

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.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

To: Mr. James R. Samuell
1303 Second Road
Baltimore 20, Md.

DEPOSIT TO ACCOUNT NO. 01622 TOTAL AMOUNT \$25.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
1	Petition for a Variance to your property	25.00
		2500

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 2nd 19 61
THIS IS TO CERTIFY, That the annexed advertisement
was published in THE COUNTY PAPER, Inc., a weekly news-
paper printed and published in Towson, Baltimore County,
Md., once in each of one successive weeks before the
20th day of November 19 61, the first
publication appearing on the 2nd day of
November 61.

THE COUNTY PAPER, Inc.
[Signature]
Manager

PETITION FOR A VARIANCE TO
THE ZONING REGULATIONS
FOR DISTRICT
ZONING: Petition for a Variance
to extend into the front yard
16 feet instead of the permitted 6 1/2
feet.
LOCATION: East side of Second
Road 60 feet south of Elm Street
DATE AND TIME: MONDAY, NO-
VEMBER 20, 1961 AT 1:00 P.M.
PLACE: HEARING: Monday, 11
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Regulations to be
excepted, as follows:
Section 301.1 - Projections Into
Yards - If attached to the main
building, a carport or a one-
story open porch, with or with-
out a roof, may extend into any
required yard not more than
25% of the minimum required
depth of a front or rear yard
or of the minimum required width
of a side yard.
The Zoning Commissioner of Bal-
timore County, by authority of the
Board of Commissioners of Bal-
timore County, will hold a pub-
lic hearing on the above peti-
tion at that place and time
in the following District of Bal-
timore County, Maryland, to-
wits: 15th District, as shown on Plat
of Stansbury Manor, Section IV,
dated Aug. 15, 1914, as recorded
among the Land Records of Bal-
timore County in Plat Book C.W.K.
No. 13, folio 136, subject to co-
restriction of Part 15, R.J.S. No.
1501, folio 551. Being the property
of James R. Samuell, as shown on
Department of Planning and Zoning
Map No. 11-2-61.

ELM-ST

WALK ON ELM ST

24'

W. ELM ST

2'

26'

WALK

BACK
PORCH OPEN

Proposed
CAR-PORT
12' x 16'

18'

8'

1303-2ND RD

5400

WALK

26'

1305-2ND RD

PORCH

WALK

MICROFILMED

APPROVED FOR FILING
Reviewed By *[Signature]*
Date 10/10/44

SECOND RD