

IN THE MATTER OF :
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:
Lenwood J. Gibson :
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BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Lenwood J. Gibson and Jeanette A. Gibson LEGAL OWNERs
of the property hereinafter described petitions for a Variance to
Zoning Regulations of Baltimore County.

Concerning all the parcel of lands in the Twelfth District of Baltimore County, beginning for the same on the Easternmost side of Delvale Place (50 feet wide) at the dividing line between Lots No. 1 and No. 2 Black "B" as shown in the Plat of Delvale Manor as filed among the records of Baltimore County in 1861, and running thence North 11° 26' 30" East along the Southeast and the South side of said Delvale Place, as shown on said Plat, the four following courses and distances North 11° 26' 30" East 52 seconds 25 minutes West 7400 feet, North 11° 26' 30" East 112.26 curving the said East side of said Delvale Place for a distance of 112.26 feet, then North 73 degrees 25 minutes 08 seconds East 78.6 feet and Easterly by a line curving to the South with a radius of 25.00 feet for a distance of 11.37 feet to the Westernmost side of said Delvale Place, then South 11° 26' 30" East 26 minutes 25 seconds East 76.68 feet to said Plat; thence running North 11° 26' 30" East 112.26 feet to the said dividing line between Lots No. 1 and No. 2 Black "B" as shown on said Plat; thence leaving the West side of said Bleislieff Place running with and binding on the said dividing line North 73 degrees 25 minutes 08 seconds West 92.58 feet to the place of beginning.

George D. Edwards Lenwood J. Gila
ATTORNEY MEDICAL CARE


Zoning Commissioner
of Baltimore County

It is this 24 day of December, 1961, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Regulations be and the same is hereby granted, which permits a side yard of 1.5 feet instead of the required 8 feet.

K. J. [Signature]
Zoning Commissioner of
Baltimore County

A study has been made regarding the referenced improvement and it is believed that it can be permitted provided the Owner will, in a written statement, agree to the following:

1. Permit the existing drain to remain free from obstruction and uninterrupted.
2. Agree to permit repairing, replacing, and general maintenance as may be necessary to the system to retain its maximum efficiency.
3. Agree to remove that portion of the carport situate over the easement area at no cost to the County, should the occasion arise necessitating the replacement of the storm drainage system.

G&S:nl

cc: Mr. Benson

TO... Mr. John G. Ross, Zoning Commissioner Date... November 21, 1961
FROM Mr. George E. Carrellis, Deputy Director
SUBJECT... 5423-V. Variance to permit a side yard of 1.5
feet instead of the required 6 feet. Southwest corner
of 48th Street and Delvale Place. Being property of
Lenwood J. Gibson.

12th District

HEARING: Wednesday, December 6, 1961 (1:30 P.M.)

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

1.- A variance already has been secured for the existing structure. It is to be noted that the proposed addition would extend over a 30 foot utility easement which was created on the approved record plat of Block 8, Belvale Manor. The Planning staff questions the right of the petitioner to build on top of the utility easement. It questions also the extent to which the additional variance can be justified on the bases of hardship or practical difficulty. The petitioner should prove conclusively that he can build on top of the 10 ft. easement.

0120: bms

A circular clock face with numbers 1 through 12. The hands indicate a time around 10:10. Above the clock is the date 'APR 21 '61'. Below the clock is the text 'OFFICE OF PLANNING & ZONING'. To the left of the clock, there are some faint, partially visible markings that look like '10:10' and '11:11'.

To: George D. Edwards, Esq.
6903 Dunsmuir
Balto. 22. Md.

DEPOSIT TO ACCOUNT NO. 01622		TOTAL AMOUNT \$25.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST

Petition for a Variance for Mr. Gibson	25.00
Filed - Citizens County before Office of County	25.00
25.00	25.00

**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.**

To: Mr. Lenwood J. Gibson
6927 Delvale Place
Baltimore 22, Md.

BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO. <u>01622</u>		TOTAL AMOUNT <u>\$39.00</u>
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST

Advertising and posting of your property	39.00
PAID - Baltimore Evening Sun - 11/11/61 - 11/12/61 - 11/13/61 - 11/14/61 - 11/15/61 - 11/16/61 - 11/17/61 - 11/18/61 - 11/19/61 - 11/20/61 - 11/21/61 - 11/22/61 - 11/23/61 - 11/24/61 - 11/25/61 - 11/26/61 - 11/27/61 - 11/28/61 - 11/29/61 - 11/30/61 - 12/1/61 - 12/2/61 - 12/3/61 - 12/4/61 - 12/5/61 - 12/6/61 - 12/7/61 - 12/8/61 - 12/9/61 - 12/10/61 - 12/11/61 - 12/12/61 - 12/13/61 - 12/14/61 - 12/15/61 - 12/16/61 - 12/17/61 - 12/18/61 - 12/19/61 - 12/20/61 - 12/21/61 - 12/22/61 - 12/23/61 - 12/24/61 - 12/25/61 - 12/26/61 - 12/27/61 - 12/28/61 - 12/29/61 - 12/30/61 - 12/31/61	39.00

**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.**

District: 12th Date of Posting: 11-16-61
 Posted for: Removal to zoning regulations
 Petitioner: Leonard J. Delvalle
 Location of property: 1st corner of 48th St. & Delvalle Place
See Plat from rec. 6427 Delvalle Place
 Location of Signs: Placed on property known as 6427 Delvalle
Place
 Remarks: _____
 Passed by: George R. Hammond Date of return: 11-17-61

**PETITION FOR A
VARIANCE TO THE
ZONING REGULATIONS
12TH DISTRICT**

ZONING: Petition for a Variance to permit a side yard 11 feet instead of the required 12 feet.

LOCATION: Southwest corner of 48th Street and Delvale Place.

DATE AND TIME: WEDNESDAY, DECEMBER 6, 1961 AT 1:30 P.M.

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

The Zoning Regulations to be excepted are as follows:
Section 211.3 - Side Yard - feet.

THE COMMUNITY NEWS THE COMMUNITY PRESS
Reisterstown, Md. Dundalk, Md.

THE HERALD - ARGUS

No. 1 Newburg Avenue CATONSVILLE, MD.

November 17, 1961.

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

was inserted in THE BALTIMORE COURIER, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One ~~MEASURING~~ week before the 17th day of November, 1961, that is to say the same was inserted in the issues of November 17, 1961.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

Department.
SUBJECT however to an easement 10 feet in width for utilities along and adjacent to the Westernmost side of Bicmillier Avenue.
BEING AND COMPRISING Lot No. 1, Block "B" as shown on the Plat of Delvalle Manor, filed as aforesaid.
BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Nov. 17.

NO PLAT
IN
THIS FOLDER

MICROFILMED