

5467-V **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Building Company
Robert and Harry Meyerhoff Building Co. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 208.2. The front building line shall be 30 feet from the front lot line and not less than 55 feet from the center line of the street. 208.2. Side yards for dwelling 10 feet wide for one and not less than 25 feet for the sum of both.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The front setback is 20 feet instead of 30 feet as prescribed by the above Section. The house on the lot is already built and it would be impractical to move it. The setback was inadvertently put at 20 feet instead of 30 feet.

The side setback is 9 feet instead of 10 feet as prescribed by the above Section 208.3. The house on the lot is already built and it would be impractical to move it. The setback was inadvertently put at 9 feet instead of 10 feet.

See Attached description

I certify it is to be posted and advertised as prescribed by Zoning Regulations.

And we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Robert and Harry Meyerhoff Building Company

By *Samuel M. Trivette* Legal Owner

Address 6301 Reisterstown Road Baltimore 15, Maryland

Samuel M. Trivette Protestant's Attorney

Address 6301 Reisterstown Road

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of December 1962, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of January 1963 at 3:30 o'clock

P. M. ☐ And ☐ Not ☐ Public ☐ Hearing ☐ Closed

By *John E. Rose* Zoning Commissioner of Baltimore County.

3:30 P.M. 1/24/63

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the granting of the Variance would result in practical difficulty and unnecessary hardship upon the petitioners and the variances requested would grant relief without substantial injury to the public health, safety and the general welfare of the locality involved

the above Variance should be had; and it is hereby ordered that the Variance be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of January 1963 that the herein Petition for Variance should be and the same is granted, from and after the date of this order, which permits a front yard of 20 feet instead of the required 30 feet and a side yard of 9 feet instead of the required 10 feet.

John E. Rose Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of January 1963, that the above Variance be and the same is hereby DENIED.

John E. Rose Zoning Commissioner of Baltimore County

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Description of Property to accompany petition for Variance

All that parcel of ground situated in the 6th Election District of Baltimore County known as Lot 214 B.L. Flat 4 Section Two of York Manor, as recorded among the land records of Baltimore County in Plat Book G.L.B. 24 P-110 117.

5467

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 4, 1963

THIS IS TO CERTIFY, That the annexed advertisement was published in The COUNTY Paper, Inc., a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 5 successive weeks before the 24th day of January 1963, the first publication appearing on the 1st day of January 1963.

The COUNTY Paper, Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 11, 1963

FROM: Mr. George B. Carrolls, Deputy Director

SUBJECT: 5467-V. Variance to permit a front yard of 20 feet instead of the required 30 feet and to permit a side yard of 9 feet instead of the required 10 feet. Southside of Welford Road 96 feet East of Ardoon Road. Being property of Robert and Harry Meyerhoff Building Company.

8th District

HEARING: Wednesday, January 23, 1963 (3:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following advisory comment to make:

1. It is our understanding that the house on the subject property was located in error during the early development phases of the sub-division. Inasmuch as the improvements have been made and the house is ready for transfer, the Planning staff believes that a situation of practical hardship exists.

001010

JAN 12 1963

OFFICE OF PLANNING & ZONING

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 10276

DATE 1/19/63

TO: Samuel M. Trivette, Esq. 6301 Reisterstown Road Balto. 15, Md.

BILLED BY: Zoning Department of Baltimore County

DEPORT TO ACCOUNT NO. 01622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property on Welford Road 21.00

1-1962 3432 * * * TIL- 21.00

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.

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

No. 10202

DATE 12/27/61

TO: Robert & Harry Meyerhoff Building Co. 6301 Reisterstown Rd. Balto. 15, Md.

BILLED BY: Zoning Department of Baltimore County

DEPORT TO ACCOUNT NO. 01622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for a Variance to your property 25.00

12-27-61 4114 * * * TIL- 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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 8th Date of Posting 1-3-62

Posted for: Variance to zoning Regulations

Petitioner: Robert & Harry Meyerhoff Building Co.

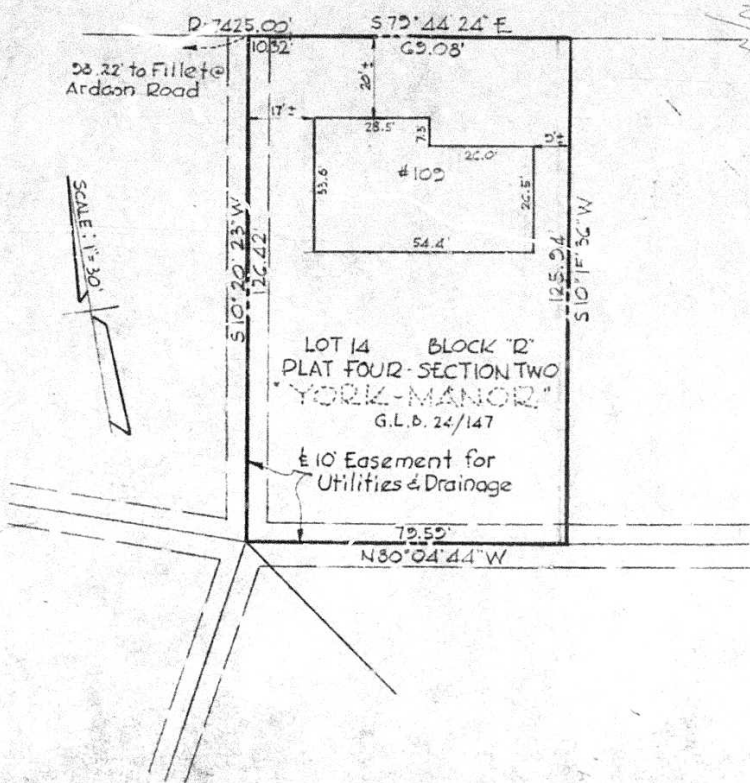
Location of property: S.S. of Welford Road, 96 ft. E. of Ardoon Rd.

Location of Signs: Posted on property between 125 Welford Road.

Remarks: *George B. Carrolls*

Posted by: *George B. Carrolls* Date of return: 1-4-62

WELFORD ROAD



#100 WELFORD ROAD
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE
PROPERTY SHOWN HEREON FOR THE PURPOSE OF
LOCATING THE IMPROVEMENTS THEREON, AND
THE IMPROVEMENTS ARE LOCATED AS SHOWN.

Wilson F. Outen

DATE *December 1, 1961*

WILSON F. OUTEN
6301 REISTERSTOWN ROAD
BALTIMORE 15, 1 MARYLAND

