

5512-V PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Isabel H. Warner, legal owner... 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 202-1 of the Baltimore County Zoning Regulations

for the following reasons: (indicate hardship or practical difficulty)

"Front building line of not less than 150 feet" required when only 120 feet are available at the lot which is the subject matter of this inquiry, but lot has depth of 500 feet.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertisement, 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.

Contract purchaser: Isabel H. Warner
Legal Owner: Isabel H. Warner
Address: 1111 Broadway Ave.
Petitioner's Attorney: John H. Warner
Protestant's Attorney: John H. Warner

ORDERED BY The Zoning Commission of Baltimore County this 19th day of February 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of March 1962, at 3:00 o'clock P.M.



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that the variance should be granted which permits a front building line of 120 feet instead of the required 150 feet.

It is ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of March 1962 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a front building line of 120 feet instead of the required 150 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of March 1962 that the above Variance be and the same is hereby DENIED.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of March 1962, that the above Variance be and the same is hereby DENIED.

MICROFILMED



William M. Maynard
County Surveyor
Professional Engineer and Land Surveyor
Baltimore Building
Towson 4, Md.

For the Purpose of Zoning Only.

ALL that piece or parcel of land situate lying and being in the 6th Election District of Baltimore County, State of Maryland, and described as follows: BEGINNING for the same on the southwest side of Keylton Drive at the distance of 600.00 feet measured northwesterly along said side of Keylton Drive from the north side of Broadway Road said beginning point being at the beginning point of the land conveyed by Loretta Melicholas, widow, to Ella D. Kricher and husband by a deed dated May 12th, 1954 and recorded among the land records of Baltimore County in Liber G.L.B. No. 2481, folio 82 etc., running thence and binding on the southwest side of Keylton Drive north 19 degrees 52 minutes west 120.00 feet to a point thence leaving the drive and running south 82 degrees 15 minutes west (parallel to the last line in the aforesaid deed) a distance of 428.39 feet to intersect the third line in said deed thence binding on a part of said third line south 47 degrees six minutes east 27.21 feet to the end of said third line thence binding on the fourth, fifth and last lines in said deed the following three courses and distances viz: south 48 degrees 54 minutes west 132.00 feet to the end of said fourth line and south 47 degrees nine minutes east 30.70 feet to the end of said fifth line and north 82 degrees 15 minutes east 527.11 feet to the place or beginning.

Containing 1.29 acre of land more or less.



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

No. 11513

DATE 3/20/62

To: Saunders M. Almond, Jr., Esq.,
Jennifer Building
Towson 4, Md.
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson 4, Md.

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of advertising and posting property of Isabel H. Warner No. 5512		\$31.50
		150

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

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 2, 1962
FROM: Mr. George A. Garvin, Deputy Director
SUBJECT: #5512-V. Variance to permit a front building line of 120 feet instead of the required 150 feet. Southwest side of Keylton Drive 600 feet North of Broadway Road. Being property of Isabel Warner.
5th District
HEARING: Wednesday, March 21, 1962 (3:00 P.M.)

The Planning staff will offer no comment with respect to this petition.



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

No. 10337

DATE 2/9/62

To: Saunders Almond, Jr., Esq.,
The Jeffers Building
Towson 4, Md.
BILLED BY: Zoning Department of
Baltimore County

DEPOSIT TO ACCOUNT NO.	01622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for a Variance for Isabelle Warner		25.00
		300

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.

PETITION FOR A ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS...
The Zoning Commission 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of March 1962, at 3:00 o'clock P.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 1, 1962
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 2 successive weeks before the 21st day of March 1962, the last publication appearing on the 1st day of March 1962.

The COUNTY Paper, Inc.
Manager

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CERTIFICATE OF PUBLICATION

TOWSON, MD. March 2, 1962
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 2 successive weeks before the 21st day of March 1962, the last publication appearing on the 2nd day of March 1962.

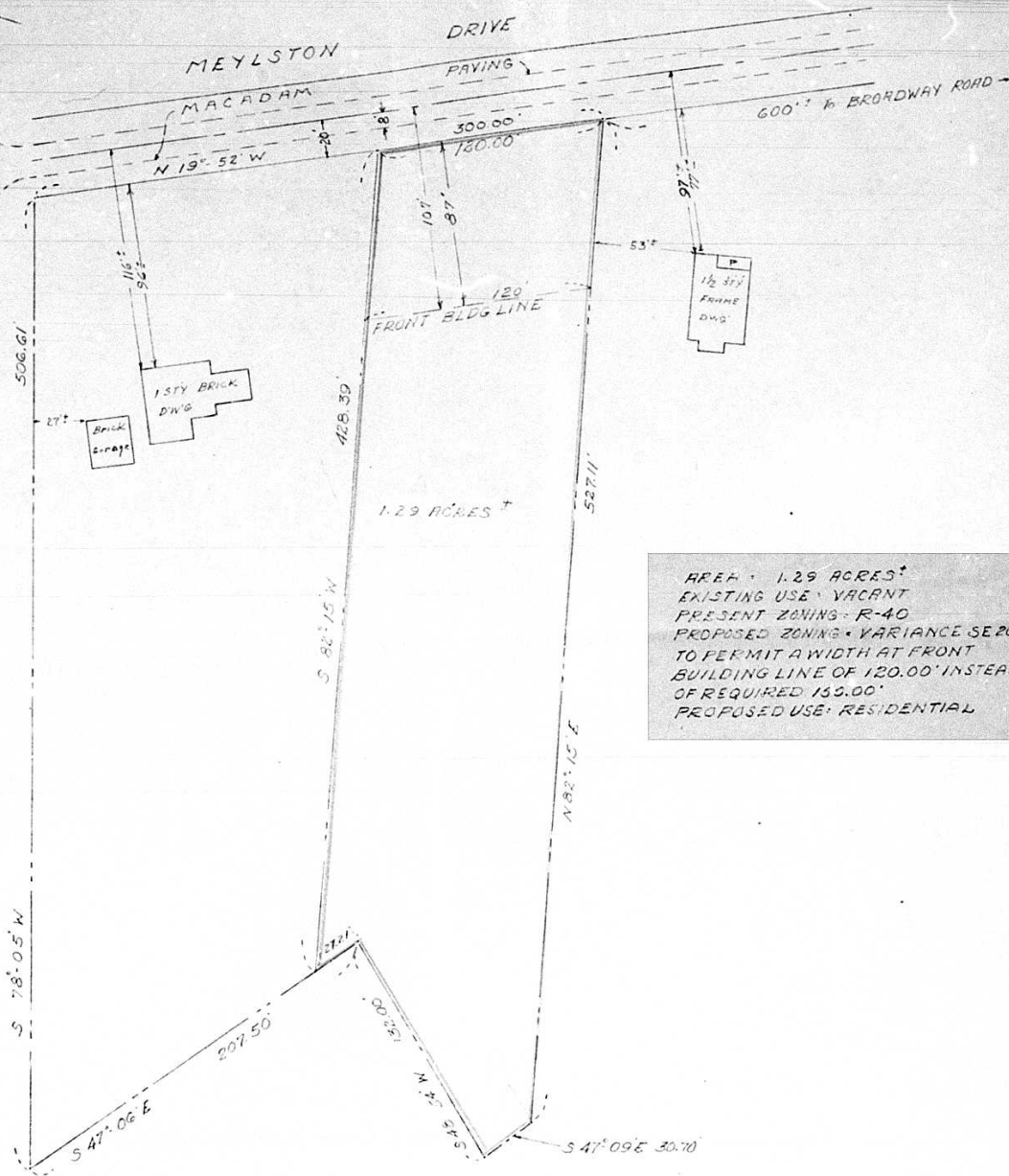
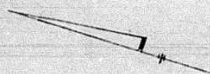
THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 2-28-62
Posted for: Planning & Zoning Department
Petitioner: Isabel H. Warner
Location of property: W. S. of Keylton Drive 600 ft. from the N.E. of Broadway Road, 1st & 2nd Sts.
Location of Sign: 1st & 2nd Sts. of Keylton Drive 600 ft. from the N.E. of Broadway Road
Remarks: None
Posted by: George A. Garvin
Date of return: 3-1-62

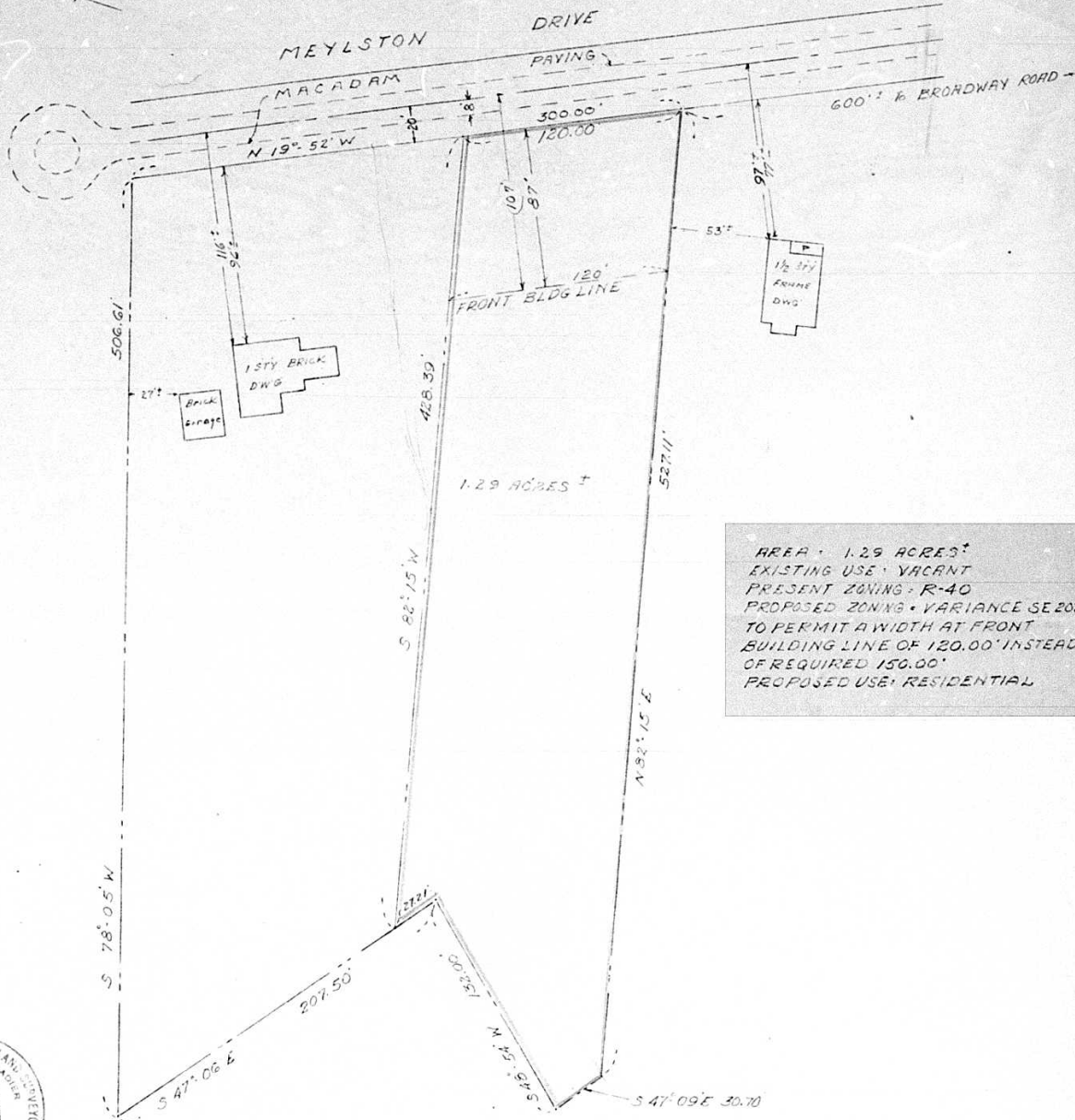


AREA - 1.29 ACRES
EXISTING USE - VACANT
PRESENT ZONING - R-40
PROPOSED ZONING - VARIANCE SE 202.1
TO PERMIT A WIDTH AT FRONT
BUILDING LINE OF 120.00' INSTEAD
OF REQUIRED 155.00'
PROPOSED USE - RESIDENTIAL



Wm M. Maynadier

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE - TOWSON 4, MD.
SCALE 1" = 50' JANUARY 30, 1961



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 OF REQUIRED 150.00'
 PROPOSED USE - RESIDENTIAL



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