

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Stanbrook Realty Co., Inc., 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 211.2 to permit a front yard of 19 feet instead of the required 25 feet and to permit a side yard of 7.5 feet instead of the required 8 feet.

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

Surveyor's error resulted in the construction of the garage inside required front setback line and house constructed inside required side setback line.

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 advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Stanbrook Realty Co., Inc.
1300 First Nat'l Bank Bldg.
Baltimore 2, Maryland

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of April 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 21st day of May 1962, at 1:30 o'clock

Pa. M. 1162
OFFICE OF PLANNING & ZONING

INVOICE		No. 11680	
BALTIMORE COUNTY, MARYLAND		DATE 5/21/62	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Charles D. Grace		BILLED BY	
121 Alleghany Ave.		Zoning Department of	
Towson 4, Md.		Baltimore County	
DEPOSIT TO ACCOUNT NO. 01622		QUANTITY	
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Advertising and posting of property for Stanbrook Realty Co.		51.00	
TOTAL AMOUNT DUE		51.00	
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		No. 11587	
BALTIMORE COUNTY, MARYLAND		DATE 5/21/62	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO: Charles D. Grace		BILLED BY	
121 Alleghany Ave.		Zoning Department of	
Towson 4, Maryland		Baltimore County	
DEPOSIT TO ACCOUNT NO. 01622		QUANTITY	
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Petition for a Variance for Stanbrook Realty Co.		25.00	
TOTAL AMOUNT DUE		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.			

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BALTIMORE COUNTY, MARYLAND		DATE 5/21/62	
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Petition for a Variance for Stanbrook Realty Co.		25.00	
TOTAL AMOUNT DUE		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.			

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 granting of the variance requested will grant relief to the petitioner 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 further ordered that by reason of the foregoing which permits a front yard of 19 feet instead of the required 25 feet and a side yard of 7.5 feet instead of the required 8 feet,

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of May 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 yard of 19 feet instead of the required 25 feet and a side yard of 7.5 feet instead of the required 8 feet, Sec. 211.2 and 211.3.

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 11th day of May 1962, that the above Variance be and the same is hereby DENIED.

MICROFILMED

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGANY AVENUE
TOWSON 4, MD.
VALLEY 8-2080

#1330 DENBRIGHT ROAD
LOT # 13 BLOCK E
SECTION 5, WESTVIEW PARK

BEGINNING for the same on Northernmost side of Denbriht Road 50.00 feet wide at the division line between Lots #12 and #13 Block E as shown on a Plat of Section 5 Westview Park filed among the Plat Records of Baltimore County in Plat Book W.J.R. #26 folio 39 thence blinding on the said Northernmost side of Denbriht Road as shown on said Plat Northwesterly by a line curving to the South with a radius of 175.00 feet for a distance of 59.90 feet to the division line between Lots #13 and #14 Block E as shown on said Plat thence leaving said side of said road and blinding on said division line between Lots #13 and #14 and blinding on the division line between Lots #2 and #3 and #13 Block E and blinding on the said firstly mentioned division line between Lots #12 and #13 Block E as shown on said Plat the three following courses and distances North 4 degrees 12 minutes 17 seconds West 122.21 feet, South 73 degrees 04 minutes 51 seconds East 95.04 feet and South 12 degrees 36 minutes 11 seconds West 105.34 feet to the place of beginning.

BEING known as #1330 Denbriht Road and Lot #13 Block E as shown on a Plat of Section 5 Westview Park filed among the Plat Records of Baltimore County in Plat Book W.J.R. #26 folio 39.

SUBJECT to a 5.00 foot utility easement as shown on said Plat of Section 5 Westview Park filed as aforesaid.

BEING, also, part of that tract of land secondly described in a deed dated March 21, 1956 and recorded among the Land Records of Baltimore County in

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1962

FROM: Mr. George E. Garrelis, Deputy Director

SUBJECT: #5558-V. Variance to permit a front yard of 19 feet instead of the required 25 feet; to permit a side yard of 7.5 feet instead of the required 8 feet. Northside of Denbriht Road 343.55 feet to the West side of Chesworth Road. Being property of Stanbrook Realty Company.

1st District

HEARING: Monday, May 21, 1962 (1:30 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make pro or con with respect to the subject petition. As a general statement concerning variances it would appear that the petitioner should show that his proposed structure is set back as far as is possible from the right of way of Denbriht Road and that conditions of practical hardship or unreasonable difficulty exist.

GBG:ms



CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGANY AVENUE
TOWSON 4, MD.
VALLEY 8-2080

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Liber G. L. B. #2897 folio 379 etc. was conveyed by Jeannette S. Rowe to the Stanbrook Realty Company.

PETITION FOR A VARIANCE TO THE ZONING REGULATIONS OF BALTIMORE COUNTY

1st DISTRICT

ZONING: Petition for a Variance to permit a front yard of 19 feet instead of the required 25 feet; to permit a side yard of 7.5 feet instead of the required 8 feet.

LOCATION: North side of Denbriht Road 343.55 feet to the West side of Chesworth Road.

DATE/TIME: MONDAY, May 21, 1962 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations as accepted as follows: Section 211.2 Front Yard - 25 feet, Section 211.3 Side Yard - 8 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Ordinance of Baltimore County, will hold a public hearing.

Beginning all that parcel of land in the First District of Baltimore County, on the Northernmost side of Denbriht Road 50.00 feet wide at the division line between Lots #12 and #13 Block E as shown on a Plat of Section 5 Westview Park filed among the Plat Records of Baltimore County in Plat Book W.J.R. #26 folio 39 thence blinding on the said Northernmost side of Denbriht Road as shown on said Plat Northwesterly by a line curving to the South with a radius of 175.00 feet for a distance of 59.90 feet to the division line between Lots #13 and #14 Block E as shown on said Plat thence leaving said side of said road and blinding on said division line between Lots #13 and #14 and blinding on the division line between Lots #2 and #3 and #13 Block E and blinding on the said firstly mentioned division line between Lots #12 and #13 Block E as shown on said Plat the three following courses and distances North 4 degrees 12 minutes 17 seconds West 122.21 feet, South 73 degrees 04 minutes 51 seconds East 95.04 feet and South 12 degrees 36 minutes 11 seconds West 105.34 feet to the place of beginning.

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SUBJECT to a 5.00 foot utility easement as shown on said Plat of Section 5 Westview Park filed as aforesaid.

BEING, also, part of that tract of land secondly described in a deed dated March 21, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. #2897 folio 379 etc. was conveyed by Jeannette S. Rowe to the Stanbrook Realty Company, as the Zoning Department.

COURT CLERK
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 4, 1962

THIS IS TO CERTIFY That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive week before the 21st day of May 1962 the first publication appearing on the 3rd day of May 1962.

THE TIMES
Manager
John M. Martin

Cost of Advertisement \$ 27.00
Purchase order # 1537
Registration no. M 1559

