5604-1 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

5604

1

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we__Tito4_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 214.1.sub-paragrapo "b" lot depth. Lot and Area Regulations To PERMIT A LAT REPTH OF 100 FEET MATERIO

OF REQ 115 FEET AND TO PROMIT A REAR YARD OF 42 FEET INSTEAD

OF REQ 50 FEET of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

following reases: uncrease narrange or practical numerally.

Joint Planning of the Subdivision of "East Roc" to the West and Fox Ridge
Manor provided for the common alley of both properties to be built by the
developer of East Roc. East Roc has not developed to the point where it is
feasible for this alley to be built. The developer of Fox Ridge Manor to
allow occupancy of his homes, had to construct an alley adjacent to and parallel to the aforementioned alley over land previously intended as "rear yard" conforming to the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

Julio Geel Address 2024 Spendeling and 18. Petitioner's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this 3lst

Tree B. James OFFICE OF PLANNING & ZUNIPS

TELEPHONE

16th day of July 1962 at 10:00 o'clock 6 28 Ge ner of Baltimore County. 7/16/62

BALTIMORE COUNTY, MARYIMAD OFFICE OF FINANCE

Ne. 12929

DATE/26/62 COURT HOUSE

Posted by Hurge M. Hummel

\$1.25 PPER SECTION AND RETURN WITH YOUR REMITT. ing and posting of property for Tite, Inc. 41,25 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

	or merit	MOKE COUNTY
its	Townen, Maryland	#5604
District 15 th		# 5604 Date of Posting 6-28-62
Posted for: Nament for	saring of egolations	k
Location of property MISCH!	Entered Land	co Ha d n. O.
ete Ly Plus.	often sunce	82 ft M. of Marlyn ley
Location of Signa Marithus.	ile of Folwood Ja	ne 582 ff Month of Marlys

____ Date of return: 6-29-62

ng that by reason of the following finding of facts .that the requested variance will grant reliaf to the petitioner without substantial injury to the public to permit a lot depth of 199 foret instead of the required 115 feet and a Variance a rear yard of 12 feet instead of the required 50 feet, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore Cr .nty this 16 Hday of July 196 2... 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 lot depth of 100 feet instruct of the required 115 feet and a rear yard of 12 feet instant of the required 50 feet. Pursuant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 196 that the above Variance be and the same is hereby DENIED

EJNING: Petition for a Variance to per-a lot depth of 100 feet instead of the quired 113 feet; and to sermit a re-verd of 42 feet instead of the requir

-(b)- Lot Depth 115 feet, Re-

on Plat 1 of Section 1, For recorded among the Lan-saltimore County in Plat Boo 17, Fello 19, art of the land which by Dee r 16, 1910 and recorded among r 16, 1910 and recorded among

ne. the property of Tito, Inc., as plat plan filed with the Zonine

€ \$ 5604-V

CERTIFICATE OF PUBLICATION

LOCATION: North side of Feavood Lane 432 feet North of Marin Avenue DATE AND TIME: Mooday, Juz, 16, 1942 at 16:00 A. Marin G. Room 108, County Office Building, 111 W. Chesapeale Ave-not, Townes, Marylews.

The Zoning Regulations to be excepted as Follows:

Section 214,1-bb- Lof Bepth 115 feet, Real re 36 feet.

Zening Commissioner of Baltimort ty, by arthority of the Zoning Act Regulations of Baltimore County, will a public herring concerning all that it of land in the Differenth District of more County. THIS IS TO CERTIFY, that the annexed advertisement was published in TilE JEFFERSONIAN, a weekly newspaper printed ment of the process o and published in Towson, Ballimore County, Md., SHEEN TROCKER ok__l_time____successive revealed before the __l6th___ day of _____July_____ 19.62, the face publication appearing on the 29th day of June

THE JEFFERSONIAN, Leank Streethin

19.62.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. June 29, 1962

FROM Mr. George E. Gavrelis, Deputy Director

SUBJECT #5604-V. Variance to penalt a lot depth of 100 feet instead of the required 115 feet; to permit a rear yard of 12 feet instead of the required 150 feet. Northside of Posmood Lane 182 feet North of Marlyn Avenue. Being property of Carl Julio.

15th District

HEARING: Monday, July 16, 1962 (10:00 A.H.)

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

1. In processing subdivision plans for group home development in this area, willed patterns of streets and lots up: 1. Let a prove from the East Roo and For Rifer Mann's Subdivisions. East Roo, the subdivision first processed, provided a 20 foot alloy along its esternly boundary with his subdivision provided a 20 foot alloy along its esternly boundary with his subject property has not as yet occurred on the plan. Development, however, alloy is not swallable for use. Altempts by the potitions to acquire and build the alloy in the East Roo Egwelopment have not been successful. The right patterning of streets in the subject property prevents shifting the alignment of Foncouch Lance.

The Planning staff believes that a condition of practical hardonip and unreasonable difficulty exists so as to justify the variance. If granted, the staff believes also that the lessening in the requirements of lot depth and rear yard would not be contrary to the spirit and intent of the

George E. Gavrelis Deputy Direction of Planning

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipt COURT HOUSE TOWSON 4. MARYLAND

BILLED Zoning Department of Beltimore County

OL622		\$25.00 CONT
QUANTITY		
	Petition for a Variance for Fem-Skigo-Hanner Tito, Inc.	25.00 -
	PART - Factor Town Comment of the Comment	
	0-1 62 5508 · · · 1/L-	25.00
	3	. •

MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF

The Community Press

DUNDALK, MD., June 27

THIS IS TO CERTIFY, that the annexed advertisement of Tito - Ine

ras inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week

PATITION FOR A ZONING
VARIANCE TO THE ZONING
ALLES TO THE ZONING
TO SET THE ZONING
THE ZO

The Zoning Regulations to excepted as follow Section 2141-(b)- Lot De 115 feet Rear Yard 50 feet

26 day of June 1962; that is to say, the same was inserted in the issues of

6-27-62

ESTATE OF P. G. STROMBERG, Stromberg Pupilisher. Butly Parce

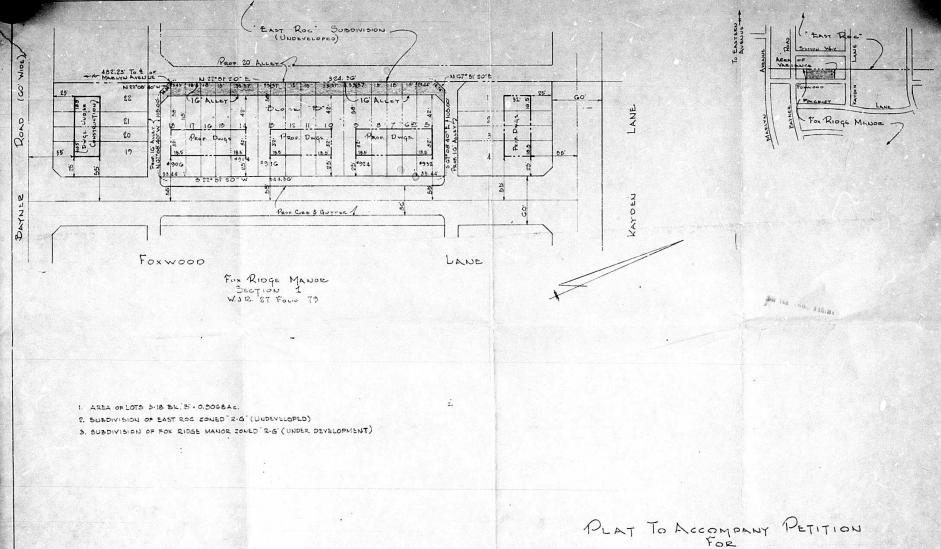
TELEPHONE

GEG+ hea

No. 12827 DATE 5/31/62

5604-V

successive weeks before the



FOR

ZONING VARIANCE

LOTS 5 THEO 18 & BLOCK "B"

FOX RIDGE MANOR

ELECTION DISTRICT Nº15 BALTIMORE COUNTY, MD.

Scale: 1"-50".

MAY 28,1962

DEVELOPER
THEODORE JULIO
3804 SPAULDING AVE.
BALTIMORE 15, MARYLAND

MATZ, CHILDS & A STATE OF THE S