

5874-V PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Harry Waller, 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 236.1 - Front 50 feet & Sect. 236.2 - Rear Yd. 30 feet; requesting front yard 30 feet and 2 feet for rear yard.

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

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 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: Harry Waller
Legal Owner: Harry Waller
Address: Box 866, Baltimore 3, Md.
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of August 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October 1962 at 10:00 o'clock.

Harry Waller
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that upon variance being granted, strict compliance with the Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance 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 further appearing that by reason of

a Variance to permit a front yard of 30' instead of the required 50' and a rear yard of 2' instead of the required 30', 244
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of October 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 30 feet instead of the required 50 feet and a rear yard of 2 feet instead of the required 30 feet.

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 _____ day of _____ 1962, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Beginning for the same at a point in the easternmost Right of Way line of North Point Road at a distance of 60 feet measured at right angles to the center line of said road and North 1 degree 48 minutes East 181.43 feet (by the Meridian as established by the State Roads Commission) measured along the said Right of Way line from the northeast corner of Wise Avenue Extended; said beginning being a corner of Lot #3 as shown on a Plat filed with the deed from Edgar Shively to George W. Merritt, June 14, 1905 recorded in Liber M.F.C. No. 287 folio 365 etc.; thence running along Lot #3 on said Right of Way line North 1 degree 48 minutes East 4.91 feet to the beginning of a curve to the left binding on said Right of Way with a radius of 1969.56 feet with an arc of 115.12 feet subtended by a chord North 00 degrees 07 minutes 30 seconds East 115.10 feet to the corner of Lot #2 as shown on said Plat; thence running along Lot #2 and binding on said Right of Way with a curve to the left with a radius of 1969.56 feet, with an arc of 110.47 feet subtended by a chord North 3 degrees 35 minutes 30 seconds West 110.41 feet; thence leaving said Road and still along Lot #2 the following 2 courses and distances South 89 degrees 03 minutes East 69.08 feet to an iron pipe, South 00 degrees 57 minutes West 110 feet to an iron pipe set at a corner of Lot #3; thence running along Lot #3 the following 2 courses and distances South 00 degrees 57 minutes West 120 feet to an iron pipe; North 89 degrees 03 minutes West 56.39 feet to the place of beginning. Being the property of Harry Waller, as shown on plat plan filed with the Zoning Department.

Containing in all 16140 square feet.

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRETTON STREET
BALTIMORE 1, MD.
October 24, 1962

Mr. John G. Rose
Zoning Commissioner
County Office Building
Towson 4, Maryland
RE: Zoning Petition No. 5874-V
Variance to regulations
East side of North Point Boulevard
(Route 131) 481.69'
North of Wise Avenue Extended

Dear Mr. Rose:
This office reviewed the subject petition and the following comments are with respect thereto:

It is the intention of the State Roads Commission to extend the Baltimore Beltway in the future to serve the Southeastern part of Baltimore County including Edgemere, Sparrows Point, etc. Several studies have been made to determine an exact and ideal location both construction and right of way wise.

The study and alignment chosen appears to affect the subject property almost completely, however, this information at the present is tentative.

Thank you for your cooperation.
Very truly yours,
Charles Lew, Chief
Development Engineering Section
BY: John L. Duerr
Asst. Development Engineer

JLD/nls

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 11, 1962
FROM: Mr. George E. Gavrelis, Deputy Director
SUBJECT: 5874-V. Variance to permit a front yard of 30 feet instead of the required 50 feet; to permit a rear yard of 2 feet instead of the required 30 feet. East side of North Point Road 181.43 feet Northeast of Wise Avenue Extended. Being property of Harry Waller.

15th District
RECEIVED: Wednesday, October 24, 1962 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances and will offer no comment.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 10-4-62
Posted for: Harry Waller
Petitioner: Harry Waller
Location of property: East side of North Point Rd. 181.43 ft. from the N.E. corner of Wise Ave. Extended. 481.69 ft. from the N.E. corner of Lot #3.
Location of Signage: East side of North Point Rd. 181.43 ft. from the N.E. corner of Lot #3.
Remarks: _____
Posted by: Harry Waller Date of return: 10-5-62

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

To: William Richardson
Towson Road
P.O. Box 12
Baltimore 6, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622 (cash)		Petition for a Variance for Harry Waller	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.

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

To: A & B Transportation, Inc.
P.O. Box 866
Baltimore 3, Md.
BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
01622		Advertising and posting of your property	10.00
			10.00

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 PUBLICATION

TOWSON, MD., 458, 005, 1962

THIS IS TO CERTIFY, That the annexed advertisement was published in THE COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 24th day of October 1962, the first publication appearing on the 4th day of October 1962.

THE COUNTY NEWS WEEK

W. J. G. Rose
Mayor