

5704 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James A. Street & Alise G., 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 402.1 of the Zoning Regulations of Baltimore County, to permit lot frontage of 124 feet instead of the required 170 feet and to permit continuation of eight families instead of five for the property known as 15 St. Timothy's Lane, Catonsville, Baltimore County, Maryland, and to permit a side yard of 10' instead of the required 20'.

The Variance is requested for the following reasons: (Indicate hardship or practical difficulty)
Hardship - Property has been used as eight family dwelling units for at least five years and was so purchased by us in 1959 at which time the Zoning Office of Baltimore County gave verbal approval of such use as non-conforming use. However, the approval was not given in writing, and the present purchasers of the property will not accept this without official approval of the Zoning Commission.

Practical - Property is presently used as eight family dwelling units as it has been, and we wish to keep it that way as it is not economic as five units, and we wish to get the approval of the Commission to keep it as eight units to clear the records for any prospective purchaser.

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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of September 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 through out 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 28th day of November 1962, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.
THE COMMUNITY PRESS
Dundalk, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

November 9 1962

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 9th day of November 1962, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

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 the granting of the variance requested would grant relief to the petitioners without substantial injury to the public health, safety and the general welfare of the locality involved

the above variance should be had, and the variance should be granted which permits lot frontage of 124 feet instead of the required 170 feet and to permit continuation of eight families instead of five and to permit a side yard of 10 feet instead of the required 20 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of September 1962, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, which permit lot frontage of 124 feet instead of the required 170 feet and to permit continuation of eight families instead of five, and a side yard of 10 feet instead of the required 20 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 28th day of September 1962, that the above Variance be and the same is hereby DENIED.

MICROFILMED

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. November 8 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 weeks before the 28th day of November 1962, the first publication appearing on the 8th day of November 1962

THE TIMES

Cost of Advertisement \$22.00
Purchase Order \$395
Requisition No. M3998

PETITION FOR A ZONING VARIANCE

ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County to permit lot frontage 124 feet instead of the required 170 feet and to permit continuation of eight families instead of five and to permit a side yard of 10 feet instead of the required 20 feet.

LOCATION: Property known as 15 St. Timothy's Lane, Catonsville.
DATE & TIME: WEDNESDAY, NOVEMBER 28, 1962 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be accepted as follows: Section 402.1 Conversion of Dwelling in R-4 Zone.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of land in the First District of Baltimore County

Beginning for the same at a point on the northeasterly side of St. Timothy's Lane, 50 feet wide, at a distance of 316.41 feet westerly from the intersection formed by the northeasterly side of St. Timothy's Lane and the easterly extension of the northwesterly side of a 20 foot alley paralleling Frederick Road, running thence and binding on the northeasterly side of St. Timothy's Lane north 13 degrees 20 minutes 04 seconds west 124 feet, thence leaving the northeasterly side of St. Timothy's Lane and running from lines of division the seven following courses and distances viz. North 77 degrees 09 minutes 19 seconds east 87.35 feet, south 15 degrees 28 minutes 00 seconds east 27.31 feet, North 77 degrees 09 minutes 19 seconds east 96.34 feet, South 13 degrees 20 minutes 04 seconds east 109.80 feet, South 74 degrees 32 minutes 45 seconds west 20 feet, North 13 degrees 20 minutes 04 seconds west 12.32 feet and South 77 degrees 28 minutes 50 seconds west 164.95 feet to the place of beginning.

Being the property of James L. Street and Alise G. Rose, as shown on plat plan filed with the Zoning Department. By Order Of John G. Rose, Zoning Commissioner Of Baltimore County

LEGAL DESCRIPTION 15 ST. TIMOTHY'S LANE
CATONSVILLE, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the northeasterly side of St. Timothy's Lane, 50 feet wide, at a distance of 316.41 feet westerly from the intersection formed by the northeasterly side of St. Timothy's Lane and the easterly extension of the northwesterly side of a 20 foot alley paralleling Frederick Road, running thence and binding on the northeasterly side of St. Timothy's Lane north 13 degrees 20 minutes 04 seconds west 124 feet, thence leaving the northeasterly side of St. Timothy's Lane and running from lines of division the seven following courses and distances viz. North 77 degrees 09 minutes 19 seconds east 87.35 feet, south 15 degrees 28 minutes 00 seconds east 27.31 feet, North 77 degrees 09 minutes 19 seconds east 96.34 feet, South 13 degrees 20 minutes 04 seconds east 109.80 feet, South 74 degrees 32 minutes 45 seconds west 20 feet, North 13 degrees 20 minutes 04 seconds west 12.32 feet and South 77 degrees 28 minutes 50 seconds west 164.95 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose, Zoning Commissioner Date November 16, 1962

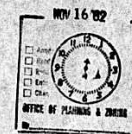
Mr. George M. Gervais, Deputy Director

SUBJECT: 5704-V. Variance to permit lot frontage 124 feet instead of the required 170 feet and to permit continuation of eight families instead of five and to permit a side yard of 10 feet instead of the required 20 feet. 15 St. Timothy's Lane, Catonsville. Being property of James Street.

1st District

HEARING: Wednesday, November 28, 1962 (1:00 P.M.)

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



BALTIMORE COUNTY, MARYLAND		No. 14182
OFFICE OF FINANCE		DATE 9/28/62
Division of Collection and Receipts		
COURT HOUSE		
TOWSON 4, MARYLAND		
James L. Street 306 Bayside Drive Dundalk 22, Md.		
BILLED Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 01622	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
QUANTITY		COST
Petition for a Variance to your property		25.00
9-2862 639 * * * 71L-		5.00

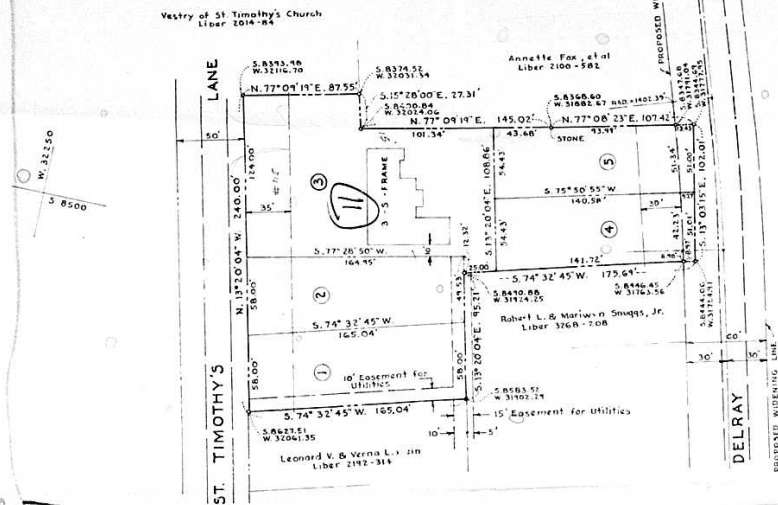
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND		No. 15350
OFFICE OF FINANCE		DATE 11/26/62
Division of Collection and Receipts		
COURT HOUSE		
TOWSON 4, MARYLAND		
To: James L. Street 306 Bayside Drive Baltimore 22, Md.		
BILLED BY: Zoning Department of Baltimore County		
DEPOSIT TO ACCOUNT NO. 01622	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$19.35
QUANTITY		COST
Advertising and posting of your property		19.35
11-2182 3607 * * * 71L-		46.35

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: 1st Date of Posting: 11-7-62
Posted for: James L. Street & Alise G. Rose
Petitioner: James L. Street
Location of property: 15 St. Timothy's Lane, Catonsville, Md.
Location of Signs: Posted on property, James L. Street & Alise G. Rose
Remarks: George B. Hammond
Date of return: 11-8-62



PLAN
SCALE: 1"=50'

GLB 25 FOLIO 44

The Streets And Or Roads As Shown Hereon And Mentioned In The Attached Deed Are For The Purpose Of Description Only And The Same Are Not Intended To Be Dedicated To Public Use. The Fee Simple Title To The Beds Thereof Is Especially Reserved In The Grantors Of The Deed To Which This Plat Is Attached, Their Heirs And Assigns.

Approved Baltimore County Planning Board

By _____ Director Date _____

Approved Baltimore County Highways Department

By *Robert G. Dyer* *7/10/58*
Highways Engineer Date

Approved Baltimore County Health Department

By *William H. Z. Watson M.D.* *7/10/58*
Deputy State & County Health Officer Date

Coordinates Shown Are Extensions Made From Baltimore City Coordinates As Established By The Baltimore City Topographical Commission.

Bearings Refer To True North At Baltimore

RECORDED FOR RECORD
JUL 18 1958
same as recorded in Liber
G.L.B. No. _____ folio
One of the Records of
Baltimore County and ex-
amined, per
Bryce L. Rydberg
Clerk

5704



GILMORE WATSON
REGISTERED LAND SURVEYOR
1541 KINGSWAY ROAD BALTIMORE 18, MD.



GAINING CERTIFICATE
The Campfield Corporation
BALTIMORE COUNTY, MARYLAND
JUNE 20, 1958
SCALE: 1"=50'

"RESUBDIVISION OF ST. TIMOTHY'S"
PLAT OF PROPERTY
THE CAMPFIELD CORPORATION
CATONSVILLE ELECTION DISTRICT NO. 1
BALTIMORE COUNTY, MARYLAND
JUNE 20, 1958
SCALE: 1"=50'

25/44