



TELEPHONE 338-800
AARON MARCOLIS
ATTORNEY AT LAW
300 AMERICAN BUILDING
BALTIMORE AND SOUTH STS.
BALTIMORE 2, MARYLAND

March 1, 1963

John G. Rose, Zoning Commissioner
Baltimore County Office of Planning
and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Re: Petition for Variance to Sec.
301.1 of Zoning Regulations -
N.S. of Heatherwood Road 450'
from Oakland Road, 13th Dist.,
Lyndon O. Pratt and Barbara O.
Pratt, Petitioners - No. 5723-V

Dear Mr. Rose:

Please enter an appeal on behalf of the petitioners,
Lyndon O. Pratt and Barbara O. Pratt, from your decision in the
above matter dated February 1, 1963.

A check in the amount of \$35.00 to the order of
Baltimore County, Maryland is enclosed.

Thank you for your kind attention.

Very truly yours,

Aaron Marcolis
Aaron Marcolis

ALM:md

Enclosure

RE: PETITION FOR VARIANCE TO
SEC. 301.1 OF ZONING REG-
ULATIONS - N.S. Heatherwood
Road 450' from Oakland Road,
13th Dist., Lyndon O. Pratt
and Barbara O. Pratt, Petition-
ers -
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5723-V

Mr. and Mrs. Lyndon O. Pratt have applied for a variance
to a side yard in accordance with Section 301.1 of the Baltimore County
Zoning Regulations in that they cannot build a carport.

The requested petition indicates that the required side
yard is 6 feet and that it is their desire to have a side yard of 3 feet.
However, Mr. Francis Heird, of the Office of Permits & Licenses, has
made a physical inspection of the property and has reported to me in
writing that the actual setback is only 1 foot 2 inches. To grant this
variance would not permit the applicant to build what he has asked for,
and in addition to that it would reduce a sideyard in a neighborhood
where side yard setbacks have been maintained. There is adequate
room in the rear of the yard for the construction of a garage to
house the car or cars.

Section 307 specifically states that the Zoning
Commissioner must have a finding of facts setting forth and specifying
the reason or reasons for making such a variance. In this case no
such reasons exist.

For the above reasons the variance should be denied.

It is this 4th day of February, 1963, by the Zoning
Commissioner of Baltimore County, ORDERED that the above variance be and
the same is hereby denied.

John G. Rose
John G. Rose
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Lyndon O. Pratt, 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 301.1 to permit a side yard of 3 feet instead
of the required 6 feet.

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

Not having a carport the owners undergo a physical 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
Address
Petitioner's Attorney
Protestant's Attorney
Address

ORDERED BY THE Zoning Commissioner of Baltimore County, this 24th day
of October 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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 28th day of December 1962, at 11:00 o'clock
AM.

Lyndon O. Pratt
Lyndon O. Pratt
Legal Owner
Address 306 Oakland Terr. Dr.
127, Md.
Zoning Commissioner of Baltimore County
(over)

TELEPHONE
VALLEY 3-3000

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

No. 15422
DATE 1/7/63

To: Rosen Products, Inc.
220-28 Reisterstown Rd.
Baltimore 15, Md.

BILLED BY
Zoning Department of
Baltimore County

EXPENSE TO ACCOUNT NO. 01622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
Advertising and posting of property for Lyndon Pratt	30.09
5723	
2-743 4307 * * * III -	3.09
3	

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.

TELEPHONE
VALLEY 3-3000

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

No. 14238
DATE 10/21/62

To: Baltimore County, Md.
Towson 4, Md.

BILLED BY
Zoning Department of
Baltimore County

EXPENSE TO ACCOUNT NO. 01622
QUANTITY
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

DESCRIPTION	AMOUNT
Petition for a Variance for Lyndon Pratt	25.00
10-25-62 1735 * * * III -	25.00
3	

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.

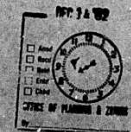
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 14, 1962
FROM: Mr. George E. Gavrellis, Deputy Director
SUBJECT: 5723-V. Variance to permit a side yard of 3 feet
instead of the required 6 feet. Northside of
Heatherwood Road 450 feet East of Oakland Terrace.
Being property of Lyndon Pratt.
13th District
HEARING: Friday, December 28, 1962 (1:00 P.M.)

The Planning staff will offer no comment on the subject petition.

CSB:md



PETITION FOR A ZONING VARIANCE

13th District

APPLICANTS: Lyndon O.

Petition for a Variance to the Zoning Regulations
of Baltimore County to permit a side yard of 3 feet
instead of the required 6 feet.

LOCATION:

North side of Heatherwood Road 450 feet to East side
of Oakland Terrace

DATE & TIME:

HEARING/EXAMINATION FRIDAY, DECEMBER 28, 1962 at 1:00 P.M.

PUBLIC HEARING:

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

The Zoning Regulation to be accepted is as follows:

Section 301.1 - Side Yard - 6 feet

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 Thirteenth District of Baltimore County

Beginning from the center of Heatherwood Road, northerly
450 feet more or less along the East side of Oakland Terrace Road
to a point. Thence along Oakland Terrace Road 60 feet to a
point. Thence N. 48° 46' 52" E. radius 150 feet more or
less to a point. Thence southerly 44.74 feet to a point.
Thence W. 42° 42' 7" E. 143.59 feet to the place of
beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th #5723
 Date of Posting 12-6-62
 Posted for: was not to Zoning Regulations
 Petitioner: Approved: D. Cratt
 Location of property: Mrs. J. H. Hetherwood 450 feet to East side of Oakland Terrace, Sec. 101.1 - 1206 Oakland Terrace
 Location of Signs: On the side of property known as 1206 Oakland Terrace
 Remarks:
 Posted by: George R. Rose Date of return: 12-7-62

**PETITION FOR A
 ZONING VARIANCE**

13th District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit a side yard of 3 feet instead of the required 6 feet.

LOCATION: North side of Heatherwood Road 450 feet to East side of Oakland Terrace.

DATE & TIME: FRIDAY, DECEMBER 28, 1962 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be excepted as follows: Section 301.1 - Side Yard - 6 feet.

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 Thirteenth District of Baltimore County

Beginning from the center of Heatherwood Road, northerly 450 feet more or less along the East side of Oakland Terrace Road to a point. Thence along Oakland Terrace Road 60 feet to a point. Thence N. 48 degrees 46' 52" E. radius 150 feet more or less to a point. Thence southerly 44.74 feet to a point. Thence W. 42 degrees 42' 7" E. 143.59 feet to the place of the beginning.

Being the property of Lyndon Pratt, as shown on plat plan filed with the Zoning Department.

By Order Of
 JOHN G. ROSE
 Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 17, 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 December, 1962, the first publication appearing on the 6th day of December 1962.

THE TIMES.

Manager.

John M. Martin

Cost of Advertisement, \$16.00
 Purchase Order S 1967
 Requisition No. M 5170

**PETITION FOR A
 ZONING VARIANCE**
 18th District

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit a side yard of 3 feet instead of the required 6 feet.

LOCATION: North side of Heatherwood Road 450 feet to East side of Oakland Terrace.

DATE & TIME: FRIDAY, DECEMBER 28, 1962 at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulation to be excepted as follows: Section 301.1 - Side Yard - 6 feet.

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 Thirteenth District of Baltimore County

Beginning from the center of Heatherwood Road, northerly 450 feet more or less along the East side of Oakland Terrace Road to a point. Thence along Oakland Terrace Road 60 feet to a point. Thence N. 48 degrees 46' 52" E. radius 150 feet more or less to a point. Thence southerly 44.74 feet to a point. Thence W. 42 degrees 42' 7" E. 143.59 feet to the place of the beginning.

Being the property of Lyndon Pratt, as shown on plat plan filed with the Zoning Department.

By Order Of
 JOHN G. ROSE
 Zoning Commissioner Of Baltimore County

Dec. 7

**OFFICE OF
 THE BALTIMORE COUNTIAN**
 THE COMMUNITY NEWS
 Roisterdown, Md.
 THE COMMUNITY PRESS
 Dumbolt, Md.

THE HERALD - ARGUS
 Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 13

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 13th day of December 1962, that is to say the same was inserted in the issue of December 6

THE BALTIMORE COUNTIAN

By.....
 Editor and Manager.

Baltimore County, Maryland
DEPARTMENT OF PERMITS AND LICENSES
CHARLES B. WHEELER, DIRECTOR
Inter-Office Correspondence

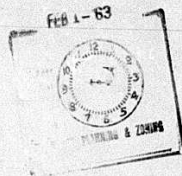
From Jack Dietrich
To Mr. Rose
Subject Flat Plan

February 1, 1963



Attached is a plat of the existing patio which you requested in your attached letter.

Jack Dietrich
Jack Dietrich
Asst. Bldg. Engineer



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Charles B. Wheeler, Bldg. Eng.
Att. Mr. Francis Heind

Date January 29, 1963

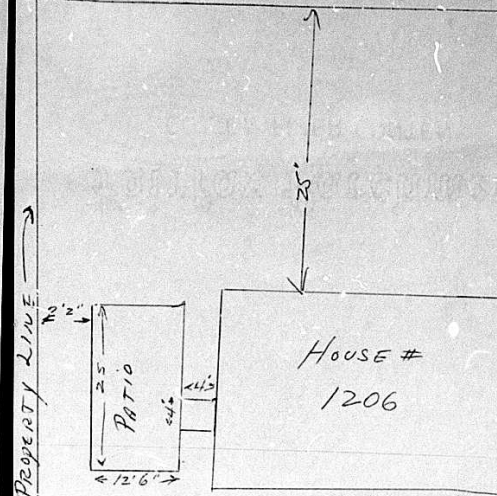
FROM Office of Planning & Zoning

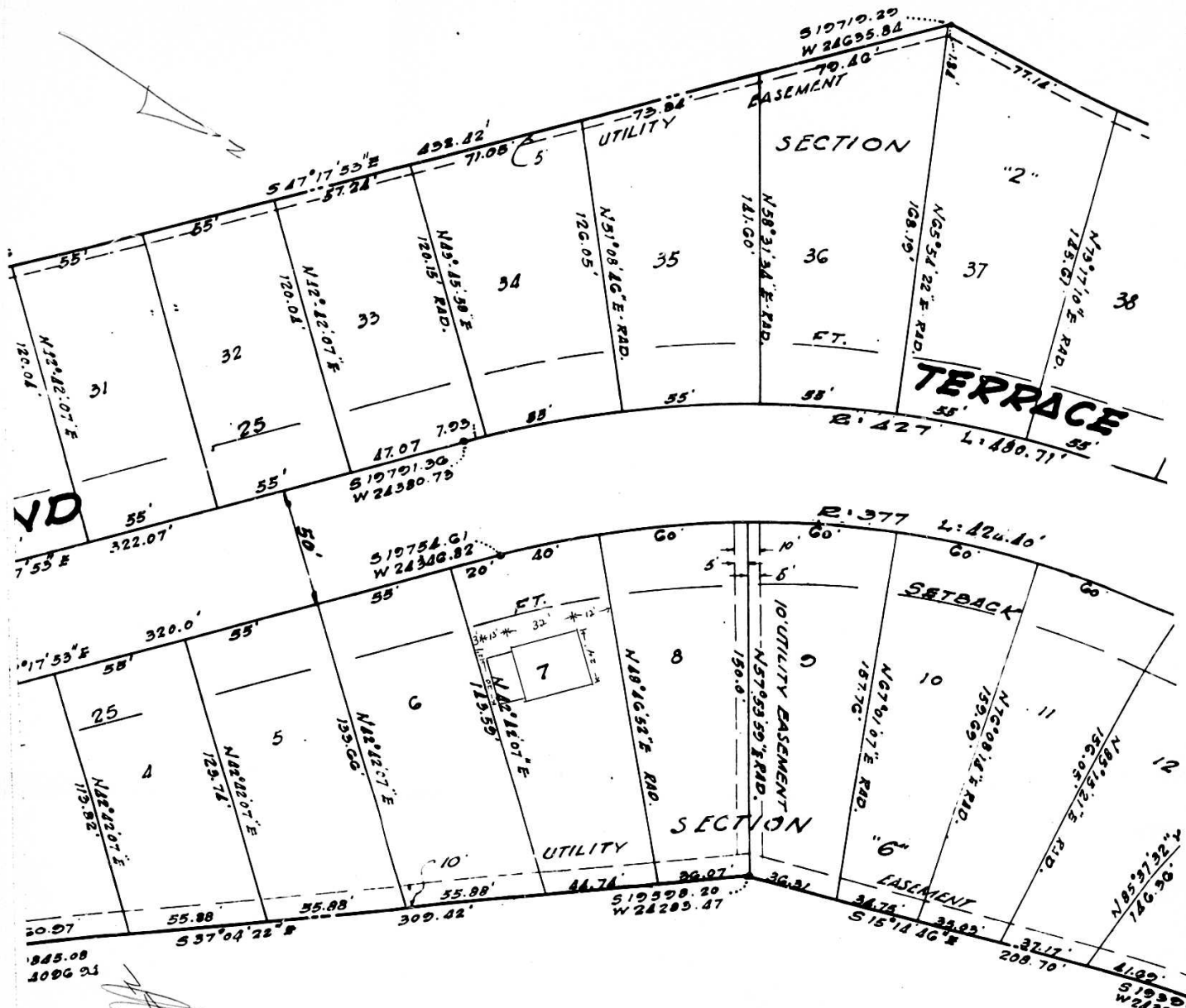
SUBJECT Re: Petition No. 5723-V

I would appreciate it if you would give me your written comments on the matter of a carport for Linden O. Pratt on the north side of Heatherwood Road 450' from Oakland Terrace.

L. O. Pratt
Linden O. Pratt
Zoning Commissioner

OAKLAND TERRACE RD





PLAT "E"
OAKLAND TERRACE
P.B. 23-1