

RE: PETITION FOR VARIANCES TO
SECTIONS 21A.1 and 21A.2
of the Zoning Regulations
W. & Myerson Circle 1101
from Hollins Ferry Road,
13th District - Patapago
Terrace, Inc., Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 5792-7

Pursuant to the advertisement, posting of property and public
hearing on the above petition and it appearing that by reason of
the finding of facts, the variances should be granted as stated below:

LOTS Nos. 2 through 6 - Block "A" - Myerson Circle:

#1103 - a setback of 52.92' from the center line of street
instead of the required 55 feet; 22.55 feet from
the property line instead of the required 25 feet
and 1.45 feet at the front building line instead of
the required 15 feet;

#1105 - 52.11 feet from the center line of street instead
of the required 55 feet and 22.11 feet from the
property line instead of the required 25 feet;

#1107 - 52.11 feet from the center line of street instead
of the required 55 feet and 22.11 feet from the
property line instead of the required 25 feet;

#1109 - 52.25 feet from center line of street instead
of the required 55 feet and 22.25 feet from property
line instead of the required 25 feet.

#1111 - 51.02 feet from center line of street instead
of the required 55 feet and 21.02 feet from property
line instead of the required 25 feet.

LOT No. 6 - Block "A":

#1110 - A setback of 50 feet from the center line of street
instead of the required 55 feet and 20 feet from the
property line instead of the required 25 feet.

LOT No. 1 - Block "A":

#1101 - To permit a 21'4" yard of 27.90 feet instead of the
required 25 feet; 51.90 feet from the center line of
the street instead of the required 55 feet and 21.90
feet from the property line instead of the required
25 feet.

PATAPAGO TERRACE, INC.
W. & Myerson Circle, 1101
from Hollins Ferry Rd.
13th

5792-7

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, PATAPAGO TERRACE, 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 Sections 21A.1 (b), and 21A.2 as explained on the
attached sheet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty)
Dwellings were completely built before violations were discovered thus making
a very definite hardship if they had to be moved.

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.

Patapago Terrace, Inc.
Contract purchaser
Address: 2500 Frederick Avenue
Baltimore 23, Md.
Petitioner's Attorney
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of January 1963, 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 13th day of March 1963, at 10:00 o'clock

A. M.
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, PATAPAGO TERRACE, 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 21A.1 (b) as explained on the attached sheet.
Myerson Circle of 20' instead of the required 25' and a Variance from Section
21A.2 to permit the front building line at 3110 Myerson Circle to be 50' from
center line of the street instead of the required 55'.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty)
Dwellings were completely built before violations were discovered thus making
a very definite hardship if they had to be moved.

Property is to be posted and advertised as prescribed by Zoning Regulations.
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County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 21A.1 (b) to permit a front yard at 3110
Myerson Circle of 20' instead of the required 25' and a Variance from Section
21A.2 to permit the front building line at 3110 Myerson Circle to be 50' from
the center line of the street instead of the required 55'.
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A. M.
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(over)

SHUMAN, BEQUART & ASSOCIATES, ENGINEERS
BALTIMORE, MARYLAND
January 8, 1963

ENGINEERING DESCRIPTION:

3101 thru 3111 Myerson Circle

(Lots 1 thru 6 - Block A)

Patapago Terrace Second Amended Plat of Section I

Lying and being in the thirteenth Election District of Baltimore
County Maryland.

BEGINNING for the same at a point on the southerly side of Hollins
Ferry Road, 70 feet wide, as shown on the "Second Amended Plat of Patapago
Terrace, Section I", dated November 12, 1962, said point the northwesterly
corner of Alley "A" as shown on said Plat; thence binding on said southerly side
of Hollins Ferry Road, South 87° 23' 40" West, 90.37 feet; thence running South
42° 23' 40" West, 35.36 feet to a point on the easterly side of Myerson Circle,
60 feet wide, as shown on the aforementioned Plat; thence binding on said
easterly side of Myerson Circle, southeasterly along a curve to the right,
having a radius of 276.99 feet, for a distance of 110.83 feet, being subtended
by a chord bearing and distance of South 00° 51' 30" West, 110.10 feet; thence
leaving said Myerson Circle, South 69° 40' 40" East, 114.04 feet to a point
on the westerly side of the aforementioned Alley "A", 16 feet wide; thence
binding on said westerly side of Alley "A", the three (3) following courses
and distances: (1) North 15° 05' 35" East, 50.61 feet; (2) North 07° 50'
00" East, 74.32 feet; (3) North 02° 36' 20" West, 97.25 feet to the point of
BEGINNING.

Being Lots 1 thru 6 of Block A as shown on the "Second Amended Plat
of Patapago Terrace, Section I; dated November 12, 1962.

A. M.

Being further known as No.'s 3101, 3103, 3105, 3107, 3109, and
3111 Myerson Circle.

Kenneth A. Woods
Registered Engineer and Land Surveyor
No. 1974
Whitman, Bequart & Associates
Baltimore, Md.



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INTER-OFFICE CORRESPONDENCE

FROM Mr. George F. Cavrelis, Deputy Director

FROM Mr. George F. Trellis, Deputy Sheriff

SUBJECT: 5719-20. Variance to permit on Lot 6 Block 7 - Patagonia Terrace, #3110

Between Cincella, 50 feet from the center line of the street instead of the re-

quired 25 feet. Permit 20 feet from the property line instead of the required

5 feet. Lot 6 Block 7 - Patagonia Terrace, 30 feet from Cincella to permit side

yard of 11.50 feet instead of the required 25 feet. West side of Bureau

center line of the street instead of the required 25 feet. West side of Bureau

center line of the street instead of the required 25 feet. West side of Bureau

Cincella 100 feet South of Hollins Ferry Road. Being property of Patagonia Terrace

13th District:
 HEAVINS, Wednesday, March 13, 1963 (10:00 A.M.)

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

Towson, Maryland

District: 13 Date of Posting: 10/2/2012
 Posted for: Shirley Ann Smith
 Petitioner: _____
 Location of property: Highway 111
 Location of Signs: Highway 111
 Remarks: 100' x 100' x 100' x 100'
 Posted by: _____ Date of return: 2/21/2013

COURT HOUSE
TOWSON 4, MARYLAND

TO: Whitman, Reardon & Associates
1304 St. Paul St.
Baltimore 2, Md.

BILLED
BY: Zoning Department of
Baltimore County

01622		TO: AMOUNT
DEPOSIT TO ACCOUNT NO.		25.00
QUANTITY	DEPOSIT DEPOSIT SLIP AND RETURN WITH YOUR RECEIPT	COST
	Petition for a Variance for Pataspoco Terrace, Inc.	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.

Division of Collection and Receipts

TO: Patapsco Terraces, Inc.
2500 Frederick Ave.
Baltimore 23, Md.

BY: Zoning Department of
Baltimore County

No. 16501

DATE 3/13/81

DEPOSIT TO ACCOUNT NO.		01622		TYPE NO.	
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Advertising and posting of your property				98.00	
				98.00	
9					

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

THE COMMUNITY NEWS

No. 1 Newburg Avenue

THE HERALD - ARGENTON
Cotonsville, Md.

CATONSVILLE, MD

February 25, 1963

THIS IS TO CERTIFY, that the annexed advertisement of
John F. Rose, Acting 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 25th day of February, 1963, that is to say the same was inserted in the issues of

By *Paul J. Morgan*
Editor and Manager

[illegible]

RYERSON CIRCLE (60' WIDE)

PATAPSCO TERRACE

HOUSE & LOT PLAT

DEVELOPERS

PATAPSCO TERRACE INC.

2500 Frederick Avenue
Baltimore 25, Maryland

Date: Nov. 15, 1962 Scale: 1" = 20'

REVISIONS		
Date	Description	By

SECOND AMENDED PLAT

OF
PATAPSCO TERRACE
SECTION I

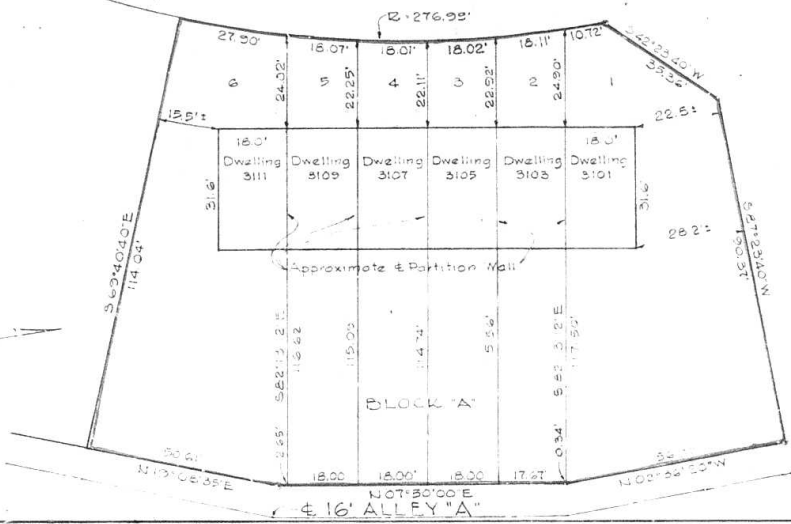
Plat Book: _____ Folio: _____
Recorded: Baltimore County, Md.

This is to certify that I have surveyed the property as shown on the above plat for the purpose of locating improvements, and the improvements thereon are as shown.

Signed this 15 day of Nov. 1962 by:

KENNETH A. MC CORD
Registered Surveyor, No. 374
Whitman, Registrar & Assoc.

HOLLINS FEZZY ROAD (70' WIDE)



PATAPSCO TERRACE

HOUSE & LOT PLAT

DEVELOPERS

PATAPSCO TERRACE INC.

2500 Frederick Avenue
Baltimore 25, Maryland

Date: Nov. 15, 1962 Scale: 1" = 20'

REVISIONS		
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SECTION I

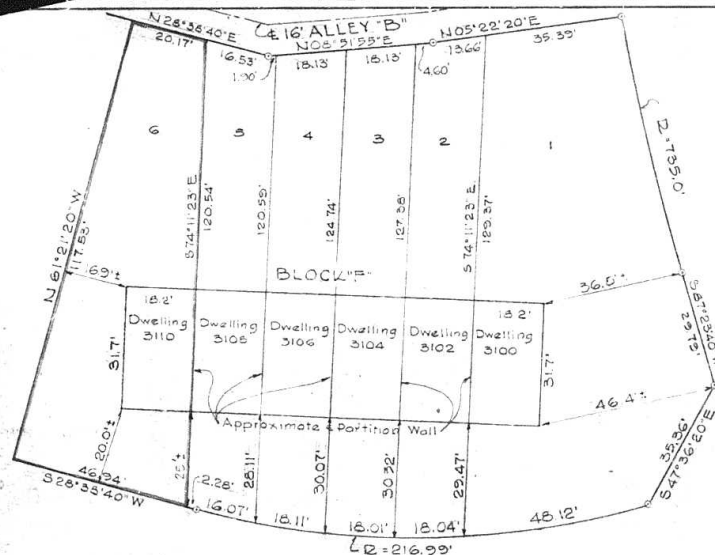
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RYERSON CIRCLE (60' WIDE)