

5977-✓ **PETITION FOR ZONING VARIANCE** **FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Andrew David McGowan and Margaret L. McGowan, his wife, 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...

Section 214.2, Front yard, Request 19 feet instead of the required 25 feet.

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

The reason for the attention and enclosure of the front porch is that the old porch was rotten and it went through and shut my legs down. I want it rebuilt and closed in to break the weather and help to improve the property. The house was so cold with the front open.

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: *Andrew David McGowan*
Address: *276 St. Helena Avenue, Baltimore 22, Maryland*

Petitioner's Attorney: _____
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of...

February, 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 throughout 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 19th day of March, 1963, at 10:00 o'clock.

As M. *[Signature]*
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the condition of facts that the variance requested will grant relief to the petitioner 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 requested should be granted.

a Variance to permit a front yard setback of 19 feet instead of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of March, 1963, 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 setback of 19 feet instead of the required 25 feet.

[Signature]
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of March, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of Property
Andrew David McGowan and Margaret L., his wife
All that parcel of land situated in Baltimore County, aforesaid and described as follows:

Beginning from the same thereof on the North Side of St. Helena Avenue at the distance of 630 and 79 one hundredth feet Westerly from the corner formed by the intersection of the North Side of St. Helena Avenue and the West Side of Willow Spring Avenue (which place of beginning is in the line with the center of a partition wall there situate running thence westerly blinding on the North Side of St. Helena Avenue 14 and 75 one hundredth feet to the line of the center of another partition wall there situate, thence Northerly through the center of the last mentioned partition wall and continuing the same course in all parallel with Willow Spring Avenue, 125 feet to the South Side of an alley 10 feet wide, thence westerly blinding on the said alley with the use of the first mentioned partition wall and parallel with Willow Spring Avenue 125 feet to the place of beginning being known as lot No. 35 of Block #5 of Saint Helena, 12th Election District of Baltimore County, Maryland, recorded in Plat Book JWS 17410 B10

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** TOWSON, MARYLAND

District: 12D Date of Posting: 7/2/63
Posted for: McGowan W.D. March 20 63
Petitioner: Andrew W. D. McGowan
Location of property: W.D. McGowan, 276 St. Helena Ave. & 30' W. of Willow Spring Ave.
Location of Signage: 276 St. Helena Ave. & 30' W. of Willow Spring Ave. & 30' W. of Willow Spring Ave.
Remarks: See above
Posted by: Robert L. Paul Date of return: 7/1/63

PETITION FOR A ZONING VARIANCE
12D District
ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit front yard of 19 feet instead of the required 25 feet.
LOCATION: South side of St. Helena Avenue 630 feet West of Willow Spring Ave.
DATE: 19th MARCH, 1963 at 10:00 A.M.
PUBLIC HEARING: Rm. 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Regulation to be varied is as follows:
Section 214.2 - Front Yard - 25 feet.
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Concerned all that parcel of land in the Twelfth District of Baltimore County beginning from the same thereof on the North side of St. Helena Avenue at the distance of 630 and 79 one hundredth feet Westerly from the corner formed by the intersection of the North side of St. Helena Avenue and the West side of Willow Spring Avenue, being known as Lot No. 35 of Block No. 5 of Saint Helena, recorded in Plat Book JWS 17410 B10 being property of Andrew D. McGowan and Margaret L. McGowan, as above on plat plan filed with the Zoning Department.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD. March 5 19 63

THIS IS TO CERTIFY, that the annexed advertisement of Andrew McGowan was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 26 day of Feb, 1963; that is to say, the same was inserted in the issues of 2-27-63

Stromberg Publications, Inc.
Publisher.

By Betty Davis

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 8, 1963
FROM: Mr. George E. Garveris, Deputy Director
SUBJECT: #5977-V. Variance to permit a front yard of 19 feet instead of the required 25 feet. North side of St. Helena Avenue 630 feet West of Willow Spring Road, being property of Andrew D. McGowan.
12th District
REMARKS: Wednesday, March 20, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a Variance to the front yard setback requirement and has the following advisory comment to make with respect to pertinent planning factors:

1. The writer is not certain as to whether the petitioner seeks merely to expand the present open porch or whether he seeks to expand and enclose the present open porch. It would seem that simple expansion of the open porch, the front line of which already is established, would not offer a serious problem in that Section 301.1 of the Zoning Regulations would allow an open front porch to extend within 12.5 feet of the front yard line. An enclosed porch, however, should be judged on the basis of whether or not such enclosures already exist on other units in the same group.

GES:ms

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

No. 16504
DATE: 2/24/63

TO: Money Order from Andrew McGowan 276 St. Helena Ave. Dundalk 22, Md.	BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01492	QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT \$26.45
Advertising and posting of your property	26.45
3-1463 8322 * * * TIL-	26.45

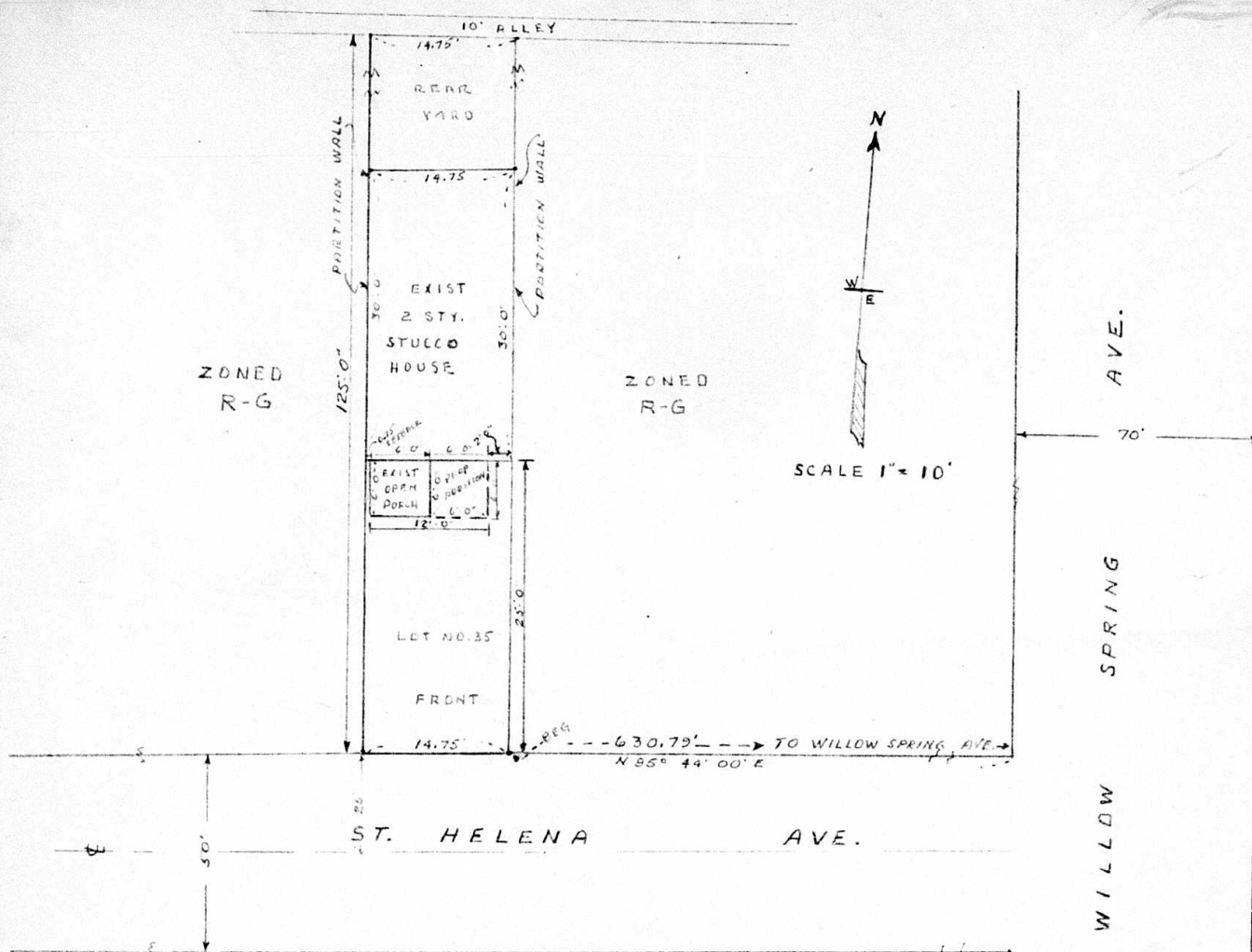
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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

No. 16422
DATE: 2/11/63

TO: Cash	BILLED BY: Zoning Department of Baltimore County
DEPOSIT TO ACCOUNT NO. 01492	QUANTITY 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	AMOUNT \$25.00
Petition for a Variance for Andrew McGowan	25.00
2-1263 8410 * * * TIL-	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.



PLOT PLAN
OF
ST. HELENA - LOT-35 - BLOCK-5-
PROPERTY OWNERS
ANDREW D. MCGOWAN & MARGARET L.
HIS WIFE.
12TH ELECTION DIST.
BALTIMORE COUNTY, MD.

PRESENT ZONING = R-G