

RE: PETITION FOR VARIANCES TO SECTIONS 202.3 and 202.1 of Zoning Regulations - N.E. Circle Road 899' W. Roland Run Road, 7th Dist., George A. Keen, Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 5801-7

Pursuant to the advertisement, posting of property and public hearing on the above petition for variances to Sections 202.3 and 202.1 of the Baltimore County Zoning Regulations to permit a side yard of 2 feet instead of the required 20 feet; to permit 125 foot front building line instead of the required 150 feet and to convert an existing two-story frame garage into a residence, the testimony indicated that the petitioner does not have sufficient reasons nor has he or will he suffer such hardship as would warrant granting the variances requested.

For the above reasons the variances should not be granted. It is this 20th day of June, 1963, by the Zoning Commissioner of Baltimore County that the above variances be and the same are hereby denied.

George A. Keen
Zoning Commissioner
Baltimore County

PETITION FOR VARIANCES TO SECTIONS 202.3 and 202.1 of Zoning Regulations - N.E. Circle Road 899' W. Roland Run Road, 7th Dist., Geo. A. Keen, Petitioner

BEFORE ZONING COMMISSIONER OF BALTIMORE COUNTY No. 5801-V

ORDER OF COMMISSIONER RESCINDING ORDER OF APRIL 5, 1963 AND GIVING NOTICE OF NEW HEARING DATE

I hereby rescind my Order of April 5, 1963 granting the variances applied for, as the Order was passed inadvertently and without notice to the interested parties.

This matter was originally set for public hearing on Wednesday, March 20, 1963 at 1:30 P.M. The Commissioner received a summons to appear in Court as a witness in Baltimore City on March 20, 1963, and the Commissioner asked the attorney for the petitioner to notify the interested parties so as to save them a useless trip to the scheduled.

Before noon on March 20, 1963 several attorneys were advised on the telephone by the attorney for the petitioner that the hearing would have to be postponed to a later date, or to be fixed by the Commissioner.

The Commissioner on March 27, 1963 set the case for a public hearing for Friday, April 5, 1963 at 10:00 A.M. but such notice was only sent to the attorney for the petitioner. Other parties received no notice of the hearing and no presenters appeared on April 5, 1963. Accordingly my Order of April 5, 1963 was passed in error and without proper notice of the hearing to the interested parties.

I now rescind my said Order of April 5, 1963. I now set the case for hearing on Wednesday, June 12, 1963 at 1:15 P.M. Copies of this Order will be mailed to the attorney for the petitioner and all other interested parties and their respective attorneys.

George A. Keen
Zoning Commissioner
Baltimore County

Date: May 14, 1963

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, George A. Keen, 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 202.3 (side yards) to permit a side yard of 2 feet in lieu of the required 20 feet; 202.1 (area regulations) to permit 125 foot front building line and to convert existing 2-story frame garage to residence

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Structure is now in place having been erected some 50 years ago and used at various times until the present as a dwelling house. In 1947, the present property line was established by deed recorded among the Land Records of Baltimore County, Liber JWB No. 1617, folio 243, (prior to adoption of present zoning regulations) On May 8, 1957, a subdivision plat, Plat Records of Baltimore County, Plat Book GLB 73, folio 128, was recorded of adjacent property of the petitioner, to enforce, literally, the zoning regulations would result in economic confiscation of the present structure.

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 of Baltimore County.

By George W. Keen, Legal Owner
Contract purchaser for J.W. Armiger, attorney Legal Owner
Address: Ruxton 4, Maryland

John Warfield Armiger, Attorney
406 Jefferson Building
Towson 4, Maryland

ORDERED BY THE Zoning Commissioner of Baltimore County this 15th day of May 1963 that the subject matter of this petition be advertised as requested by the Zoning Law of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the public hearing be held before the Zoning Commissioner on June 12, 1963 at 1:15 P.M. in Room 106, County Office Building in Towson, Baltimore County on the 20th day of March at 1:30 P.M.

By George A. Keen
Zoning Commissioner of Baltimore County



130P
5/24/63
1456/1463
1463

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 - that the variances requested will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the community involved

the above Variance should be had; and it is further ordered that the petitioner be permitted to permit a side yard of 2 feet instead of the required 20 feet; to permit 125 feet front building line instead of the required 150 feet and to convert the existing 2-story frame garage to residence

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of April 1963 that the herein Petition for Variance should be and the same are granted from and after the date of this order, in accordance with the above.

George A. Keen
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 above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of April 1963 that the above Variance be and the same is hereby DENIED.

George A. Keen
Zoning Commissioner of Baltimore County

MICROFILM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: May 29, 1963
FROM: Mr. George E. Gavrilis, Deputy Director

SUBJECT: #5801-V. Variance to permit a side yard of 2 feet instead of the required 20 feet; and to permit 125 foot front building line instead of the required 150 feet and to convert existing 2-story frame garage to residence, North side of Circle Road 899 feet West of Roland Run Road. Being property of George Keen.

9th District

REMARKS: Wednesday, June 12, 1963 (1:15 P.M.)

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

Description of Property of George W. Keen January 15, 1963
Beginning for the same at a point in the centerline of Circle Road 30.00 feet wide, said point of beginning being distant 899.35 feet measured westerly along the centerline of said Circle Road from the centerline of Roland Run Road as shown on a plat entitled "Plat of Proposed Sub-division of Property of George W. Keen and Dorothy B. Keen dated September 17, 1956, and running thence binding on the centerline of said Circle Road North 47° 30' West 77.15 feet, thence forlines of division the seven following courses and distances viz: first North 25° 35' East 130.37 feet, second North 19° 55' East 189.64 feet, third South 88° 38' East 126.00 feet, fourth South 1° 42' 35' West 161.36 feet, fifth South 64° 48' 40' West 138.45 feet, sixth South 23° 17' 30' West 67.00 feet, and seventh South 27° 41' 30' West 76.52 feet to the place of beginning.

Containing 41,363 square feet of land more or less.
Being part of the land described in a deed dated July 8, 1947, and recorded among the Land Records of Baltimore County in Liber J.W.B. 1582, folio 38, which was conveyed by James Bruce et al to George W. Keen, et al.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: May 27, 1963
Posted for: Petition for a Variance to permit a side yard of 2 feet instead of the required 20 feet; and to permit 125 foot front building line instead of the required 150 feet and to convert existing 2-story frame garage to residence, North side of Circle Road 899 feet West of Roland Run Road. Being property of George Keen.
Petitioner: George Keen
Location of property: N.E. Circle Rd. 899' W. of Roland Run Rd.
Location of Sign: 406 Jefferson Bldg. Towson 4, Md.
Remarks: 1-2663 5033
Posted by: Signature Date of return: May 29, 1963

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

To: John Warfield Armiger, Esq.,
Jefferson Building
Towson 4, Md.
BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 01622
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for a Variance for George W. Keen
COST: 25.00

1-2663 5033 • • • 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.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 24, 1963
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on or about May 1, 1963, at 10:53, the first publication appearing on the 24th day of May 1963.

THE JEFFERSONIAN
Leah M. Hinkle
Manager

Cost of Advertisement, \$

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

To: Mr. W. Keen
899 Circle Road
Baltimore 10, Maryland
BILLED BY: Zoning Department of Baltimore County

REPORT TO ACCOUNT NO. 01622
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of your property on Circle Rd.
COST: 33.00

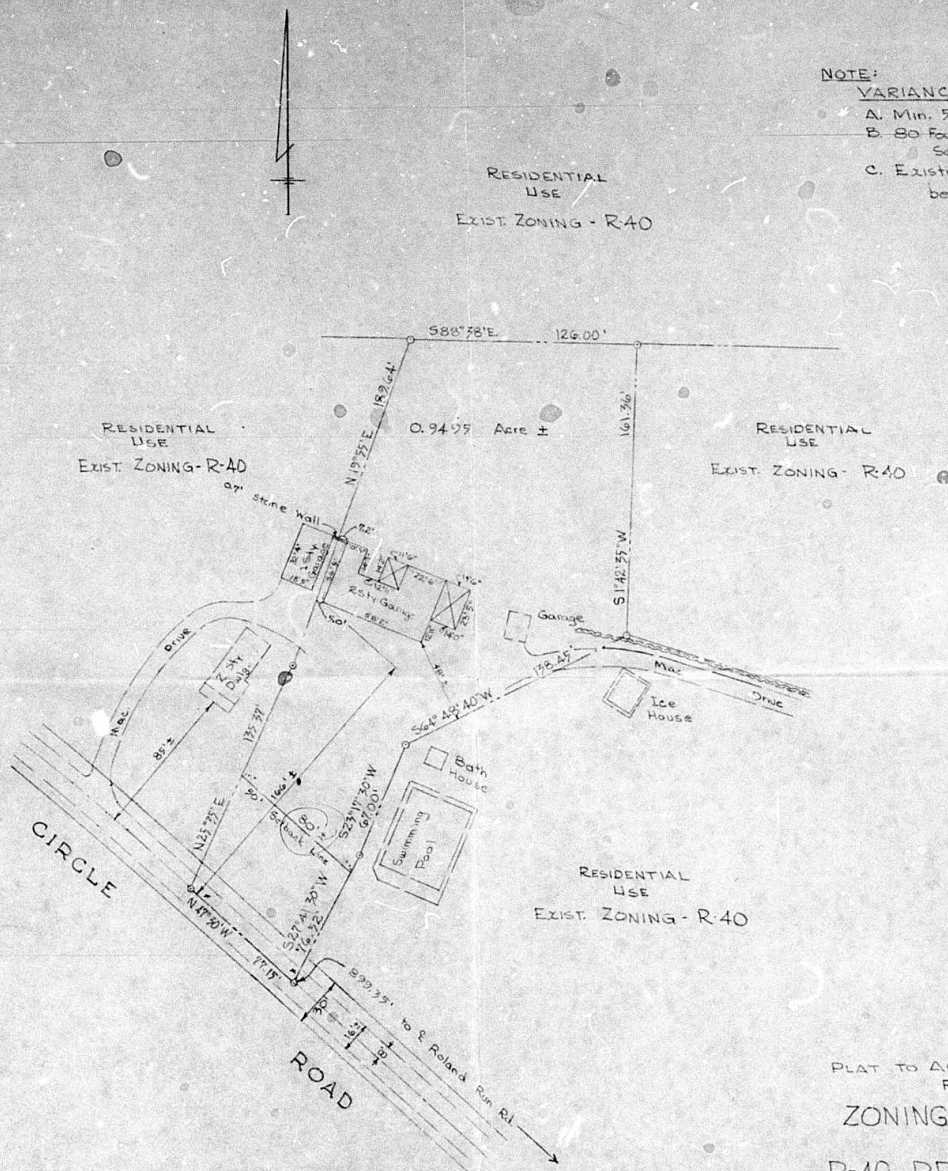
1-2663 5031 • • • TIL- 33.00

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.

NOTE:

VARIANCES REQUESTED-

- A. Min. 5 Foot Side Yard
- B. 80 Foot Lot Width at 50 Foot Setback Line
- C. Existing 2 sty. Frame Garage be converted to a Residence



PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
FOR
R-40 RESIDENTIAL USE

BALTO. CO. MD.
SCALE: 1"=50'

ELECT. DIST. NO. 9
JAN. 14, 1963

George William Stephens, Jr.
and Associates, Inc.
Engineers
5 McCurdy Avenue
Towson 4, Maryland

