

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kenneth C. Calber, 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 214.1 - Semi-Detached dwellings on interior lot. Requesting 10' side yard instead of the required 15'. To permit (1 1/2 of buildings)

30' instead of the required 35'

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

Reasons are to (1) family dwellings and are in a residential group area and desire 10'-0" side yard set back in line of required 15'-0" set back. Houses on either side of this property having only a 10'-0" set back.

See Attached Description

Property is to be parted 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 Kenneth C. Calber
Legal Owner
Address 705 Walnut Ave. (29)
Petitioner's Attorney
Proponent's Attorney
Address
Ordered By The Zoning Commissioner of Baltimore County, this 6th 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 15th day of April, 1963, at 10:30 o'clock A. M.

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 following finding of facts that the granting of the variance requested will give 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 granted.

A Variance to permit a 10 foot side yard instead of the required 15 feet and to permit 30 feet for a building lot instead of the required 35 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of April, 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 10 foot side yard instead of the required 15 feet and to permit 30 feet for a building lot instead of the required 35 feet.

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 granting of the variance requested will give relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BRASSIE ROAD

Beginning for the same at the point of intersection of the southwest side of Brassie Road (10 feet wide) with the northerly 142 foot line of the description of the land which by deed dated August 17th, 1933 and recorded among the Land Records of Baltimore County in Liber C.W.B. No. 1038 folio 246, etc., was granted and conveyed by Miller H. Moss, Assignor, to the Maryland Virginia Land Company, Inc., and running thence binding on the southwest side of Brassie Road North 60 degrees, 18 minutes, 00 seconds West 60 feet to the southeast side of an alley 10 feet wide there situate (being the alley abutting the southeast lot line of the property known as No. 700 Brassie Road), thence binding on the southeast side of said alley South 29 degrees, 12 minutes, 00 seconds West for the distance of 105.21 feet to an angle or bend in said alley, thence running South 71 degrees, 12 minutes, 00 seconds West binding on the continuation of the southeast side of said alley for the distance of 19.5 feet to the southwest side of a 15 foot alley in width (being the alley in the rear of No. 700 Brassie Road) as now widened to a width of 15 feet at this point, thence running North 60 degrees, 18 minutes, 00 seconds West binding on the southwest side of said last mentioned alley for the distance of 55.02 feet to intersect the last line of the lot of ground described in deed from the Mach Company to Edna Pearl Pruitt dated May 1, 1940 and duly recorded among the Land Records of Baltimore County, thence running southeasterly binding reversely on part of the last line of the lot described in said deed to Pruitt and continuing the same course in all 26 feet to the southwestern outline of the description of the land which by deed dated August 17th, 1933, and recorded among the Land Records of Baltimore County in Liber C.W.B. No. 1038 folio 246 was granted and conveyed by Miller H. Moss, Assignor, to the Maryland Virginia Land Company, Inc., thence binding on part of said southwestern outline South 60 degrees, 18 minutes, 00 seconds East 177.81 feet to intersect the aforesaid northerly 142 foot line of the land conveyed by said last mentioned deed, thence running North 29 degrees, 12 minutes, 00 seconds East binding on part of said last mentioned line 142 feet to the place of beginning.

Being a part of the property described in a Deed dated March 1st, 1937, and recorded among the Land Records of Baltimore County in Liber T.D.S. No. 1591 folio 91, which was granted and conveyed by THE MACH COMPANY to ARNOLD MURPHY and NORMAN MURPHY, Trustees under the Last Will and Testament of EPHRAIM MURPHY, deceased, recorded in the Office of the Register of Wills of Baltimore City in Liber L.N.R. No. 216 folio 14, and a duly certified copy filed in the Office of the Register of Wills of Baltimore County in Liber J.P.C. No. 1016.

SEE ALSO, Order of the Circuit Court of Baltimore City dated February 23, 1955, in a proceeding wherein entitled EX PARTE, In the Matter of the Trust Estate created under the Last Will and Testament of EPHRAIM MURPHY, deceased, Docket 35-4, folio 77.

Beginning point also being 50 feet or more, northeasterly from the northwest side of Brassie Road, and the Southeast side of Brassie Road. Being the property of Mary Calber and Marion Calber, as shown on plat plan filed with the Zoning Department.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 5, 1963

FROM: Mr. George B. Caraglio, Deputy Director

SUBJECT: Variance to permit 10 foot side yard instead of required 15 feet; to permit (1 1/2 of buildings lot) 30 feet instead of the required 35 feet. Southwest side of Brassie Road 50 feet Northwest of Greenwich Avenue. Being property of Kenneth Calber.

1st District

REMARKS: Monday, April 15, 1963 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on the subject petition.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Kenneth Calber
705 Walnut Ave.
Baltimore 29, Md.

RECEIVED: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 03622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for a Variance to your property

95.00

25.00

25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION AND RECEIPTS, COUNTY HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 12, 1963.

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 consecutive weeks before the 15th day of April, 1963, the first publication day of April, 1963, the first publication day of March.

1963.

THE TIMES

Manager: John H. Martin

Cost of Advertisement \$ 45.00
Purchase Order - 88339
Registration No. 10823

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

TO: Mr. Kenneth Calber
705 Walnut Ave.
Baltimore 29, Md.

RECEIVED: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 03622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property for a Variance

90.00

25.00

25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION AND RECEIPTS, COUNTY 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: 37 Date of Posting: March 30, 1963

Posted for: Petition for Variance to permit 10' side yard instead of req. 15'

Petitioner: Kenneth Calber

Location of property: Southwest side of Brassie Rd. 500' from the W. side of Greenwich Ave.

Location of Sign: Corner of H. J. Young, Brassie Rd.

Remarks: J. H. Rose Date of return: March 31, 1963

ORIGINAL 5722
OFFICE OF THE BALTIMORE COUNTY
THE COMMUNITY PRESS
THE BALTIMORE PRESS
DUBLIN, MD.
CATIONSVILLE, MD.
April 1, 1963.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the week of April 1, 1963, that it is to say the last day of the week of April 1, 1963, that the same was inserted in the issues of MARCH 29, 1963.

THE BALTIMORE COUNTY

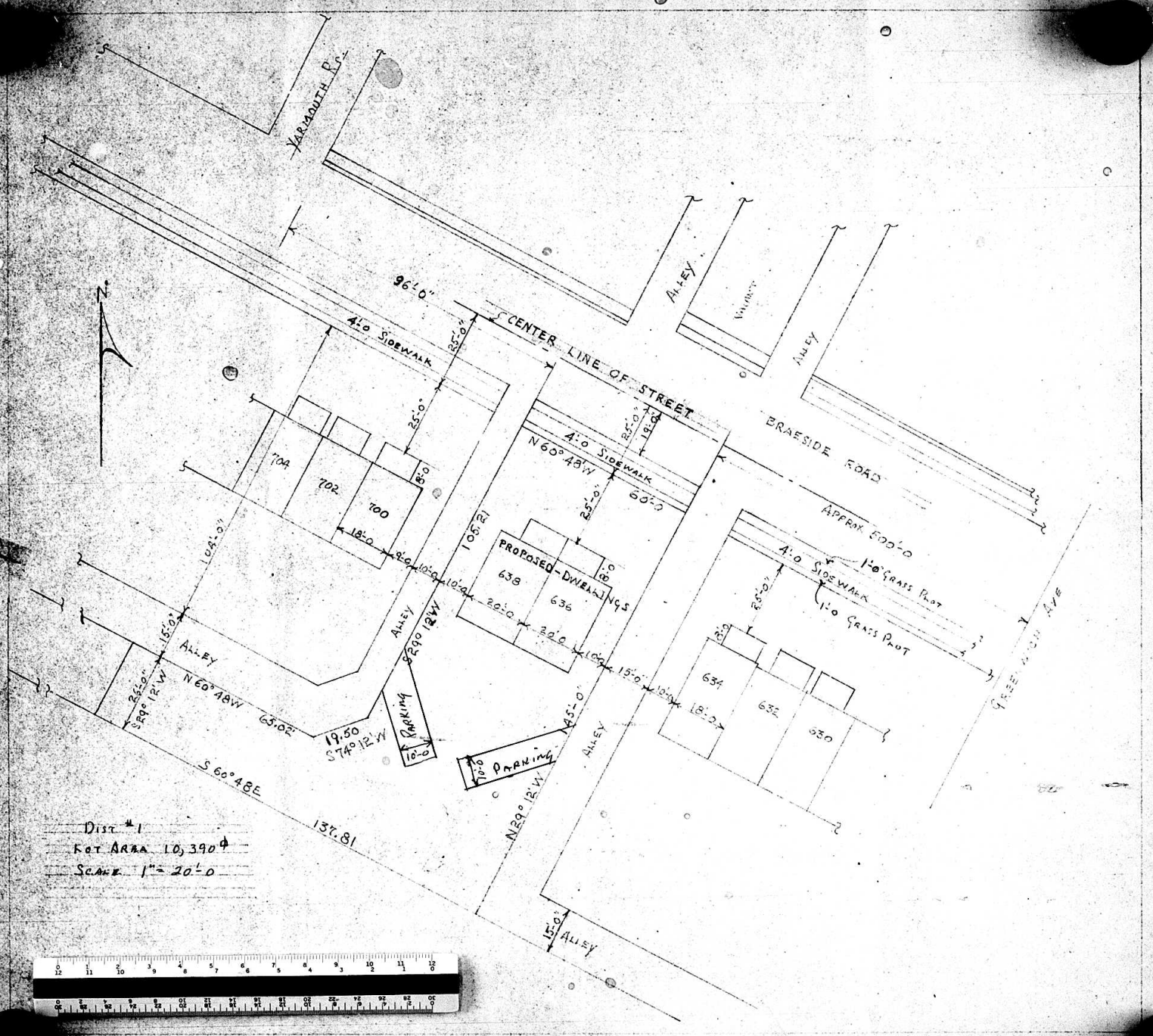
By: David L. Mayner, Editor/Manager

THE BALTIMORE COUNTY

THE BALTIMORE COUNTY

THE BALTIMORE COUNTY

THE BALTIMORE COUNTY



DIST #1
TOT AREA 10,390.4
SCALE 1" = 20'-0"

