

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James F. Hitchcock, 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 208.3.

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

To permit a rear yard of 10 feet instead of the required 30 feet.

Unless this variance is granted it will be impossible to build a suitable dwelling on the lot. As shown on the attached description and plat, this lot does not have a sufficient depth for building a house if the 30 foot zoning requirement for a rear yard is to be observed of 30 feet. Covenant restrictions in the deed to the property require the front of the dwelling to set back 50 feet from the curb line (or 70 feet from the center of Arbutus Avenue). If in addition to the front setback a rear yard of at least 30 feet is also required, insufficient space is left for a suitable house.

If, however, a variance is granted to permit a 10 foot rear yard, use enough space will be left on which a suitable dwelling can be built.

I 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.

See Attached Description

Contract purchaser James F. Hitchcock Legal Owner

Address 300 E. University Parkway

Baltimore 18, Md.

Petitioner's Attorney T. J. 4490 Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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 through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the

10th day of April, 1963, at 11:00 o'clock

Aa. me

Zoning Commissioner of Baltimore County

(over)

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 not be injurious to the public health, safety and the general welfare of the locality involved,

the above Variance should be had:

a Variance to permit a rear yard of 10 feet instead of the required 30 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 rear yard instead of the required 30 feet.

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 15th day

of April, 1963, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Description of the property of

James F. Hitchcock
1st. District Baltimore Co. Md.

For the purpose of VARIANCE in the rear yard setback

Beginning for the same at a fence post heretofore set on the East side of Arbutus Avenue (laid out 40' wide) at a distance of 400' northwesterly along said side from Frederick Avenue as described in a deed dated Nov. 15, 1943, recorded in Liber R 2 & No. 1310 Folio 254 a etc. which was a conveyance from Long Point on Geothly Inc. to Jane F. Hitchcock. Thence running thence and binding on part of the N 79° E 200' line described in said deed by the True Meridian as used by the State Roads Commission of Md. N 74° 17' 10" E 84.59' to a point in the westernmost Right of Way line of the Baltimore County Beltway as shown on the State Roads Commission Plat No. 16609 being part of S R C Plat No. 10877 thence running and binding on said Right of Way line N 16° 44' 27" W 217.84' to a point on said Plat No. 16609 S 8° 35' 35" W 45.55' thence leaving the property of the State Roads Commission and crossing the land of the petitioner for a line of division N 65° 11' 03" W 80' more or less to a point in the center line of Arbutus Avenue. Thence running and binding on the last 3 lines, described in the aforesaid deed to wit: (1) Southwesterly and Southwesterly along the said center line as now located by a curve bearing S 160° (2) still along the said center line, by the True Meridian heretofore mentioned, S 13° 42' 41" E 150.4' to a point, thence leaving the center of Arbutus Avenue and running S 74° 17' 10" E 200.0' to the place of beginning. Containing 23873 square feet being part of the land described in the within mentioned deed.

Description prepared from deeds and Plats

By Alexis Raphael Reg. Land Surveyor Lic. No. 643

8223 Allegany Avenue Towson 4 Md. Feb. 4, 1963

Request for VARIANCE made by
James F. Hitchcock
300 East University Parkway, Baltimore, 18 Maryland
Mr. Edmund Kenneth C. Hitchcock

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 10, 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 successive weeks before the 10th day of April, 1963, the first publication appearing on the 10th day of March.

THE TIMES

Cost of Advertisement \$ 25.00

Deposited by James F. Hitchcock

Notarially attested by John C. Rose

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. George E. Carvelis, Deputy Director

SUBJECT: #5823-V. Variance to permit a 10 foot rear yard instead of the required 30 feet. East side of Arbutus Avenue 100 feet Northwest of Frederick Avenue. Being property of Jane Hitchcock.

1st District

HEARING: Monday, April 15, 1963 (11:00 A.M.)

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 18 Date of Posting March 30, 1963

Posted for James F. Hitchcock by John C. Rose

Petitioner: James F. Hitchcock

Location of property: East side of Arbutus Ave. 100 feet NW of Frederick Ave.

Location of Sign: on line on Arbutus Ave.

Remarks: See attached

Posted by John C. Rose Date of return 4-9-63

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ANDUS
Catonville, Md.

No. 1 Newburg Avenue

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 COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week, successively before the 1st day of April, 1963, that is to say the same was inserted in the issues of

March 29, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editorial Manager

TELEPHONE VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 16586

DATE 4/27/63

To: E. C. Hitchcock
300 E. University Parkway
Baltimore 18, Md.

BILLED: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

Advertising and posting of your property

#5823-V

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TELEPHONE VALLEY 3-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 16403

DATE 2/5/63

To: E. C. Hitchcock
300 E. University Parkway
Baltimore 18, Md.

BILLED: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY

Petition for a Variance for James F. Hitchcock

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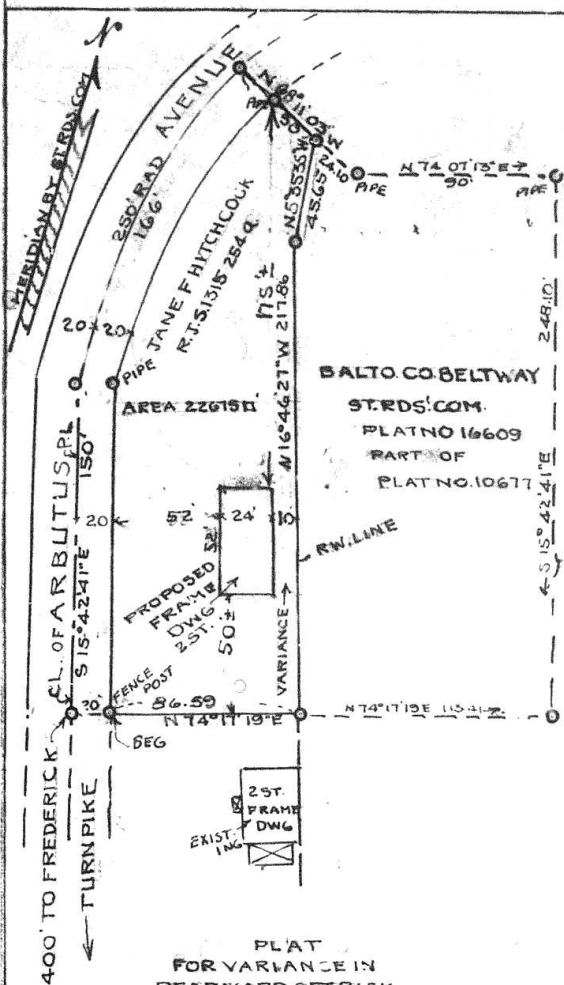
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

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.



PLAT
FOR VARIANCE IN
REAR YARD SETBACK
PROPERTY OF
JANE HITCHCOCK ETAL
1ST DIST BALTO. CO. MD.
SCALE 1" = 50' FEB 4-63
PREPARED BY

A. Alley's Refd. Rep. L. Surveyor #643
523 Alleghany Ave. Towson 4 Md.

0 30 2 28 4 26 6 24 8 22 10 20 12 18 14 16 18 12 20 10 22 8 24 6 26 4 28 2 30 0

0 12 1 11 2 10 3 9 4 8 5 7 6 6 7 5 4 3 2 10 11 12 0