

32-2 **PETITION FOR ZONING VARIANCE** **FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, _____, 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 208.3 side yard setbacks 3' from north property line instead of required 20' and 47 1/2' from center line of road instead of required 60'

Application is for extension and addition to an existing building and if all above requirements are met, a building less than 2 1/2' wide would be only building that could be erected thereon.

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.

Contract purchaser _____
Address _____
Legal Owner _____

Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

Address 24 E. 25th St., Balt. 18, Md.
City, State and Zip _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of April, 1963, at 10:00 o'clock.

By _____
Zoning Commissioner of Baltimore County
(over)

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

To: Rockaway Beach Vol. Fire Co., Inc.
Box 592 R.D. 1
Baltimore 18, Md.

01622
DEPOSIT TO ACCOUNT NO. _____
QUANTITY _____
Advertising and posting of your property
\$6.00

DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE
\$6.00

MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

5-163 7952 * * * TIL - 6.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

MAIL DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

5-163 7952 * * * TIL - 6.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Posted for: HERRING W. & S. 24-1963
Petitioner: ROCKAWAY BEACH VOL. FIRE CO.
Location of property: GRAY GABLE RD. & GRAY GABLE RD.

Location of signs: 411 1/2' E. of S.W. CORNER RD. 15' FROM BLDG.
411 1/2' E. of S.W. CORNER RD. 15' FROM BLDG.
Remarks: GRAY GABLE RD.
Posted by: Robert L. Bell
Date of return: 4/16/63

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 variance requested would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved

Variances
The above variance should be had, and it is recommended that the variance requested be granted, which permits side yard of 1 foot from the north property line instead of the required 20 feet and 47 1/2 feet from the center line of road instead of the required 60 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30th day of April, 1963, that the herein petition for variance should be and the variance granted, from and after the date of this order, subject, however, to the necessary widening for Gray Gable Road, together with completion of road improvement as may be required by Baltimore County in connection with its approved site plan.

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

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4th April 19 63.
THIS IS TO CERTIFY THAT the annexed advertisement was published in the COUNTY NEWS WEEK, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 309 successive weeks before the 24th day of April 19 63, the first publication appearing on the 4th day of April 19 63.

THE COUNTY NEWS WEEK
W. H. HARRIS
Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Rose, Zoning Commissioner Date: April 11, 1963
FROM: Mr. George E. Garveris, Deputy Director

SUBJECT: 5032-F. Variance to permit side yard setbacks of 3 feet from North property line instead of required 20 feet and 47 1/2 feet from center line of road instead of required 60 feet. Northeast corner of Grayhound and Gray Gable Road. Being part of Rockaway Beach Volunteer Fire Company.

15th District
HEADING: Wednesday, April 24, 1963 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance and has no comment to make on the variance as such. However, the Planning staff points out that expansion of the existing building will not only bring about increased capacity for this meeting room but will also bring about increased traffic on the abutting streets. The Planning staff points out that the present road - Gray Gable Road is narrow and is not capable of supporting two-way traffic.

Since a variance is being requested, the petitioner must show not only that the proposed expansion can be justified on the basis of reasonable hardship or practical difficulty, but must also show that if granted, the variance will be in accordance with the spirit and intent of the Zoning Regulations and only in such manner to grant relief without substantial injury to the public health, safety, and general welfare. The Planning staff is of the opinion that the public safety and welfare will be affected by further expansion of the meeting room facilities if provision is not made to widen Gray Gable Road, and that the screening of the parking lot without destroying the screening would be prohibited along the southerly side of the existing or proposed structure.

END

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Mr. John O. Rose, Zoning Commissioner Date: April 24, 1963
FROM: Mr. George E. Garveris, Deputy Director
SUBJECT: 5032-F - Zoning Petition

Advisory planning comments pertaining to the subject petition identified that Gray Gable Road was narrow and should be widened. It is suggested that the granting of a variance for the Rockaway Beach Volunteer Fire Company facility to be conditioned upon provision of the necessary widening for Gray Gable Road together with completion of road improvements as may be required by Baltimore County in connection with its approved site plan.

END

DESCRIPTION

beginning for the same at a pipe on the south side of a twenty-five foot right of way located north sixty degrees thirty minutes east three hundred forty-two and ninety-two one-hundredths feet and south thirty-two degrees east twenty-five and twenty-one one-hundredths feet from a stone on the west side of Orchard Road, (forty feet wide), said stone being at the beginning of a tract of land conveyed by Ethel M. Neel to John A. Nelson by deed dated June 1, 1938 and recorded among the Land Records of Baltimore County in Liber C.W. 11, No. 1830, folio 559; and running thence for a line of division South thirty-two degrees East three hundred seventy and thirty-six one-hundredths feet to a pipe in the third line of the above-mentioned conveyance thence reversely upon part of the third line of said tract of land as now surveyed South sixty-eight degrees twenty-six minutes West three hundred twenty-two and twenty-nine one-hundredths feet to the East side of Orchard Road thence North twenty-five degrees thirty-nine minutes West 70 feet to a spike thence for a line of division, North 68 degrees twenty-six minutes East one hundred sixty-one and eight-tenths feet to a pipe; and North 32 degrees West two hundred ninety-one and thirty five one-hundredths feet to a pipe on the South side of the aforementioned twenty-five foot right of way thence along South side of said right of way, with the right of use in common with others, North 65 degrees, thirty minutes East one hundred fifty and twenty-nine one-hundredths feet to the place of beginning.

Using the same lot of ground which by deed dated March 18, 1955 and recorded among the Land Records of Baltimore County in Liber Old 1660, folio 501 was granted from Barbara A. Miller and Ashley R. Miller to Rockaway Beach Volunteer Fire Company, Incorporated; and also by Clayton A. Cordley to Rockaway Beach Volunteer Fire Company, Incorporated, dated May 15, 1949 and recorded among the Land Records of Baltimore County in Liber TWS 1756, folio 16.

AVE

RESIDENTIAL
R

CINDY
BRINGING BACK

50 Cars
Rockaway
Resident
PARKING AREA TO BE PAVED

PACKING DATA
MEETING ROOM - ADD 2340'
OIL PAVING SPACE EACH 6 person
48 PAVING SPACES REQUIRED
PARKING SPACES SHOWN
PARKING SPACES 9' x 18'

GRAY GABLE ROAD