

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raymond E. Michaels, 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 3041 - Front Yard; to permit an open porch to extend into the front yard 7'4" instead of the required 6.2 feet Section 3041 - Side Yard; to permit an open porch to extend into the east side yard 4 ft. instead of the permitted 1.7 feet

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

See Attached Descriptions

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 Raymond E. Michaels Legal Owner

Address 6213 Pine Ave. Address Baltimore 22, Md. AT 8-1920

Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this 26th day

of June 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 111, County Office Building in Towson, Baltimore County, on the 27th day of August, 1963, at 11:00 o'clock

A. M. _____ Zoning Commissioner of Baltimore County



5026
63-13

5926-4
62-43

RAYMOND E. MICHAELS
5926-4
62-43
12th DISTRICT

5926-4
62-43

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 Regulations would grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved; a variance to Sec. 301.1 to permit an open porch to extend into the front yard 7'4" instead of the permitted 6.2' and to permit an open porch to extend into the east side yard of 4' instead of the permitted 1.7' should be granted.

A Variance as requested above should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th

day of August 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 an open porch to extend into the front yard 7'4" instead of the permitted 6'2" and an open porch to extend into the east side yard of 4' instead of the permitted 1.7'.

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

On the South side of Pine Avenue 610 Feet West of Dundalk Avenue, (known as 6713 Pine Avenue). Being known and designated as Lot No. 724 as shown on Plat of Re subdivision of Block 16, Colgate Park, recorded among the Land Records of Baltimore County in Plat Book C.W.B., Jr. No. 12, folio 75. Being the property of Raymond E. Michaels, as shown on plat plan filed with the Zoning Department.

PETITION FOR A ZONING VARIANCE

ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit an open porch in front yard to extend into the front yard 7 feet 4 inches instead of permitted 6 feet 2 inches; and to permit an open porch to extend in the east side yard of 4 feet instead of the permitted 1 foot 7 inches.

LOCATION: South side of Dundalk Avenue, known as 6713 Pine Avenue.
DATE & TIME: MONDAY, AUGUST 26, 1963 at 11:00 A.M.
PUBLIC HEARING: Room 111, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be excepted as follows: Section 301.1 - If attached to the main building, a carport or a secondary open porch, with or without a roof, may extend into any required yard not more than 25 per cent of the minimum required depth of a front or rear yard or of the minimum required width of a side yard. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Concerning all that parcel of land in the Twelfth District of Baltimore County.

On the South side of Pine Avenue 610 Feet West of Dundalk Avenue, known as 6713 Pine Avenue. Being known and designated as Lot No. 724 as shown on Plat of Re subdivision of Block 16, Colgate Park, recorded among the Land Records of Baltimore County in Plat Book C.W.B., Jr. No. 12, folio 75. Being the property of Raymond E. Michaels, as shown on plat plan filed with the Zoning Department.

Being the property of Raymond E. Michaels, as shown on plat plan filed with the Zoning Department.

BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., Aug 7 1963

THIS IS TO CERTIFY, that the annexed advertisement of Raymond Michaels was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of _____ 1963; that is to say, the same was inserted in the issues of _____

Stromberg Publications, Inc. Publisher.

By Betty Price

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Rose, Zoning Commissioner Date: August 16, 1963

FROM: Mr. George E. Gerritsen, Deputy Director

SUBJECT: 5926-4. Variance to permit an open porch in front yard 7 feet 4 inches instead of permitted 6 feet 2 inches; and to permit an open porch to extend in the east side yard of 4 feet instead of the permitted 1 foot 7 inches. South side of Pine Avenue 610 Feet West of Dundalk Avenue. Being property of Raymond Michaels.

12th District
REPLYING: Monday, August 26, 1963 (11:00 A.M.)

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

REG:mas

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1277 Date of Posting 8/16/63
Posted for HEARINGS MONDAY AUG 26 11:00 AM
Petitioner Raymond E. Michaels
Location of property South Pine Ave. 610 W of Dundalk Ave.
Location of Signs On signs wire fence app 5' from WALKWAY to HOUSE AND APP 2' from WIRE FENCE SIGN FACING
Signed: John D. Rose Signature Date of return: 8/16/63

OFFICE ORIGINAL
THE BALTIMORE COUNTIAN 5926

THE COMMUNITY NEWS
Baltimore, MD. THE HERALD - ARGUS
Columbia, MD. CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John D. 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 successive weeks before the 18th day of August, 1963; that is to say the same was inserted in the issues of August 9, 1963.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND No. 17876
OFFICE OF FINANCE DATE 8/16/63
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: Cash BILLED BY Zoning Department of Baltimore County

QUANTITY	DEBIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	TOTAL AMOUNT
	01622			25.00
		Petition for a Variance for Raymond E. Michaels		25.00
				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.

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND No. 19270
OFFICE OF FINANCE DATE 8/23/63
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

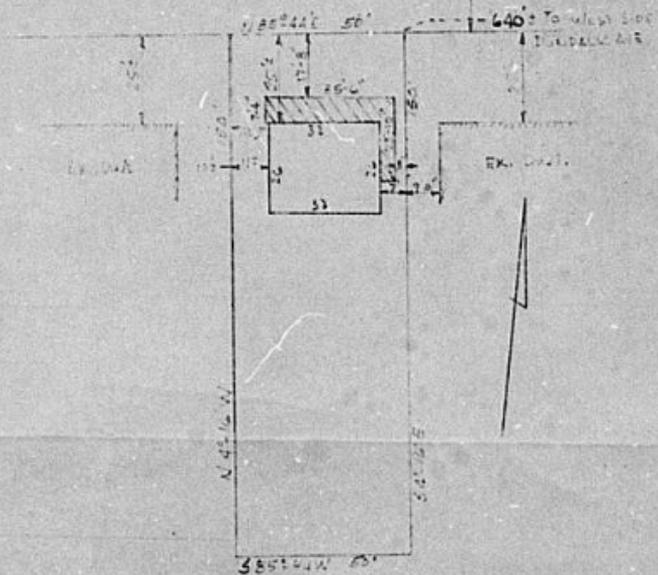
To: Raymond Michaels BILLED BY Zoning Department of Baltimore County
6713 Pine Ave.
Baltimore 22, Md.

QUANTITY	DEBIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST	TOTAL AMOUNT
	01622			33.55
		Advertising and posting of your property		33.55
				33.55

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.

PINE AVE

40'



LOT NO. 724
BLK. 16 COLGATE PARK
PLAT BOOK 12-75
12TH DISTRICT