

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Lyndon C. Pratt, 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 2113 of the Zoning Regulations of Baltimore County, to permit a side yard setback of 2 feet instead of the required 6 feet.

It is necessary for physical reasons to erect a carport at the side entrance to the dwelling. It is not practical to have a carport at any other place on the premises.

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 for Baltimore County.

Contract purchaser: Carlton G. Pratt
 Address: 111 W. Chesapeake Avenue, Towson 4, Maryland
 Address: 111 W. Chesapeake Avenue, Towson 4, Maryland
 Address: 111 W. Chesapeake Avenue, Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of August, 1963, that the subject matter of this petition be advertised, as required by the Zoning Regulations 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 Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 21st day of August, 1963, at 10:00 o'clock A.M.

By John G. Rose, Zoning Commissioner of Baltimore County.
 J. G. Rose
 Zoning Commissioner of Baltimore County

#5920-V-63-37

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: August 2, 1963
 Posted for petition for a Variance to permit a side yard setback of 2 feet instead of the required 6 feet.
 Petitioner: Lyndon C. Pratt
 Location of property: 2113 S. of Heatherwood Rd. 450 feet from Oakland Terrace
 Location of Sign: 1200 Oakland Terrace between Clark and Paveran
 Remarks: See attached description
 Posted by: John G. Rose
 Date of return: August 8, 1963

PETITION FOR A ZONING VARIANCE

138 Bluffs
 ZONING: Petition for a Variance to the Zoning Regulations of Baltimore County to permit a side yard setback of 2 feet instead of the required 6 feet.
 LOCATION: North side of Heatherwood Road 450 feet from Oakland Terrace
 DATE & TIME: WEDNESDAY, AUGUST 21, 1963 at 10:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
 The Zoning Regulations to be accepted as follows:
 Section 2113 & 2011 - Side Yard & Projections into Yard. If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the lot area required depth of a front or rear yard 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 Thirteenth District of Baltimore County, beginning from the center of Heatherwood Road, southerly 450 feet more or less along the East side of Oakland Terrace Road to a point, Thence North 48 degrees 46' 52" E. radius 150 feet more or less to a point, Thence southerly 44.74 feet to a point, Thence southerly 44.74 feet to the place of beginning.
 Being the property of Lyndon C. Pratt and Barbara G. Pratt, as shown on plat plan filed with the Zoning Department.
 BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 A-1

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 2, 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 successive weeks before the 21st day of August, 1963, the first publication appearing on the 1st day of August 1963.

THE TIMES

John M. Martin
 John M. Martin (M)
 Cost of Advertisement \$ 15.00
 Required by Sec. 2173

By Order Of
 John G. Rose
 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 would grant relief to the petitioner without substantial injury to the health, safety and general welfare of the location involved,
 the above Variance should be had, and it further appearing that by reason of
 for a Variance in the side yard set back of 2' instead of required 6' should be granted.
 IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st 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, to permit side yard set back of 2' instead of required 6'.
 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 _____ day of _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Beginning from the center of Heatherwood Road, northerly 450 feet more or less along the East side of Oakland Terrace Road to a point. Thence along Oakland Terrace Road 60 feet to a point. Thence N. 48° 46' 52" E. radius 150 feet more or less to a point. Thence southerly 44.74 feet to a point. Thence S. 42° 42' 7" E. 143.59 feet to the place of beginning.

MICROFILMED

OFFICE OF THE BALTIMORE COUNTMAN
 THE COMMUNITY NEWS
 Baltimore, Md.
 THE HERALD - ARGUS
 Columbia, Md.
 No. 1 Newburg Avenue
 CATONSVILLE, MD.

August 5, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTMAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week successive weeks before the 21st day of August, 1963, that is to say the same was inserted in the issue of August 1, 1963.
 THE BALTIMORE COUNTMAN
 By Paul J. Morgan
 Editor and Manager

MICROFILMED

AARON MARGOLIS
 ATTORNEY AT LAW
 310 AMERICAN BUILDING
 BALTIMORE AND NORTH STREETS
 BALTIMORE 2, MARYLAND

May 13, 1963

John G. Rose, Zoning Commissioner
 Baltimore County Office of Planning
 and Zoning
 County Office Building
 111 W. Chesapeake Avenue
 Towson 4, Maryland

Re: Petition for Variance to Sec. 201.1 of Zoning Regulations - R.S. of Heatherwood Road 150' from Oakland Road, 13th Dist., Lyndon C. Pratt and Barbara G. Pratt, Petitioners

Dear Mr. Rose:

You will recall a former application for a variance in the above matter (Case No. 5723-7). That application for a variance to allow a 3 foot side yard was denied by your Order of February 4, 1963.

The measurements at that time showed the actual setback as 2 feet 2 inches.

Enclosed is original and two copies of new petition for variance to permit a side yard setback of 2 feet on the subject property along with check to the amount of \$25.00 to cover the cost. I note that the form requires that a plat be submitted with the application. I would appreciate if you would arrange to have the plat filed with the prior application incorporated in this application.

Thank you for your very kind cooperation.

Very truly yours,

Aaron Margolis

Enclosures

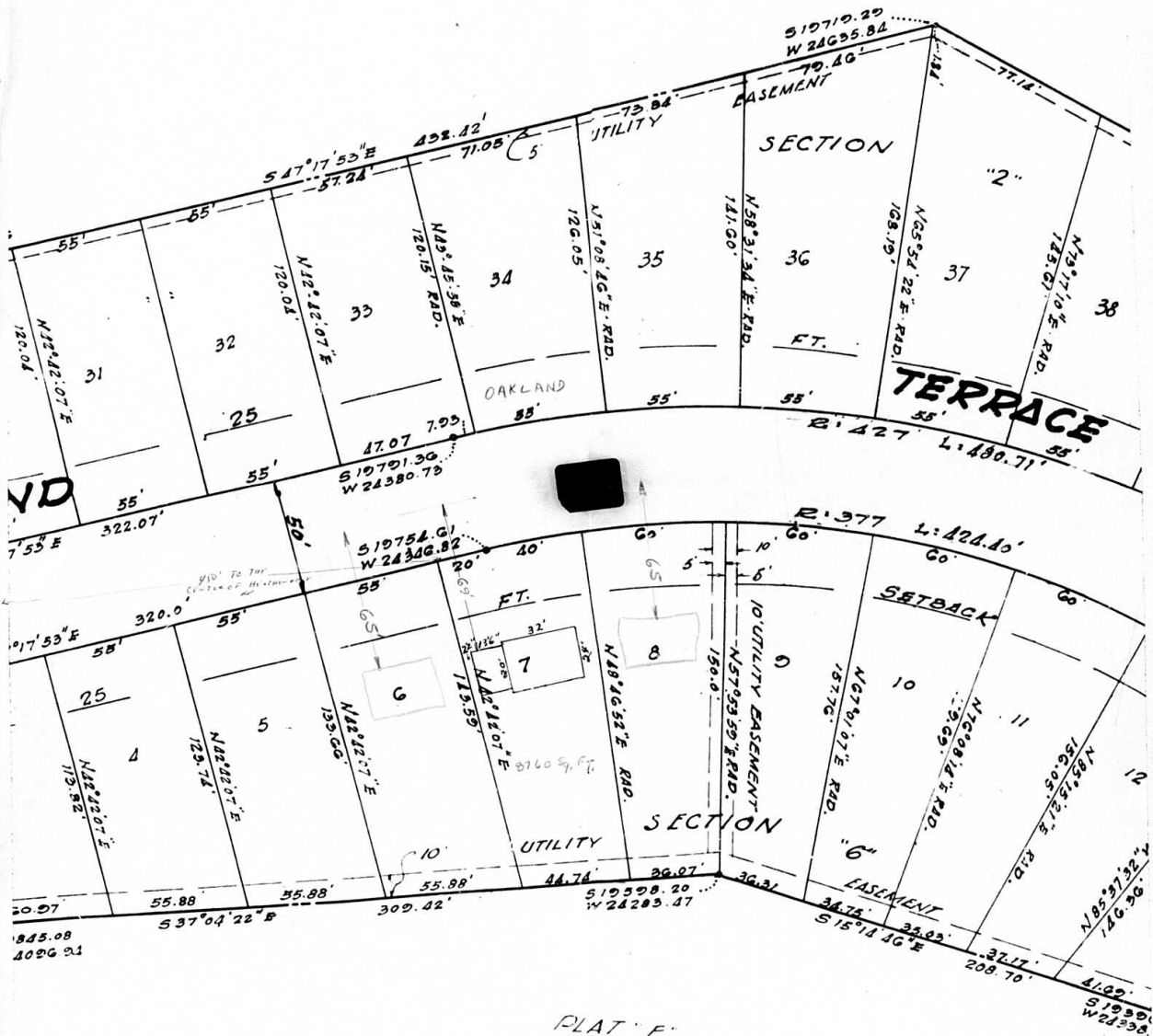
MICROFILMED

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 19260	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 6/25/63	
COURT HOUSE		TOWSON 4, MARYLAND			
To: Aaron Margolis, Esq., 310 American Building, Baltimore 2, Md.		Billed Zoning Department of Baltimore County			
REPORT TO ACCOUNT NO.	01622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT \$37.00	COST
Advertising and posting of property for Lyndon C. Pratt				37.00	
3-1963 25-2				* * * TIL	17.00
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.					

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 17870	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 6/21/63	
COURT HOUSE		TOWSON 4, MARYLAND			
To: Aaron Margolis, Esq., 310 American Building, Baltimore 2, Md.		Billed Zoning Department of Baltimore County			
REPORT TO ACCOUNT NO.	01622	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	QUANTITY	TOTAL AMOUNT \$25.00	COST
Petition for a Variance for Lyndon C. Pratt				25.00	
6-1963 456				* * * 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.					

S 20000
W 21500

MICROFILMED



PLAT 'E'
OAKLAND TERRACE
P.B. 23-1

1312 DIST