

**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' 1/2" instead of the required 6.2 feet Section 3041 - Side Yard; to permit an open porch to extend into the east side yard 1/2 ft. instead of the permitted 1 1/2 feet

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  
Petitioner's Attorney William J. Smith 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 throughout Baltimore County, that property be posted and that the public hearing be had before the Zoning Commissioner of Baltimore County at 11:00 A.M. in the County Office Building in Towson, Baltimore County, on the 27th day of August 1963, at 11:00 o'clock A.M.



5026  
63-13

RAYMOND E. MICHAELS  
505 PINE AVE, 6100 N. OF DUNDALK AVE.  
1220

5026  
63-13

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 1/2" instead of the permitted 6.2' and to permit an open porch to extend into the east side yard of 1/2' instead of the permitted 1 1/2' 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 1/2" instead of the permitted 6.2' and an open porch to extend into the east side yard of 1/2' instead of the permitted 1 1/2'.

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 26th day of August 1963, that the above Variance be and the same is hereby DENIED.

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 1/2 inches instead of permitted 6 feet 2 inches; and to permit an open porch to extend in the east side yard of 1/2 foot instead of the permitted 1 foot 7 inches.  
LOCATION: South side of Pine Avenue 610 feet West of Dundalk Avenue (known as 6713 Pine Avenue).  
DATE & TIME: MONDAY, AUGUST 26, 1963 at 11:00 A.M.  
PUBLIC HEARING: Room 106, 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 6 day of August 1963; that is to say, the same was inserted in the issues of 8-7-63

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-V. Variance to permit an open porch in front yard 7 feet 1/2 inches instead of permitted 6 feet 2 inches; and to permit an open porch to extend in the east side yard of 1/2 foot 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.

**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 by Richard J. Gault Date of return 8/16/63

**OFFICE ORIGINAL 5926**

**THE BALTIMORE COUNTIAN**

THE COMMUNITY NEWS  
Riversdown, Md. THE HERALD - ARGUS  
Columbia, Md.

No. 1 Newburg Avenue 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.

BY ORDER OF 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: Raymond Michaels BILLED BY Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMITTANCE	TOTAL AMOUNT
01622		25.00	25.00
		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

DEPOSIT TO ACCOUNT NO.	QUANTITY	REMITTANCE	TOTAL AMOUNT
01622		33.55	33.55
		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.

