

64-30H **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William J. & Angela Blackett, legal owners 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 102A-2, to permit a front lot width of seventy (70) feet instead of the required eighty (80) feet. To permit side yards on corner streets of 17' instead of the required 25'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.) Hardship cases: Due to the fact that this is a five bedroom dwelling with buyer only having three in family and payments of mortgage a great deal in excess of income which would cause him to lose property without having additional income from rental of second floor.

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.

Ernest Mitchell Shultz William J. Blackett
Contract purchaser Legal Owner
Address 414 E. 28th Address 1251 N. Mount Ave.
Elkridge 27, Md. Baltimore 27, Md.
Petitioner's Attorney Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 2nd day of December, 1964, 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 23rd day of January, 1965, at 10:00 o'clock A.M.

TELEPHONE FAX 3-3000 BALTIMORE COUNTY, MARYLAND INVOICE OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 20280 DATE 12/3/63 TO: <u>Better Realty Co., Inc.</u> <u>1703 Leeds Ave.</u> <u>Arbutus 27, Md.</u> BILLED TO: <u>Zoning Department of Baltimore County</u>		DEBIT TO ACCOUNT NO. <u>0162</u> DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Petition for Variance of <u>William J. Blackett</u> FWD - Baltimore County, Md. - Office of Finance 12-363 7370 • • • TIL - 2500	TOTAL AMOUNT \$25.00 COST 2500
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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.

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 is hereby recommended that it be granted.

to permit a front lot width of 70 feet instead of the required 80 feet and to permit side yards on corner streets of 17 feet instead of the required 25 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of January, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 23 day of January, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 823-5000 BALTIMORE COUNTY, MARYLAND INVOICE OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 21567 DATE 1/27/64 TO: <u>Better Realty Company, Inc.</u> <u>1703 Leeds Ave.</u> <u>Baltimore 27, Md.</u> BILLED TO: <u>Zoning Department of Baltimore County</u>		DEBIT TO ACCOUNT NO. <u>0162</u> DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Advertising and posting of property for <u>Wm. J. Blackett</u> FWD - Baltimore County, Md. - Office of Finance 1-2764 9046 • 21567 TIP - 1950	TOTAL AMOUNT \$39.50 COST 1950
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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.

of the second part.



Witnesseth, that in consideration of the sum of Five Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the Board

the said D. Zimmerman Ring and Violet E. Ring, his wife,

do grant and convey unto the said William J. Blackett and Angela M. Blackett, his wife, as tenants by the entirety, the survivor of them, his or her heirs and assigns, in fee simple, all that a lot

of ground, situate, lying and being in Baltimore County, as aforesaid, and described as follows: that is to say:—

Beginning for the first line of the land described in a deed from Dennis Ring to David Ring, dated December 11, 1876 and recorded among the Land Records of Baltimore County in Liber J.B. No. 96, folio 527 &c., and running thence South 2 degrees 03 minutes East bounding on said first line 236.2 feet; thence leaving said line and running North 71 degrees 25 minutes East 74.7 feet to the east side of Mineral Avenue; thence North 2 degrees West bounding thereon 219.62 feet to the south side of Francis Avenue and thence North 88 degrees 34 minutes East binding thereon 70 feet to the place of beginning. As per survey made by E. V. Conant & Co., Surveyors & Civil Engineers, on August 9, 1943.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 3, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on each day of January, 1965, the first publication appearing on the 3rd day of January, 1965.

THE JEFFERSONIAN
Franklin H. H. H.
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting, Jan. 4, 1964
District, 1250
Posted for: Petition for Variance to permit a front lot width of 70 feet instead of the required 80 feet
Petitioner: William J. Blackett
Location of property: 315 Francis Ave. - 74-177, T. of Mineral Ave.
Location of Signs: 1251 Francis Ave. - 160 on lawn
Remarks:
Posted by: Signature Date of return: Jan. 9, 1964

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 10, 1964
FROM: Mrs. George E. Garrelis, Deputy Director

SUBJECT: 44-30-A, Variance to permit a front lot width of 70 feet instead of the required 80 feet; to permit side yards on corner streets of 17 feet instead of the required 25 feet. South side of Francis Avenue 74-177 feet East of Mineral Avenue. Being property of William Blackett.

11th District

HEARING:

Thursday, January 23, 1964 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the requirements of Section 102-A of the Zoning Regulations which deals with conversion of one-family dwellings. It appears that the petitioner is proposing to convert the present dwelling for use as a two-family dwelling and meets the area requirements of the Zoning Regulations but does not meet the lot width or side setback requirements. If granted, the granting should be conditioned upon an absolute prohibition of more than two families in occupancy on the premises.

OFFICE OF THE BALTIMORE COUNTIAN

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

No. 1 Newburg Avenue CATONSVILLE, MD.

January 6, 1964

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 beginning on January 6, 1964, that is to say the same was inserted in the issue of

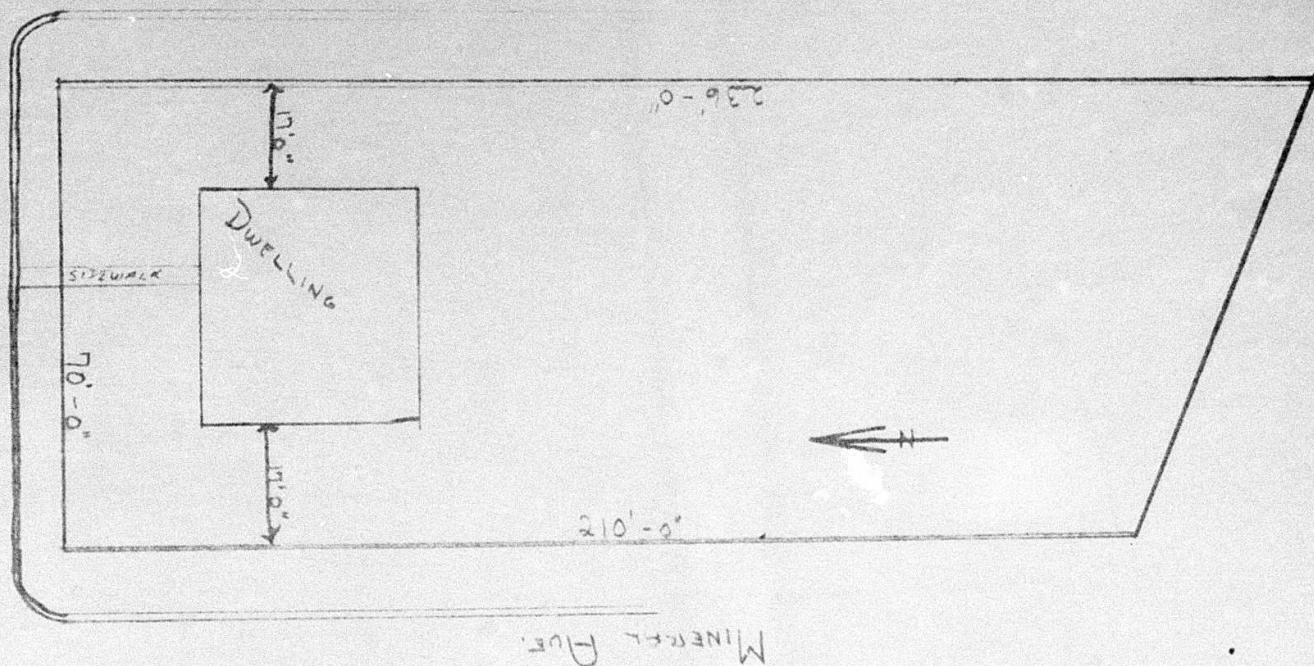
January 3, 1964.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

FRANCIS AVE

OAKLAND RD.



MINERAL AVE.