

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H. M. H. CONSTRUCTION CO., INC., owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition for a Variance from Section 200-4.12 Permit a Rear Yard of 35 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty): Due to the great difference in grade of this lot (160 feet elevation front to 115 feet elevation rear), and the shape (triangular) of this lot, and due to the existing grade of the utility reservation which bounds this lot on the rear, and the established grade of the street in the front of this lot, it is difficult to keep both front and rear setbacks in accordance with the existing Zoning Regulation of Baltimore County.

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.

H. M. H. CONSTRUCTION COMPANY, INC.

Contract purchaser

Legal Owner

Address

Address 3414 Eastern Avenue, Baltimore, Md.

Address

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13 day of March, 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 Baltimore, Maryland County, on March 23 day of March, 1964, at 10:00 o'clock.

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 it remains OK.

For a Variance to permit a rear yard of 35' instead of the required 50' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23 day of March, 1964, 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.

Donald D. Hildebrand
Deputy 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 day of March, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF LOT No. 21, BLOCK "C", PLAT 5 of
STEVENSON PARK known as No. 8508 Arborwood Road

Beginning for the same at a point on the West side of Arborwood Road as laid out 50 feet wide and as shown on Plat No. 5, Block "C" of Stevenson Park, which Plat is duly recorded among the Plat Records of Baltimore County in Liber W.J.R., No. 28, Folio 57, for a distance of 243.40 feet; South 50 degrees, 53 minutes, 40 seconds East to a point on curve in a westerly direction with a radius of 155 feet for a distance of 99.55 feet to a point of intersection of Arborwood Road and a drainage and utility reservation; thence 188.70 feet, North 71 degrees, 28 minutes, 00 seconds, West, bearing on the North side of the drainage and utility reservation to a point; thence 185.43 feet, North 81 degrees, 31 minutes, 00 seconds West, bearing on the North side of the utility reservation to a point; thence 191.65 feet, North 39 degrees, 06 minutes, 20 seconds East to the point of beginning.

This is lot 21, Block "C", Plat 5, known as No. 8508 Arborwood Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John O. Ross, Zoning Commissioner Date: March 13, 1964

FROM: Mr. George B. Savell, Acting Director

SUBJECT: 60-45-A, Variance to permit rear yard of 35 feet instead of required 50 feet. 8508 Arborwood Road. Being property of H.M.H. Construction Co., Inc.

3rd District

HEARING: Monday, March 23, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the rear yard setback requirements in a 3-4-0 zone. It notes that the lot comprising the subject property is irregularly shaped - with a depth ranging from 120 feet to 0 feet. The proposed house would have rear setbacks of 97 and 35 feet which are caused by the triangular shape of the lot. The staff offers no adverse comments.

EDB:mas

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 13, 1964

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., consecutive days on 13 day of March, 1964, the 1964 publication appearing on the 13 day of March, 1964.

THE JEFFERSONIAN,
Frank Shattuck
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 21671 DATE 3/13/64
TO: <u>Edith Ruth at Stevenson</u> <u>3414 Eastern Ave</u> <u>Baltimore, Md. 21215</u>	MAIL TO: <u>Acting Department of Baltimore County</u>	
DEPOSIT TO ACCOUNT NO. <u>0482</u>	QUANTITY <u>1</u>	COST <u>35.50</u>
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Advertising and posting of property		
PAID - Baltimore County, Md. - Office of Finance		
3-4364 1563 = 21671 x 11P-		1850
3-4364 1563 = 21671 x 11P-		1850

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.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 21590 DATE 3/13/64
TO: <u>Edith Ruth at Stevenson</u> <u>3414 Eastern Ave</u> <u>Baltimore, Md.</u>	MAIL TO: <u>Acting Department of Baltimore County</u>	
DEPOSIT TO ACCOUNT NO. <u>0482</u>	QUANTITY <u>1</u>	COST <u>25.00</u>
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE Petition for Variance for H.M.H. Constr., Co., Inc.		
PAID - Baltimore County, Md. - Office of Finance		
3-764 014 = 21590 x 11W-		2500

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.

OFFICE OF THE BALTIMORE COUNTIAN THE COMMUNITY NEWS Baltimore, Md.		ORIGINAL 64-88
No. 1 Newburg Avenue		CATONSVILLE, MD.
March 6, 1964.		
THIS IS TO CERTIFY, that the annexed advertisement of John G. Ross, 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 consecutive weeks before the 10th day of March, 1964, that is to say the same was inserted in the issue of		
March 6, 1964.		
THE BALTIMORE COUNTIAN		
By <u>Paul J. Morgan</u> Editorial Manager		

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 3rd Date of Posting: 3/7/64

Posted for Petition for variance to permit a rear yard of 35' instead of req. 50'

Petitioner H.M.H. Constr., Co.

Location of property 8508 Arborwood Rd.

Location of Signs 8508 Arborwood Rd.

Remarks

Posted by John G. Ross Date of return: 3/13/64

PETITION FOR ZONING VARIANCE

NO. DISTRICT

THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TO: John G. Ross, Zoning Commissioner of Baltimore County

FROM: H.M.H. Construction Co., Inc.

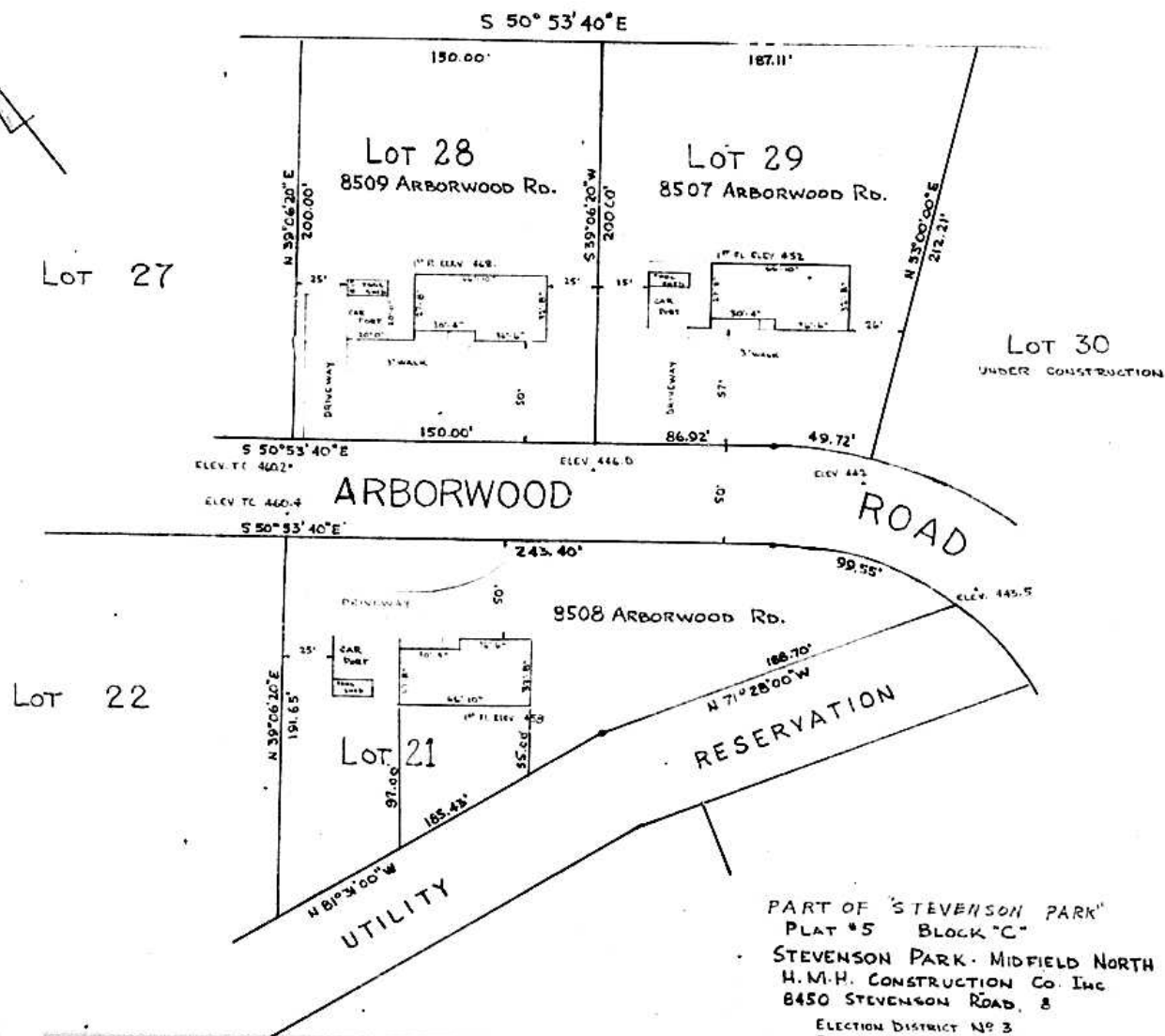
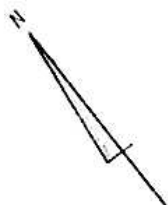
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EDB:mas



PART OF "STEVENSON PARK"
PLAT #5 BLOCK "C"
STEVENSON PARK - MIDFIELD NORTH
H.M.H. CONSTRUCTION CO. INC
8450 STEVENSON ROAD, 8
ELECTION DISTRICT NO 3
BALTO COUNTY MARYLAND
RECORDED LIBER 23/57

SCALE: 1" = 50'

DEC. 1963