

RE: PETITION FOR VARIANCE TO SEC. 211.3 of the Zoning Regulations Side side of Artison Ave. 1085-16'; east of Harford Road, 1/4th Dist. Charles H. Deise and Annabelle P. Deise, Petitioners

REPORT
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 64-106-A

Pursuant to the advertisement, posting of property and public hearing on the above petition, the petitioner at the hearing did present sufficient reason in his request for a 11 foot side yard instead of the required 12 foot side yard on the northeast side of his property, but he did not present sufficient hardship to warrant a 5 foot side yard setback instead of the required 8 foot on the southeast side.

It is this 24 day of April, 1964, by the Zoning Commission of Baltimore County, ORDERED that the 11 foot side yard on the northeast side instead of the required 12 foot side yard is granted, and the requested 5 foot setback instead of the required 8 foot side yard setback is denied.

John G. Rose
Zoning Commissioner of Baltimore County

TELEPHONE 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23305
DATE 4/9/64

To: Robert E. Curran, Jr., Esq.
400 Jefferson Building
Towson 4, Md.

PAID - Zoning Department of Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT PRICE	TOTAL AMOUNT
1	Advertising and posting of property for Charles H. Deise	33.50	33.50
1		3.50	35.00

PAID - Baltimore County, Md. - Office of Finance

2-266 2111 • 23305 TIP-

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 823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 21615
DATE 4/9/64

To: Mr. Charles H. Deise
2508 Harford Rd.
Baltimore, Maryland, 21286

PAID - Zoning Department of Baltimore County

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	UNIT PRICE	TOTAL AMOUNT
1	Petition for Variance	25.00	25.00

PAID - Baltimore County, Md. - Office of Finance

2-266 479 • 21615 TIP-

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.

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS 64-104

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles H. Deise, 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 211.3 to permit a side yard of 5 feet instead of the required 8 feet on the southeast side

of the property as shown on the plat filed herewith and an 11 foot side yard instead of the required 12 feet on the northeast side of the property as shown on the plat filed herewith, of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

- The majority of the lots in this area have 5 foot side yards and a total width at the building line of 40 feet.
- There is a 10 foot utility easement across the northwest boundary of the property as shown on the plat filed herewith.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Charles H. Deise
Charles H. Deise
Annabelle P. Deise
Contract purchaser

Address: 2501 Harford Road
Baltimore, Maryland, 21234

Robert E. Curran, Jr.
Robert E. Curran, Jr.
Esquire
Protestant's Attorney

Address: 400 Jefferson Bldg. (4)
Baltimore, Maryland

ORDERED By the Zoning Commissioner of Baltimore County, this 24th day of February 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 throughout 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 24th day of April, 1964, at 10:00 o'clock



Zoning Commissioner of Baltimore County.

(over)

OFFICE OF THE BALTIMORE COUNTIAN

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

No. 1 Newburg Avenue CATONSVILLE, MD.

March 23, 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, successive weeks before the 22nd day of March, 1964, that is to say the same was inserted in the issues of

March 20, 1964.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
BUREAU OF PUBLIC SERVICES
Inter-Office Correspondence

From: George A. Reiser March 26, 1964

To: John G. Rose

Subject: Petition for Variance to Section 211.3
S.W.S. Artison Avenue, 1085' from Harford Road
District 11
Present Zoning - R-6

The captioned Petition has been reviewed by this office and according to our records this particular site has offered many serious problems.

The Owner, Mr. Charles Deise, took the liberty of installing a 12-inch storm drain directly over a public sewer line for which Baltimore County has the necessary 10 foot easement right (60x).

The attached file is being included for your review. The violation is obvious.

The only possible corrective means will be to acquire an additional 5 foot of easement and a relocation of the storm drain to meet the specifications of Baltimore County. With this in mind, the remainder of the developable lot cannot possibly entertain a structure 26 feet wide.

Kindly return file entitled "Study - C. H. Deise" to this office upon completion of your review.

George A. Reiser
George A. Reiser
Associate Engineer
Bureau of Public Services

GAR:pb

cc: Mr. James Dyer

See Reiser's follow on Deise

PETITION FOR A ZONING VARIANCE TO PERMIT THE INSTALLATION OF A 5 FOOT SIDE YARD INSTEAD OF THE REQUIRED 8 FEET ON THE SOUTHWEST SIDE OF THE PROPERTY AS SHOWN ON THE PLAT FILED HEREWITH AND AN 11 FOOT SIDE YARD INSTEAD OF THE REQUIRED 12 FEET ON THE NORTHEAST SIDE OF THE PROPERTY AS SHOWN ON THE PLAT FILED HEREWITH, OF THE ZONING REGULATIONS OF BALTIMORE COUNTY TO THE ZONING LAW OF BALTIMORE COUNTY, FOR THE FOLLOWING REASONS (INDICATE HARDSHIP OR PRACTICAL DIFFICULTY)

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 20, 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., once a week for one week, successive weeks before the 22nd day of March, 1964, that is to say the same was inserted in the issues of

March 20, 1964.

THE JEFFERSONIAN

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *H-14* Date of Posting: *3/21/64*

Posted for: *Posting Wed APR 8 64 97 10 AM*

Petitioner: *Charles H. Deise*

Location of property: *S.W.S. ARTISON AVE. 1085' W. OF HARFORD RD*

Location of Sign: *200' W. OF HARFORD RD. BETWEEN HOUSE # 3029 - 3035 ARTISON AVE.*

Remarks:

Posted by: *Robert E. Curran, Jr.* Date of return: *3/26/64*

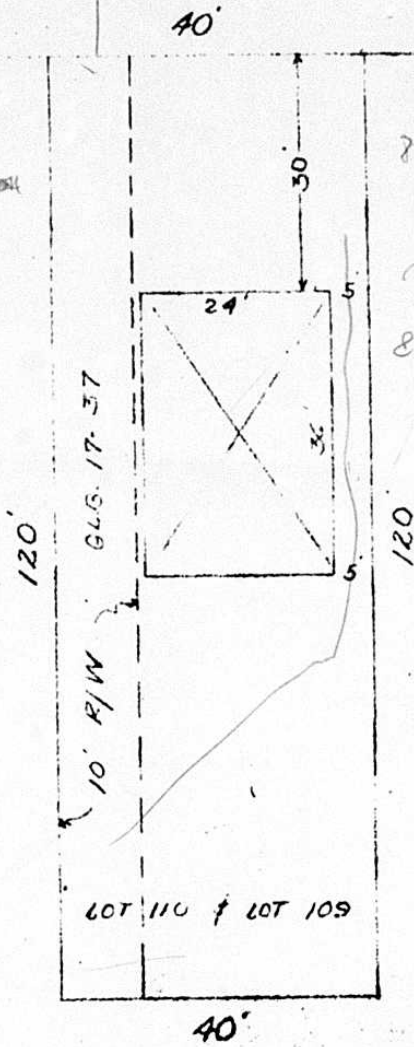
11TH ELECTION DISTRICT of BALT. CO. MD.

ARIZONA AVENUE

← TO HARFORD ROAD

Mrs. Goodson
occu
PROPOSED HOUSE &
LOCATION
LOTS 110 & 109
R-6
RESIDENTIAL

WATER · YES
SEWER · YES
ZONB · R-6



SCALE 1" = 20'

