PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

we, Reprace D. Hauss E. De Creace legal owner Sof the property situate in Baltimore

hereby petition for a Variance from Section AU-A-FOLKET YOUR. To PERDIT IN FROMT MAD hereby petition for a Variance from Section AURALISEONIA, LAKELLE MADD SECTION, FEBRU THE FERRY FERRY FEBRUARY OF A HISTORIO DE THE RESOURCE SECTION, LAKELLE, ASSECTION, SECTION FEBRUARY AND ASSECTION, ASSECTI A REAR YARD OF PIEET INSTEAD OF THE REQUIRED 30 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 NARROW 55 DEPTH OF OUR PROPERTY MAD

THE 209' FRONT PROPERTY LINE WE CANNOT MEET BALTIMORE CO. SET BACK REQUIREMENTS, UNLESS WE APPLY FOR THIS VARIANCE WE WHIL BE

UNABLE TO BUILD OUR HOME ON THIS LOT. 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 Islatimore County adopted pursuant the Zoning Law Per Ballimore County.

Rodowal D. De Casto agnes & De Carlo Address 2022 Kelmon Pd Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this. 14th.

T. 4

TELEPHONE 823-3000

Petitioner's Attorney

hall Goe

BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

No. 23382

OURT HOUSE
TOWSON 4, MARYLAND

25.00 tition for Veriance for Raymond DeCorte 2500 5-156k 3 858 * 23382 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.

BALTIMORE COUNTY, MARYUND
OFFICE OF FINANCE
Division of Collection and Security. No. 23063 COURT HOUSE TOWSON 4, MARYLAND

DATE 7/2/4

Edity Visous DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE 37-30 Advertising and posting of your prop -7--264 5995 . 23063 TIP-

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 to permit a front yard setback from the front property line of 20' swince. instead of the required 25 feeth and to permit a sets should be practed. Byte from the oppical flow of the front private to the bridging line of the front bright for the required by feet. IT IS ORDERED by the Zoning Commissions of Ballimore County this . 196 4 ... that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a front yard setback from the front property line of 30' instead of the required 25'; and to permit a setback from the conter line of the front street to the building line of [oblinated of the required 50'; and to permit a erear yard of 3' instead of the required 50'; and to permit a rear yard of 3' instead of the required 50'; and to permit a rear yard of 3' instead of the required 50'; maybet to sproval of the offse plan by the Barcas of follotic Sections with the plan by the Barcas of follotic Sections with the section of the other permits of Pursuant to the advertisement, posting of property and public Meaning of the flower 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, thisday

... 196 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

Mr. Raymond DeCar 2022 Kalmero Rd. Bultinoma 22, Md.

Petition for Variances SUBJECT: to your property

The Zoning Advisory Committee has reviewed the subject petition and nakes the following comments:

OFFICE OF PLANCID & ZGEID: The petitioner is reminded that this lot must meet all sub-division requirements. It is suggested that the petitioner discuss this fastor with No. Albert V. Quisky, Calaf of Project Planning Division, Office of Planning & Zeming.

HEALTH DEPARTMENT: Approval of a building permit on this site will be subject to the availability of all utilities.

ents from the following departments: Traffic, Bureau of Engineering, State memission, R & R Commission, Fire Dept., Industrial Development, Buildings of Beard of Reseation.

Yours very truly.

CERTIFICATE OF POSTING

Towner, Maryland District /2 # Date of Posting 6/11/65

64.183.4

Date of Politics Description of Politics (100 19, 19).
Petitioner Regionard Description Location of property M/S Jackson Rd 195' F. of Townson Rd. Company Signal 15 from the during Sign and Posted by Robert See Seel of Date of return 15/64

OFFICE OF
THE BALTIMORE COUNTIAN PULLVAN FORCE

TO STATE THE STATE OF THE STA THE COMMUNITY NEWS

No. I Newburg Avenue CATONSVILLE, MD.

DIET.TOW R

June 15, 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, Mary-

successive weeks before land, once a week for One Heek the 15th day of Time 1964 , that is to say the same was inserted in the issues of June 12, 1964.

THE BALTIMORE COUNTIAN

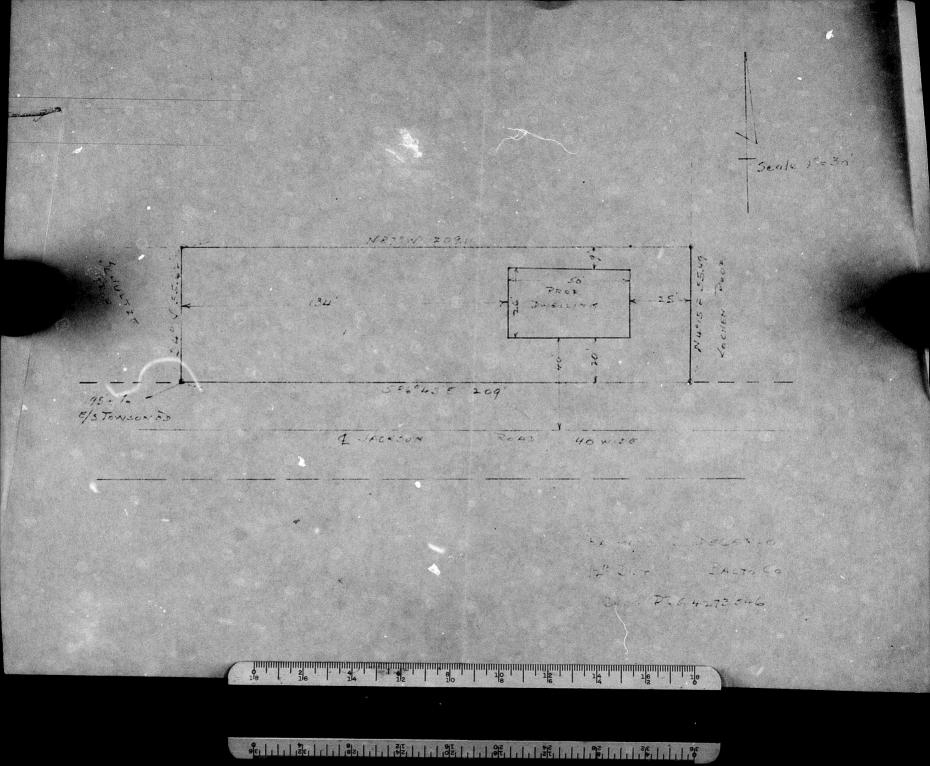
By Paul J. Morgan Editor and Manager.

fort. Zoning Commissioner of Baltimore County, by authority of the Zeeing Act and Regulations of Baltimore County, will hold a public hearing: Concerning all that parcel of land in the Twelfith District of Baltimore County.

Section 211,4-Rear Yard-30

Jim I	Dyer 164-183	NEW SUILDING APPLICATION 3-44-1 Receipt No. — 14-1 Receipt No. — 14-1 Application regate laynode in Sportraplicate Proces Over of Registering and Sportraplicate can ever Normal of Sederitor Translate Office Fells. Led Assessment. 3-10 Building Assessment. 3-10	Popular Popu	In Av. District Yes () No () Yes () Ah. () Aho, () Are () Aho, () Aho, () Are () Aho, () Aho							
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BALTIMORE	E COUNTY OFFICE OF	PLANNING AND ZONING		25	 1				Ņ		
DOWNTY OFFICE DULLSON IN N. CORRESPOND AVE. TOWNER & MARYLAND VA. 8-0000					Ш				†	PLANS APPROV	A ZONING
MALCOLU H. DILL		June 29, 1964		*	7					DATE JAMES AND DATE JAMES AND	H VALINIVAGO
JOHN G. ROSE	Mr. Raymond D. DeCarlo 2022 Kelmore Road Baltimore 22, Maryland				SON		209.0	N 87- 00 €		GRANTED BY VETIT	1007 64-125A
		RE: Petition for Variance to the Zoning Regulations M/S Weckson Road, 195° E. of Towson Road - 12th District			TOWSO	55.62		55.62	41/164 R.F. Bend 41/164	H ST	R. apriles
		Raymond DeCerlo-Petitioner No. 61-183-4			1		209.0	4	24	, , , , , , , , , , , , , , , , , , ,	
	Dear Mr. DeCarlos	I have this date passed my Order					209 FEET	N 86	siv		Ţ
	in the above captioned matter grantic Regulations to permit a front yard s lime of 20 feet instead of the requi- setback from the center line of the of 10 feet instead of the required 5	ed 25 feet; and to parmit a						JACKSON RO	AD		10
1.54	of 40 feet instead of the required 5 yerd of 9 feet instead of the required of the site plan by the Bureau of Pu Planning and Zoning.	d 30 feet; subject to approval blic Services and the Office of		1							8

PROPOSED BRICK-VEENER RESIDENCE FOR RAYMOND D. AND AGNES E.DE CARLO AT
1905 TOWSON AVE -REAR, 12* DISTRICT
BALTIMORE COUNTY - MARYLAND
SCALE 1 INCH = 30 FEET. 7-23-64



RE: PETITION FOR RECLASSIFICATION : from an R-6 Zone to an R-A Zone, SW/S Liberty Road 277' from the intersection with the SE/S of Abbie Place 2nd District Michael Seth, Julius Houff, et al

REFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY No. 64-182-R

......

OPINION

The above captioned case comes before the Board on appeal from a decision of the Deputy Zoning Commissioner denying the requested rezoning from an R-6 Zone to an R-A Zone

The hearing before the Board began on May 4, 1965 and on that date the Board heard two witnesses; Mr. Houff, one of the property owners, and a Dr. Charles M. Miller who testified in favor of the requested rezoning. The case, on motion of counsel, was then continued to August 10, 1965. On the latter date the protestants produced testimony that there was not sufficient change in the character of the neighborhood nor did the County Council make an error in zoning the property R-6.

The Board finds, from the testimony before it in this case, that there was no error made by the County Council in the adoption of R-6 zoning here nor was there sufficient evidence of change in the character of the neighborhood to justify reclassification. Therefore, the Order of the Deputy Zoning Commissioner is affirmed and the reclassification is denied.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 10 th day of August, 1965 by the County Board of Appeals, OR DERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> OF BALTIMORE COUNTY William S. Baldwin, Chairm

> > #64-182R

Westerd

PRIA

SE (.2.8

COUNTY BOARD OF APPEALS

ode C. Call Associates George W. Buddy Robert W. Cushen Leneard M. Glass Norman F. Herrman Paul Lee Paul S. Smeton



PARCEL "A" PROPERTY VICINITY LIBERTY ROAD AND ABBIE PLACE.

SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MD. Present Zoning: R-6 Proposed Zoning: R-A Beginning for the same on the southwest side of Liberty Road,

feet wide, at the distance of 257 feet, more or less, as measured so along said southwest side of Liberty Road, from the intersection the the southeast side of Abbie Place as laid out 50 feet wide, said point of beginning being the beginning point of the land which by deed dated January 22, 1940 and recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. No. 1084. Folio 501 was conveyed by John B. Gaither and wife to Michael Seth and wife running thence, binding on the outline of said land the eight following courses and distances, (1) S. 34° 28' W., at right angles to said southwest side of Liberty Road, 143. 10 feet, (2) S. 55° 20' E., parallel with said south west side of Liberty Road 75, 00 feet. (3) S. 52* 07' W., 2170, 40 feet. (4) N. 39* 40' W., 197, 10 feet. (5) N. 52* 07' E., 2114,60 feet to intersect a line drawn parallel with and 143, 10 feet southwesterly at right angles from said southwest side of Liberty Road, thence binding on said parallel line, (6)

S. 55* 20' E. . 26,50 feet. (7) N. 34* 28' E. . 143, 10 feet to said southwes side of Liberty Road and thence binding thereon (8) S. 55° 20' E., 105.00

GAVishr

to the place of beginning

J. O. #63165

10/22/63

LAW OFFICES W. LEE HARRISON

THE LOYOLA BLDG

July 23, 1964

John G. Rose, Esq. Zoning Commissioner County Office Building

Re: #64-182-R, R-6 to R-A, Southwest side of Liberty Road - 377 feet Southeast of Abbie Place. Julius Houff, et al

377' SE

Please note an appeal to the County Board of Appeals from the Order of the sioner dated July 9, 1964 in connection with the above

I have enclosed herewith my check in the amount of \$80.00 to cover the costs

Moter Januar

JUL 22'64

Ala C. Chil. Associates George W. Baddy R.Jose W. Crabon Leman M. Class Norman F. Herman Paul Lee Paul S. Seuton

MATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Site Planaers 2129 N. Charles St. - Bultimore, Maryland 21218 HOpkies 7-5700 DESCRIPTION

PARCEL "B", PARCEL ON SOUTHWEST SIDE OF LIBERTY ROAD, SOUTHEAST OF ABBIE PLACE, SECOND ELECTION

DISTRICT, BALTIMORE COUNTY, MARYLAND

Present Zoning: R-6 Proposed Zoning: R-A

Westerd AREA SE(.2.6 RA 6/15/64

Sourcege Drainage Highways

Developments

HG4-182R

Beginning for the same at a point on the southwest side of Liberty Road, as laid out sixty-six feet wide, at the distance of 377 feet, more or less, as measured southeasterly along said southwest side of Liberty Road from its intersection with the southeast side of Abbie Place, as laid out fifty feet wide, said point of beginning being the beginning of the land, which by deed dated April 13, 1961 and recorded among the Land Records of Baltimore County in Liber W. J.R. No. 3829, Folio 511 was conveyed by Robert H. Fulkoski and wife to Equitable Trust Company, and running thence, binding on the first line of said land and on the southwest side of said Liberty Road, N. 55 * 20 W., 120.0 feet, thence leaving said Liberty Road and binding on the second line of said land S. 34° 28' W., 143. I feet, thence still binding of the outlines of said land S. 55* 20' E., 75.0 feet, and N. 52* 07' E., 150. 0 feet to the place of beginning



J. O. #63165

11/4/63

PETITION FOR RECLASSIFICATION SM/S Liberty "ond, 377' SE of Abbie Place - 2nd District Julius Houff et al-Fetitioner

BEFORE THE DEPUTY ZONING COMMISSIONE

BALTIMORE COUNTY

Upon hearing on the above petition for reclassification from an R-6 zone to an H_A zone, the land lying on the Southwest side of Liberty Hoad, 377 feet Southeast of Abbie Flace, in the Second District of Baltimore County, the testimony produced at the hearing did not indicate that the Official Zoning Map of Baltimore County was in error when adopted by the County

For the reason stated above the reclassification should

IT IS CHEDERED by the Deputy Zoning Commissioner of Baltimore day of July, 196h, that the above reclassification be and the same is hereby DENIED and that the above property or area be and the same is hereby continued as to remain an R-6

PETITION FOR ZONING RE-CLASSIFICATION, L4-18-2R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Western Michael Sath and L or we, Incille Soth, his wife tegal owner... of the property situate in Ball County and which is described in the description and plat attached hereto and made a part hereof. hereby petition (1) that the zoning status of the herein described property be re-classified, pu zone to an RA to the Zoning Law of Baltimore County, from an 4/15/04 _zone; for the following reasons:

(a) An apartment house would be to the best use and the best use of the land. nomic

(b) Error in original zoning map. (a) by sportment construction would provide the county with an addi-

(d) That an RA use is muce reasonable and practical than the R6 zoning now existing.

See Attached Comment

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ...

Property is to be posted and advertised as prescribed by Zoning Regulation

L or we agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning tions and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

SHEET PROPERTIES. INC. Muchael By Harry Adelberg . Faut Lucille Sith 1235 Maryland Nat'l Bank Bldg. City 21202 Contract purchaser 7923 Selecte Hoad Harry Adelbergetitioner's Atlanta

Address 1235 Maryland Nat'l Bank Bldg. Baltimore, Maryland Le 9-5195 ORDERED By The Zoning Commissioner of Baltimore

... 196. ... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circ out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

MAY 6- '64

PETITION FOR ZONING RE-CLASSIFICATION 182R AND/OR SPECIAL EXCEPTION

WESTERN TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Julius Houff and I, or we Dorothy Houff, his wifelegal owners of the property situate in Bal County and which is described in the description and plat attached hereto and made a part sereof, SEC.2-B hereby petition (1) that the zoning status of the herein described property be re-classified, pa RA to the Zoning Law of Baltimore County from an R-6 4/5/64

R-A zone; for the following reasons: (a) An apartment house would be to the best use and the best exenomic

use of the land. Error in original zoning map.

An apartment construction would provide the county with an additional tax basis.

(d) That an RA use is more reasonable and practical than the R6 zoning

See Attached Comment

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for none

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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

SHERI PROPE RTIES, INC. Harry Adelberg, Vice President forothyle Horoff .1235 Maryland Nat'l Bank Bldg. City 21202 Contract purchaser

Address 7919 4 Beaty Rel. Harry Adelber Britio

Address 1235 Maryland Nat'l Bank Bldg. Baltimore, Maryland Le 9-5195

ORDERED By The Zoning Commissioner of Baltimore County, this. 6th , 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 25th day of June

1.65

.

ing on the above petition for reclassification

of Read. 177 feet Southeast of Abbie Place. to the