

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **ERNEST OTTO WALTER**, 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... 238.2-a side yard and rear yard... 30 feet... to permit a side yard of 90 feet instead of the required 30 feet and a rear yard... of 90 feet 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)

The rear yard is unusable and the area can be utilized by the present tenant. There being no practical reason why building to the building-line in this area should be prohibited. The same applies for the front.

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: **Ernest Otto Walter**
Address: **1324 Rabunwood Road, Dundalk, Maryland 21222**
Legal Owner: **Rundale, Maryland 21222**
Petitioner's Attorney: **Protestant's Attorney**
Address: **6732 Holabird Avenue #22**

ORDERED By The Zoning Commissioner of Baltimore County, this... 21st... day of June 1964.

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... and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of June 1964, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

Petition for Variance for Ernest Otto Walter 90-150-4

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

THE DEPARTMENT: The petitioners is reminded that all partitions walls to be constructed with a 0' setback from property line, must meet the Fire and Building Code requirements.

No comments from the following Departments: Office of Planning & Zoning, Health Dept., Bureau of Eng., Traffic, State Roads Commission, B & D Development, Industrial Development, Board of Education.

cc: 16. Paul Reiche-Pire Bureau

Yours very truly,

James C. Pires
Chief of Permit and Petition Processing

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; **ERNEST OTTO WALTER** to permit a side yard of 0' instead of the required 30 feet; a Variance and to permit a rear yard of 0' instead of the required 30 feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... 29... day of June 1964, 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 side yard of 0' instead of the required 30 feet; and to permit a rear yard of 0' instead of the required 30 feet, 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... day of June 1964, that the above Variance be and the same is hereby DENIED.

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

Date of Posting: **4/11/64**
Posted for: **Ernest Otto Walter**
Petitioner: **Ernest Otto Walter**
Location of property: **1324 Rabunwood Road, Dundalk, Md. 21222**
Location of sign: **On the back of building**
Remarks: **See above and signed 20th June 1964**
Posted by: **Robert C. Budd** Date of return: **4/18/64**

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

TO: **Ernest Otto Walter**
1324 Rabunwood Road
Dundalk, Md. 21222

REPORT TO ACCOUNT NO. **6-100**

DEBITOR UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of your property **20.30**

7-644 0048 • 23069 110- **70.30**
7-644 0048 • 23069 110- **70.30**

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.

LAND M. LEE
4604 Mainfield Avenue
Baltimore 14, Maryland

S.S. Rikers Avenue 240.51 feet W. Merritt Blvd.
Part of lot 17 Assessed plat of Rikers 13/113
12 th District Baltimore County, Maryland

Beginning for the same at a point on the south side of Rikers Avenue at the distance of 240.51 feet measured westerly from the intersection of the south side of Rikers Avenue 30 feet wide with the northwest side of Merritt Blvd. 140 feet wide and thence running and binding on the south side of Rikers Avenue South 89 degrees 03 minutes 43 seconds West 50 feet to a point in line with the centre of the partition wall of the building erected on the lot adjoining to the west thence leaving Rikers Avenue and running to and passing thru the centre of said partition wall and continuing the same direction in all South 00 degrees 56 minutes 17 seconds East 22.59 feet to the northeast Right of Way line of the B & O Railroad line thence running and binding on part said Right of Way line South 66 degrees 11 minutes 00 seconds East 55.05 feet to a point in line with the centre of the partition wall of the building erected on the lot adjoining to the west thence leaving said B & O Railroad Right of Way line and running to and passing thru the centre of said partition wall and continuing the same direction in all North 00 degrees 56 minutes 17 seconds West 115.64 feet to the place of beginning.

Containing 5,206 square feet.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. June 11 1964
THIS IS TO CERTIFY, that the annexed advertisement of Ernest Otto Walter was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the 7 day of June 1964 that is to say, the same was inserted in the issues of 6-10-64

Stromberg Publications, Inc.
Publisher.

By **Barney Price**

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

TO: **Ernest Otto Walter**
1324 Rabunwood Road
Dundalk, Md. 21222

REPORT TO ACCOUNT NO. **6-100**

DEBITOR UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Publication for Variance for Ernest Otto Walter **25.00**

7-644 4243 • 23393 110- **25.00**
7-644 4243 • 23393 110- **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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Byer, Chairman
Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Jr.
Pire Bureau
SUBJECT: Property Owner Ernest Otto Walter
Location: S/S Rikers Ave. 240.51 W. Merritt Blvd.
District: 12
Present Zoning: R-1
Proposed Zoning: Variance to Sect. 238.2

1. Advise what type of storage to be stored in Warehouse.

CPD/rbr
cc: file



Hillard M. Lee
REG. CIVIL ENGR.

