

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hilltop Estates, Inc., legal owner(s) 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 100-1 To permit an accessory structure to be located in that 1/3 of yard which lies adjacent to the side street instead of the 1/3 of the yard farthest removed from any street; Sect. 100-2 (c) - to permit parking to be located in the yard farthest removed from any street; and to permit parking to be located 2' from the street property line instead of the required 8'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

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

Contract purchaser: Hilltop Estates, Inc.
Address: 3105 Rolling Road, Baltimore, Md.
Legal Owner: William S. Dyer
Address: 3105 Rolling Road, Baltimore, Md.
Baltimore's Attorney: William S. Dyer
Address: 2110 Matthews Rd.
Protestant's Attorney: William S. Dyer
Address: 2110 Matthews Rd.

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of June, 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 County, on the 27th day of July, 1964, at 1:00 o'clock P.M.

William S. Dyer
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date July 17, 1964
FROM Mr. Robert A. Savelle, Director

SUBJECT: Variance to permit an accessory structure to be located in that 1/3 of yard which lies adjacent to the side street instead of the 1/3 of the yard farthest removed from any street; to permit parking to be located 2 feet from the street property line instead of the required 8 feet. Northeast corner of Church Lane and Bedford Avenue. Being property of Hilltop Estates, Inc.

3rd District
Monday, July 27, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance and has the following advisory comment to make with respect to pertinent planning factors:

1. It is the understanding of the planning staff that the petitioner proposes to erect a "rear-port" type of structure to enclose the 1/3 of the yard farthest removed from any street, to enclose a forty (40) foot right of way. Access into this parking area and maneuvering of vehicles utilizes the public right of way and pavement. This situation now is not permitted within any development. From a planning viewpoint, allowing a roofed enclosure for an undesirable mode of parking would be improper.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of fact 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 further appearing that to refuse of

to permit an accessory structure to be located in that 1/3 of a Variance yard which lies adjacent to the side street instead of the 1/3 of the yard farthest removed from any street, and to permit parking to be located 2 feet from the street property line instead of the required 8 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27 day of July, 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 an accessory structure to be located in that 1/3 of yard which lies adjacent to the side street instead of the 1/3 of the yard farthest removed from any street; and to permit parking to be located 2 feet from the street property line instead of the required 8 feet.

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 27 day of July, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TELEPHONE 223-3000		INVOICE		No. 23056	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE 6/29/64	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND	
TO: Hilltop Estates, Inc.		BILLED BY: Zoning Department of Baltimore County			
3105 Rolling Road					
Baltimore, Md. 21207					
REPORT TO ACCOUNT NO. 01-22	DEBIT UPPER SECTION AND REMIT WITH YOUR REMITTANCE	QUANTITY	UNIT PRICE	TOTAL AMOUNT	
Petition for Variance		25.00		25.00	
0-494 3872	23056 TIP-	25.00			
0-494 3872	23056 TIP-	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.

TELEPHONE 223-3000		INVOICE		No. 25222	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE 7/21/64	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND	
TO: Hilltop Estates, Inc.		BILLED BY: Zoning Department of Baltimore County			
3105 Rolling Road					
Baltimore, Md. 21207					
REPORT TO ACCOUNT NO. 01-22	DEBIT UPPER SECTION AND REMIT WITH YOUR REMITTANCE	QUANTITY	UNIT PRICE	TOTAL AMOUNT	
Advertising and posting of property		47.00		47.00	
AD-211-4					
PAID - Baltimore County, Md. - Office of Finance					
1-236 6149	25222 TIP-	47.00			

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

DESCRIPTION FOR LOT KNOWN AS 100 CHURCH LANE

BEGINNING for the same at the intersection of the north side of Church Avenue, formerly Church Lane, with the north side of Bedford Avenue and running thence westerly to the east line of Lot 27 as shown on plat or subdivision of land of Daniel W. Dwyer in the village of Pikesville recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 2, Folio 94, thence northerly binding on said east line of Lot 27 and parallel with the west line of Bedford Avenue 150 feet thence easterly parallel with the north line of said Church Avenue 80 feet 8 inches to the west line of Bedford Avenue 150 feet thence southerly and binding on said west line of Bedford Avenue 150 feet to the point of beginning. The improvements thereon being known as No. 100 Church Avenue.

Robert C. Dyer

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 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., on the 27th day of July, 1964, before the 27th day of July, 1964, the first publication appearing on the 30th day of July, 1964.

THE JEFFERSONIAN

L. Leach Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd
Posted for: Variance
Petitioner: Hilltop Estates, Inc.
Location of property: N.W. Cor. Church Lane & Bedford Ave.
Location of Sign: N.W. Cor. Church Lane & Bedford Ave.
Remarks: JSB
Posted by: JSB
Date of return: July 16, 1964

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

Hilltop Estates, Inc.
3105 Rolling Road
Baltimore, Maryland
21207

Island & real
variance to permit a carport
SUBJECT: to be constructed within the
limit of a lot adjacent to
a side street.

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

DAVID DUBOIS

It would be undesirable to back onto the street from the proposed carport due to obstructed vision from adjacent parked vehicles.

PLANNING & ZONING

The petitioner would indicate in writing the hardship or practical difficulty on which the variance is requested.

The following members had no comment to make:

Redevelopment & Rehabilitation Commission
State Roads Commission
Fire Bureau
Health Department
Industrial Development Commission
Bureau of Education
Buildings Department
Bureau of Engineering

Yours very truly,

John G. Rose
John G. Rose
Chief of Permit and
Petition Processing

OFFICE THE BALTIMORE COUNTING

THE COMMUNITY NEWS
Redwood, Md.

THE HERALD-ARCUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

July 13, 1964

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was

was inserted in THE BALTIMORE COUNTING, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week, successive weeks before the 12th day of July, 1964, that is to say the same was inserted in the issues of July 10, 1964.

THE BALTIMORE COUNTING

By *Paul J. Morgan*
Editor and Manager
K. V.

PETITION FOR VARIANCE

ZONING: Petition for a Variance from the Zoning Regulations of Baltimore County to permit the construction of a carport to be located in that 1/3 of the yard which lies adjacent to the side street instead of the 1/3 of the yard farthest removed from any street; and to permit parking to be located 2 feet from the street property line instead of the required 8 feet.

DATE & TIME: MONDAY, JULY 27, 1964 at 1:00 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Regulations to be proposed as follows:

Section 100-1: Accessory buildings on corner lots shall be located only in the front of the lot farthest removed from any street and shall occupy not more than 50% of such lot.

Section 100-2: (c) - Accessory structures shall be closer than eight feet to a street property line.

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Concerning: All that parcel of land in the Third District of Baltimore County.

Beginning at the intersection of the north side of Church Avenue and running thence westerly to the east line of Lot 27 as shown on plat or subdivision of land of Daniel W. Dwyer in the village of Pikesville recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 2, Folio 94, thence northerly binding on said east line of Lot 27 and parallel with the west line of Bedford Avenue 150 feet thence easterly parallel with the north line of said Church Avenue 80 feet 8 inches to the west line of Bedford Avenue thence southerly and binding on said west line of Bedford Avenue 150 feet to the point of beginning. The improvements thereon being known as No. 100 Church Avenue.

Being the property of Hilltop Estates, Inc., as shown on plat plus filed with the Zoning Department.

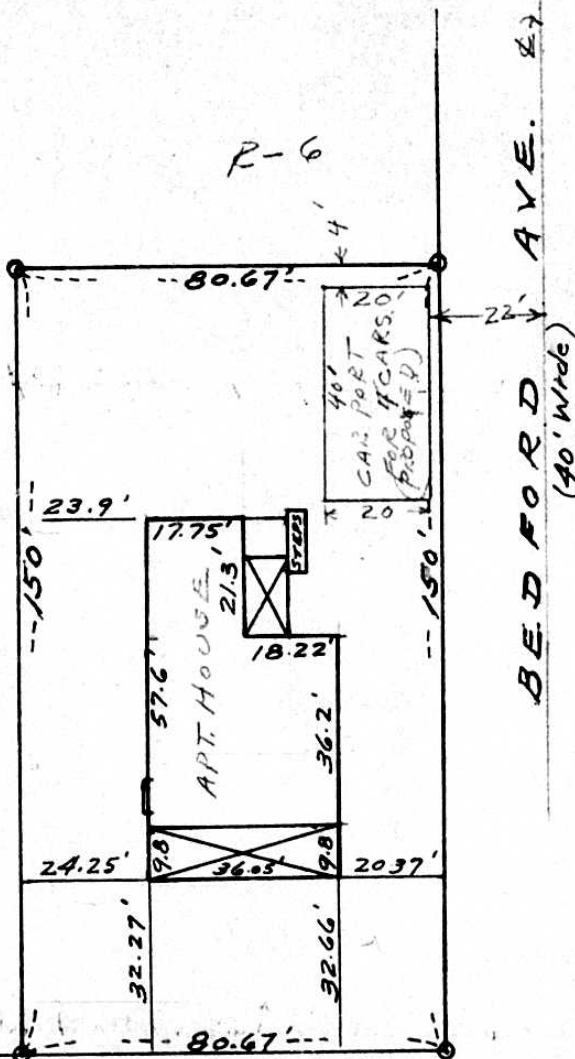
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
July 13,



#65-29

R-A

R-6



BEDFORD AVE. (40' wide)

CHURCH LANE (33' wide)

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY [Signature]
DATE 9/17/64

WITH RELUCTANCE AND IN
ACCORDANCE WITH VARIANCES
GRANTED

735' TO
REISTERSTOWN RD.

PRES. ZONING. R-A

Plat of

Part of lots 25 and 26 of the D.W. Dwyer Land,
Recorded in Plat Bk. No. 2 folio 94..

Third District, Balto. Co., Md.

Scale 1 in. to 30 ft. June 1959

Robert C. Morris, Reg. Surveyor
Old Court Road, Balto. # 7, Md.

