

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Francis J. Smith and Elizabeth W. Smith legal owners 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 217.3 of the Zoning Regulations of Baltimore County, to permit a side yard of 8 feet setback instead of the required 25 feet, and a rear yard setback of 8 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1964, that the herein petition for a Variance should be and the same is granted, from and after the date of this order.

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expense 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.

Address _____
Baltimore, Maryland 21207

Address _____
Baltimore, Maryland 21207

Address _____
Baltimore, Maryland 21207

Address _____
Baltimore, Maryland 21207

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 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 a copy be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1964, at _____ o'clock p.m.

Francis J. Smith
Elizabeth W. Smith
Legal Owner

Address _____
Baltimore, Maryland 21207

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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, such as to permit a side yard of 8 feet setback instead of the required 25 feet, and a rear yard setback of 8 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1964, that the herein petition for a Variance should be and the same is granted, from and after the date of this order.

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 _____ 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Address _____
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Baltimore, Maryland 21207

Description of lots number 3, 4, 5 and 9, Section 16 on Amended Plat of HAYWOOD recorded among the Land Records of Baltimore County, Maryland, located at the southeast corner of Tules Road and Liberty Road.

Containing 38,100 sq. ft. of Land.

Containing 38,100 sq. ft. of Land.

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Containing 38,100 sq. ft. of Land.

Containing 38,100 sq. ft. of Land.

BALTIMORE COUNTY, MARYLAND

INTEK-OFFICE CORRESPONDENCE
TO Mr. John G. Rose, Zoning Commissioner Date August 14, 1964
FROM Mr. Francis J. Smith, Petitioner

REPLY: Mr. Francis J. Smith requests a side yard of 8 feet setback instead of the required 25 feet, southeast corner of Tules and Liberty Roads, being property of Francis J. Smith and Margaret A. Smith.

RE: Mr. Smith
DATE: Monday, August 31, 1964 (10:00 A.M.)

The Planning staff will offer an adverse comment regarding the subject petition.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
INVOICE No. 25289 DATE 8/31/64

QUANTITY	REMARKS	TOTAL AMOUNT
1	Cost of advertising and posting property - No. 65-2-A	85.00
1	PAID - Baltimore County, Md. - Office of Finance	53.00
1	PAID - Baltimore County, Md. - Office of Finance	53.00
TOTAL		138.00

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
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
INVOICE No. 25288 DATE 7/31/64

QUANTITY	REMARKS	TOTAL AMOUNT
1	Petition for Variance for Francis Smith	85.00
1	PAID - Baltimore County, Md. - Office of Finance	53.00
1	PAID - Baltimore County, Md. - Office of Finance	53.00
TOTAL		138.00

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.

**OFFICE OF ORIGINAL
THE BALTIMORE COUNTY**

THE COMMUNITY NEWS
Catonville, Md.
No. 1 Newburg Avenue
CATONVILLE, MD.
August 19, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week commencing before the 17th day of August, 1964, that is to say the same was inserted in the issues of

August 16, 1964.
THE BALTIMORE COUNTY
By Paul J. Morgan
Editorial Director

**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY**
Towson, Maryland

District _____ and _____ Date of Posting AUGUST 15, 1964.
Posted for Petition for Variance to permit side yard of 8 feet instead of 25 feet.
Petitioner: Francis J. Smith
Location of property: SE cor. of Tules & Liberty Rds.
Location of Sign: SE cor. of Tules & Liberty Rds.
Remarks: [Signature]
Posted by [Signature] Date of return August 20, 1964
1 at 20

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 10, 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., commencing on August 3, 1964, and continuing before the 31st day of August, 1964, the said publication appearing on the 15th day of August, 1964.
THE JEFFERSONIAN
Paul J. Morgan
Manager
Cost of Advertisement, \$ _____

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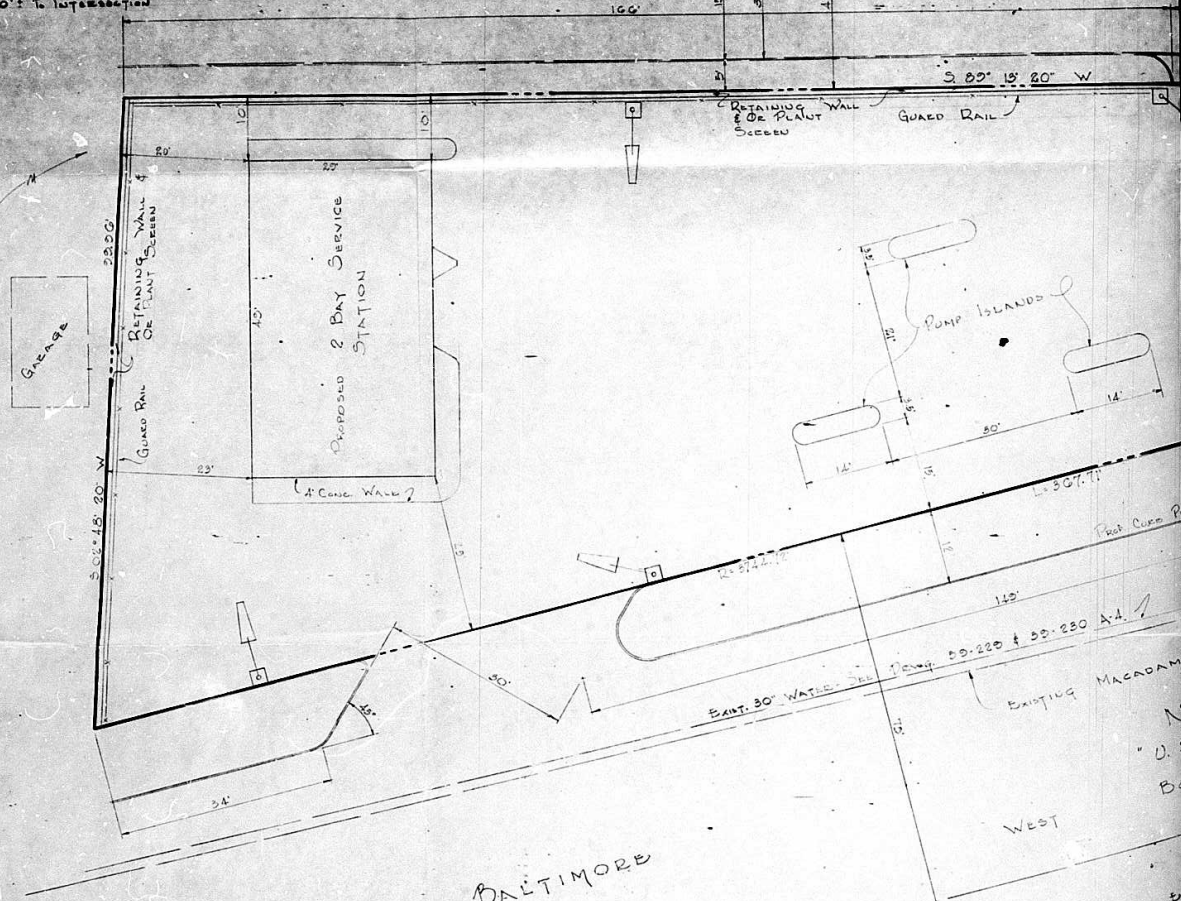
RICH

HANDY AVENUE

Note:
FIRE HYDRANT LOCATED AT
Rich Ave & Cummings Ave
230' to Intersection

R/W

R/W



EXISTING ZONING
RESIDENTIAL Use R.G.

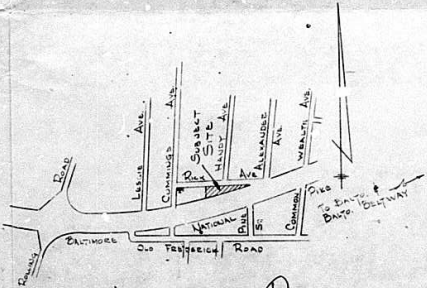
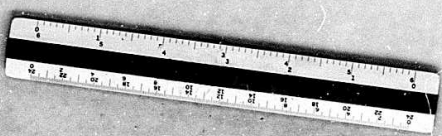
BALTIMORE

WEST

EXISTING MACADAM

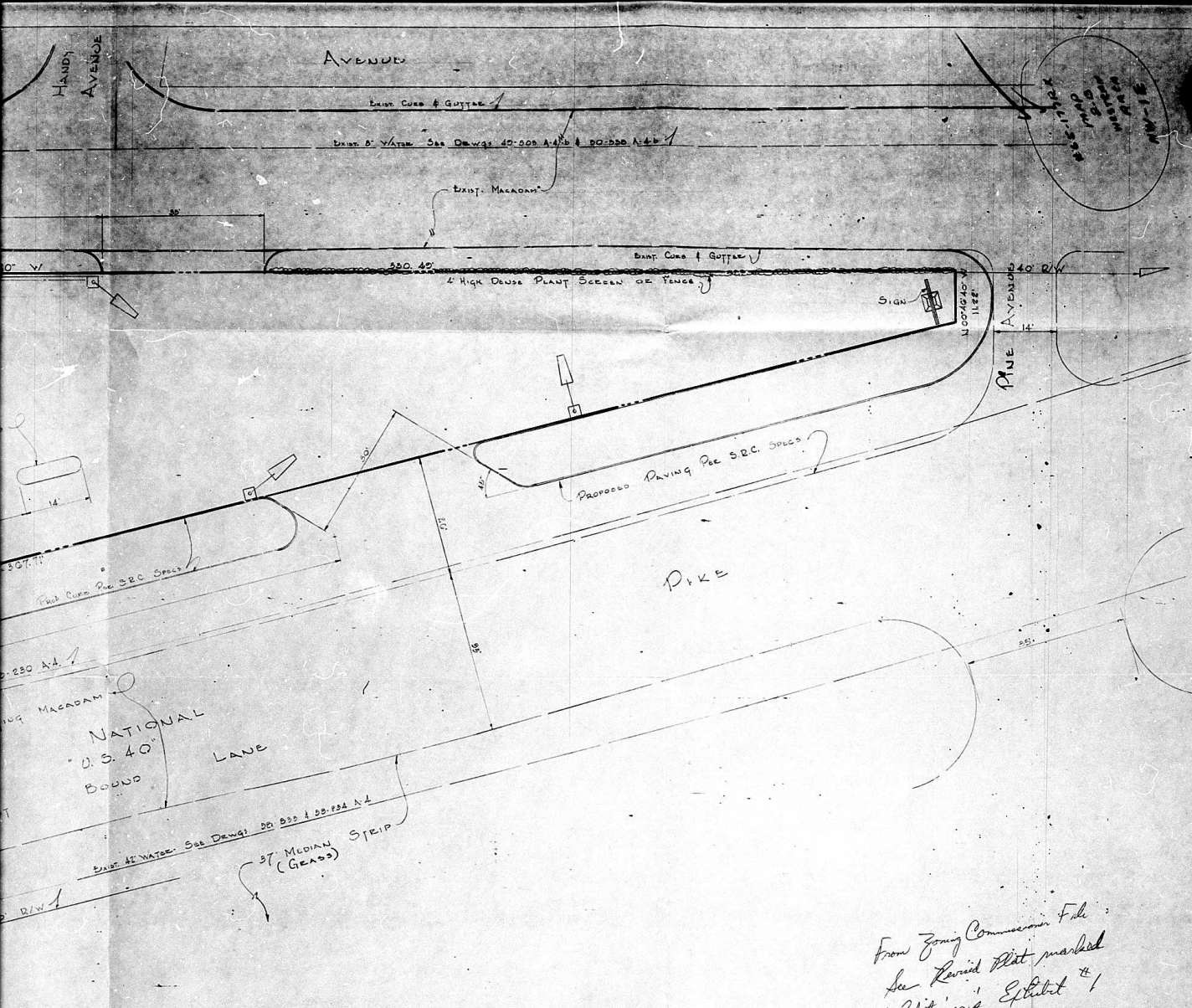
EXIST. 30' WATER

Foot Curb



LOCATION PLAN
Scale: 1"=500'

- 1 Top
- 2 Pre
- 3 Prop
- 4 Prop
- 5 Prop



From zoning Commission File
 See Revised Plat marked
 Petitioner's Exhibit #1

GENERAL NOTES

- 1 TOTAL AREA OF TRACT EQUALS 0.4727 ACRES
- 2 PRESENT ZONING OF TRACT "R.C"
- 3 PRESENT USE OF TRACT "No Use"
- 4 PROPOSED ZONING OF TRACT "B-L WITH SPECIAL EXCEPTION"
- 5 PROPOSED USE OF TRACT "SERVICE STATION"



PLAT TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY
 VICINITY
 BALTIMORE NATIONAL PIKE & RICK AVENUE
 BALTIMORE DISTRICT 1
 BALTIMORE COUNTY, MARYLAND
 SCALE: 1"=10'
 OCT. 29, 1964

