

RE: PETITION FOR VARIANCE
to the Zoning Regulations
of Baltimore County
No. 65-97-A
Gorman Brothers Builders Inc.
Petitioners

RECEIVED THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65-97-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following (listing of facts of unreasonable hardship) the following Variations should be had:

Variance for area should be 1005 square feet
Request for Lot #2 3900 square feet
Request for Lot #3 3800 square feet
Request for Lot #4 3800 square feet

Variance for width at building should be 35 feet
Request for Lot #4 35 feet plus or minus
Request for Lot #5 35 feet plus or minus
Request for Lot #6 35 feet plus or minus

Variance for rear yard should be 50 feet
Request for Lot #3 50 feet plus or minus
Request for Lot #4 50 feet plus or minus
Request for Lot #5 50 feet plus or minus
Request for Lot #6 50 feet plus or minus

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County that the above Variations shall be and the same are granted, from and after the date of this order.

Arnold D. Hader
Deputy Zoning Commissioner
of Baltimore County

Gorman Brothers Building
6501 Timber View Dr.
Elkridge 27, Md.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

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

Your petition has been received and accepted for filing this
2nd day of September, 1964.

John G. Rose
Zoning Commissioner

Owner Name: Gorman Brothers Builders, Inc.
Reviewed by: *James E. Byer*

The following members had no comment to make:
Development & Rehabilitation Commission
State Parks Commission
Fire Bureau
Health Department
Industrial Development Commission
Board of Education
Building Department
Bureau of Engineering

CERTIFICATE OF POSTING-A-3PH
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Subject: *65-97-A*
Date of Posting: *Sept. 18, 1964*

Posted for: *Variance*

Petitioner: *Gorman Brothers Builders, Inc.*

Location of property: *6501 Timber View Dr. 253.36 Acres*

Location of signs: *6501 Timber View Dr. 253.36 Acres*

Remarks: *See above*

Posted by: *James E. Byer*
Signature: *James E. Byer*
Date of return: *Sept. 24, 1964*
2 Signs

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Gorman Brothers Builders, Inc.
I or we, *6501 Timber View Dr.*, 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 *411.1* of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Land cannot be developed profitably unless variances for above obtained.
This subdivision contains group houses on both sides, by asking for Semi-detached houses, we are giving greater yard area and open space.

See Attached Description

Property is to be posted and advertised as provided 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.

Contract purchaser
Address: *6501 Timber View Dr. Elkridge 27, Md.*

Legal Owner
Address: *6501 Timber View Dr. Elkridge 27, Md.*

Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this *2nd* day of *September*, 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 through out Baltimore County, that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the *17th* day of *October*, 1964, at *1:00* o'clock P.M.

James E. Byer
Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

James E. Byer
Zoning Commissioner of Baltimore County

JOHN ALLEN DIVEN, R.S. in C.E.
Professional Engineer and Land Surveyor No. 1005

11 ST. MICHAELS WAY
BALTIMORE 12, MD.

GARMAN BROTHERS INC.
Addition to Shady Nook

Beginning for the same at a point situated on the southeast side of Altamont Avenue at the distance of 593.36 feet westerly from the point of curve on Shady Nook Avenue, said point of beginning being also the northeast corner of Lot 24 Block A as shown on Plat One Shady Nook as recorded among the land records of Baltimore County in Liber G.L. 5, side of Altamont Avenue as now laid out, by a curve to the right having a radius of 40.97 feet for a distance of 72.03 feet to the west side of Blakeney Road, thence binding thereon N 1°53'50" W 114.73 feet to the south side of an alley 16 feet wide thence binding thereon S 74°22'10" W 118.07 feet to the northeast light of Bay Line of the Beltway, thence binding thereon the three following courses and distances viz: S 15°20'50" E 100.46 feet S 33°14'50" E 65.00 feet S 16°57'20" E 131.76 feet thence N 74°22'10" E 50.04 feet to intersect the west line of Lot 24 heretofore referred to, thence binding thereon N 15°37'50" W 119.00 feet to the place of beginning.

Containing 0.616 acres, more or less

Member A.S.C.E.
Member Md. Society of Surveyors
Member National Society of Professional Engineers

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

To: Gorman Brothers Builders, Inc.
6501 Timber View Dr.
Elkridge 27, Md.

By: Zoning Department of Baltimore County

01-22
DEPT. TO ACCOUNT NO. QUANTITY
Petition for Variance 25.00

65-97-A
PMD-Baltimore County, Md.-Office of Finance

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.

51-52
DEPT. TO ACCOUNT NO. QUANTITY
Advertising and posting of your property 65.00

65-97-A
PMD-Baltimore County, Md.-Office of Finance

65.00

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.

61-62
DEPT. TO ACCOUNT NO. QUANTITY
Advertising and posting of your property 65.00

65-97-A
PMD-Baltimore County, Md.-Office of Finance

65.00

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.

61-62
DEPT. TO ACCOUNT NO. QUANTITY
Advertising and posting of your property 65.00

65-97-A
PMD-Baltimore County, Md.-Office of Finance

65.00

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: John G. Rose, Zoning Commissioner Date: September 25, 1964
FROM: George M. Gervelle, Director

SUBJECT: 465-97-A. Variance to permit lot area for Lot #2 of 3989 square feet; Lot #3 3800 square feet and Lot #4 3887 square feet instead of the required 4,025 square feet; to permit lot width for Lot #4, 33 feet 4 inches; Lot #5, 33 feet 4 inches; Lot #6, 33 feet 4 inches instead of the required 35 feet; to permit a rear yard for Lot #3, 40 feet; Lot #4, 34 feet; Lot #5, 30 feet and Lot #6, 32 feet instead of the required 50 feet. Being property of Gorman Brothers Builders, Inc.

1st District
HEARING: Monday, October 5, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance to the area and setback requirements for semi-detached housing in a R-C zone. It notes that the boundaries of the subject properties were defined by the beltway takings and that adjustments to the street and lot pattern of the Shadybrook development to compensate for the beltway were not possible at the time the subdivision plan was approved. Do the variances being requested meet the spirit and intent of the Zoning Regulations? Can the subject properties be reasonably developed with fewer housing units?

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. September 17, 1964

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one

consecutive weeks before the 15th day of October, 1964, the first publication appearing on the 17th day of September 1964.

THE TIMES
John M. Martin

Cost of Advertisement \$ 20.00
Purchase Order AD2197
Requisition No. N0956

NOTE:

The Roads, Streets, Avenue, Paths and/or Alleys as shown hereon is for the purpose of description only and not intended to be dedicated to Public use. The Fee Simple title to the beds there of is especially reserved.

Bearings and coordinates are related to the traverse of the Baltimore County Metropolitan District.

OWNERS CERTIFICATE:

Certification is hereby made that all requirements of the Annotated Code of Maryland Chapter 1816 Acts of 1943 have been complied with on this plat.

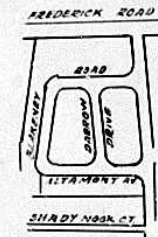
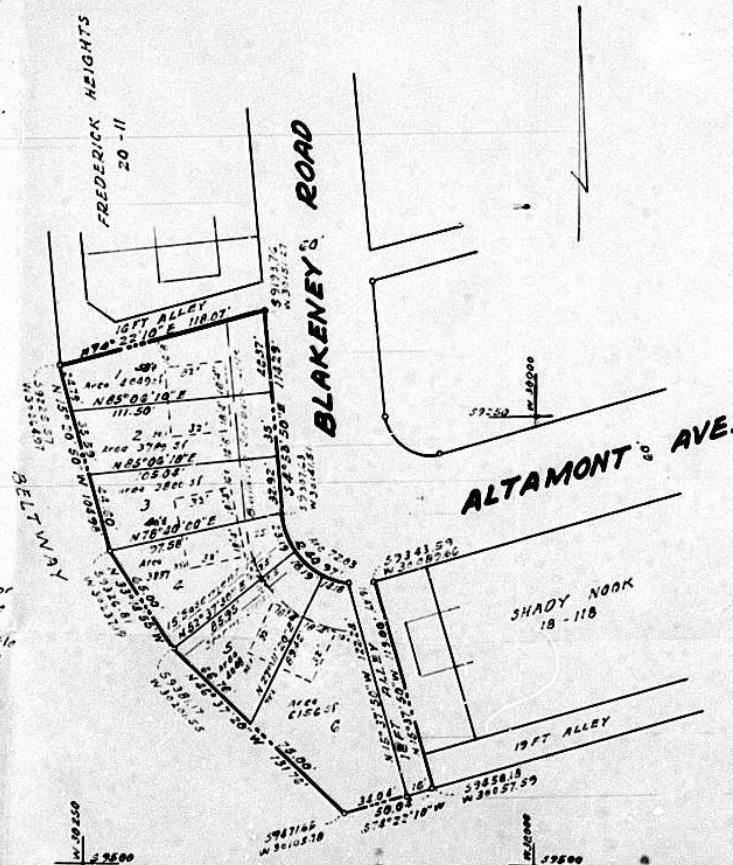
GARMAN BROTHERS BUILDERS INC.
Owners

Wm. M. Garman Pres.
Owners

ENGINEERS CERTIFICATE:

I, John A. Diven, a registered Professional Engineer & Land Surveyor of the State of Maryland, do hereby certify that the subdivision shown hereon has been laid out and the plat thereof prepared in accordance with provisions of Section 72 B of Art 17 Anno Code of Md & Supplement.

John A. Diven #1005
Registered Professional Engineer & Land Surveyor No 1805



LOCATION PLAN
SCALE 1" = 500'

Approved by Baltimore County Planning Commission

Director

Approved by Baltimore County Highways Department

Road Engineer

Approved by Baltimore County Health Department

Deputy State and County Health Officer

**ADDITION TO
SHADY NOOK**

FIRST ELECTION DIST

BALTIMORE COUNTY, MD.

SCALE 1" = 50'

APRIL 24, 1964

GARMAN BROS
6501 TIMBER VIEW DRIVE
BALTO. 27 MD



John A. Diven
#1005

JOHN ALLEN DIVEN

REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR
STATE OF MARYLAND
BALTIMORE, MD.

