

65-151 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Sanford Land Corp., 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 208.4 - To permit a rear yard of 17 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)

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

Contract purchaser Sanford Land Corporation
Vice President [Signature] Legal Owner
Address 235 Southfield Building
Baltimore 2, Md.
Petitioner's Attorney [Signature] Protestor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of October, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of November, 1964, at 1:00 o'clock

P.M. [Signature]
Zoning Commissioner of Baltimore County
(over) [Signature]
JUNIOR DEPARTMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

to John G. Rose, Zoning Commissioner Date November 5, 1964

FROM George E. Gavialis, Director

SUBJECT: 65-151-A. Variance to permit a rear yard of 17 feet instead of the required 30 feet. Northwest corner of Timber Grove Road and Academy Avenue. Being property of Sanford Land Company, 4th District

HEARING: Wednesday, November 18, 1964 (1:00 P.M.)

The planning staff will offer no comment on the subject petition.

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 variance requested would grant relief to public health, safety and general welfare,

the above Variance should be had; public hearing opposing said application was held on October 14, 1964.

and it is recommended that the Variance be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of November, 1964, that the herein Petition for a Variance be and the same is granted, from and after the date of this order, which permits a rear yard of 17 feet instead of the required 30 feet.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of November, 1964, that the above Variance be and the same is hereby DENIED.

MICROFILMED

INVOICE		No. 25383	
BALTIMORE COUNTY, MARYLAND		DATE 10/16/64	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO:	Cash	MILAD Zoning Department of Balto. Co.	
REPORT TO ACCOUNT NO.	01-622	TOTAL AMOUNT	\$25.00
QUANTITY	1	COST	
Petition for Variance for Sanford Land Corp.		25.00	
PAID - Baltimore County, Md. - Office of Finance			
10-04 6306 + 25383 TIP-		2500	
10-04 6306 + 25383 TIP-		2500	

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.

INVOICE		No. 27586	
BALTIMORE COUNTY, MARYLAND		DATE 11/17/64	
OFFICE OF FINANCE			
Division of Collection and Receipts			
COURT HOUSE			
TOWSON 4, MARYLAND			
TO:	The Sanford Land Company 235 Southfield Building Baltimore, Md. 21208	MILAD Zoning Department of Balto. Co.	
REPORT TO ACCOUNT NO.	01-622	TOTAL AMOUNT	\$6.50
QUANTITY	1	COST	
Advertising and posting of property		6.50	
PAID - Baltimore County, Md. - Office of Finance			
11-174 6624 + 27586 TIP-		4880	

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

State Registered
Member ASCE
NSPE
MSS

DAVID W. POMMER
Consulting Engineering
Land Surveying - Site Planning
1114 W. 25th Street
Baltimore, Md. 21218

Office
899-3422

October 7, 1964.

DESCRIPTION OF NO. 326 ACADEMY AVENUE, "SUBURRIA", 4th DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same on the Northwest side of Timber Grove Road as proposed to be widened to a width of 60 feet, said point of beginning being intended to be at the northeast corner of Lot No. 48, Block "B", as shown on Plat of Section 4, Plat 1, Sheet 2, "Suburbia", recorded among the Land Records of Baltimore County in Plat Book A.R.D. No. 29, Folio 134, and running thence and binding on the Northwest side of said Timber Grove Road, and referring the courses of this description to the Baltimore County Grid Meridian, South 14 Degrees 01 Minute 30 Seconds West 147.67 feet, thence leaving Timber Grove Road and running South 63 Degrees 46 Minutes 00 Seconds West 19.84 feet to the Northeast side of Academy Avenue 60 feet wide, thence binding on the Northeast side of Academy Avenue North 66 Degrees 29 Minutes 20 Seconds West 75.00 feet to the dividing line between Lots Nos. 48 and 47, Block "B", as shown on said Plat, thence leaving Academy Avenue and binding on said dividing line North 23 Degrees 30 Minutes 40 Seconds East 140.29 feet to the outline of the whole tract of which the lot now being described is a part, and thence binding on a part of said outline South 76 Degrees 19 Minutes 00 Seconds East 59.59 feet to the place of beginning.

Page 2.
October 7, 1964.
DESCRIPTION OF NO. 326 ACADEMY AVENUE, "SUBURRIA", 4th DISTRICT, BALTIMORE COUNTY, MARYLAND.
(Continued)

Subject to a 10-foot drainage and utility easement along the fifth line of the lot herein described.

Being Lot No. 48, Block "B", as shown on the Plat herein referred to, and being known as No. 326 Academy Avenue.



DW:ELB

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 30, 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 1st day of November, 1964, the 1st publication appearing on the 30th day of October, 1964.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$

PETITION FOR ZONING VARIANCE

IN DISTRICT

LOCATION: Northwest corner of Timber Grove Road and Academy Avenue.

DATE OF TIME: WEDNESDAY, NOVEMBER 18, 1964, at 1:00 P.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

For Petition for Variance to amend a rear yard of 17 feet instead of the required 30 feet.

The Zoning Regulations to be amended are as follows:

Section 208.4 - Rear Yard - 30 feet.

All that parcel of land in the Northwest side of Timber Grove Road as proposed to be widened to a width of 60 feet, said point of beginning being intended to be at the northeast corner of Lot No. 48, Block "B", as shown on Plat of Section 4, Plat 1, Sheet 2, "Suburbia", recorded among the Land Records of Baltimore County in Plat Book A.R.D. No. 29, Folio 134, and running thence and binding on the Northwest side of said Timber Grove Road, and referring the courses of this description to the Baltimore County Grid Meridian, South 14 Degrees 01 Minute 30 Seconds West 147.67 feet, thence leaving Timber Grove Road and running South 63 Degrees 46 Minutes 00 Seconds West 19.84 feet to the Northeast side of Academy Avenue 60 feet wide, thence binding on the Northeast side of Academy Avenue North 66 Degrees 29 Minutes 20 Seconds West 75.00 feet to the dividing line between Lots Nos. 48 and 47, Block "B", as shown on said Plat, thence leaving Academy Avenue and binding on said dividing line North 23 Degrees 30 Minutes 40 Seconds East 140.29 feet to the outline of the whole tract of which the lot now being described is a part, and thence binding on a part of said outline South 76 Degrees 19 Minutes 00 Seconds East 59.59 feet to the place of beginning.

OFFICE OF The Community Press

DUNDALK, MD. November 1 1964

THIS IS TO CERTIFY, that the annexed advertisement of "Sanford Land Co" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 27th day of October 1964; that is to say, the same was inserted in the issues of 10-28-64

ESTATE OF P. G. STROMBERG,

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4TH
Posted for: Variance
Petitioner: Sanford Land Co.
Location of property: 1114 W. 25th Street, Baltimore, Md.
Location of Signs: 1114 W. 25th Street, Baltimore, Md.
Remarks: [Signature]
Posted by: [Signature]
Date of return: Nov 5, 1964

27th day of October 1964; that is to say, the same was inserted in the issues of 10-28-64

MICROFILMED

ESTATE OF P. G. STROMBERG,

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price



ACADEMY AVE
(IRREGULAR WIDTH)

PLAT TO ACCOMPANY APPLICATION FOR REAR YARD VARIANCE
LOT 48, BLOCK E, SECTION 4,
PLAT 1, SHEET 2, SUBURBIA 4TH
DISTRICT, BALTIMORE CO, MD

Drawn by: *RS*
Checked by: *DWP*
Date:

DAVID M. HANCOCK
REGISTERED PROFESSIONAL SURVEYOR
OFFICE: 114 W. 25TH ST. 18
SCALE: 1" = 20' 10-7-64

0 12 11 10 9 8 7 6 5 4 3 2 1 0

0 12 11 10 9 8 7 6 5 4 3 2 1 0