

65-158-74 65-158 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Gladys C. Tutcheon, 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,

herby petition for a Variance from Section 211.2, whereby the front yard setback be changed from 25 ft. to 3 ft. 5 in., and further a variance from Section 211.3, whereby the side yard setback of 8 ft. be changed to 7 ft; and further requesting a variance from Section 211.4 whereby the rear yard setback be changed from 30 ft. to 9 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty) Due to the irregular shape of said lot, it is necessary that a variance be granted to locate any dwelling on same, otherwise the entire lot is useless and non-productive.

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.

Gladys C. Tutcheon Contract purchaser
Gladys C. Tutcheon Legal Owner

Address *352 MAGNOLIA TERRACE BALTO, MD 21221*

Robert J. Kennedy, Baltimore's Attorney
Address *309 Eastern Ave. (21221) BALTO, MD 21201*

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th 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 through-out Baltimore County, that property 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 15th day of November, 1964, at 10:00 o'clock

At a public hearing held before the Zoning Commission of Baltimore County, on the 15th day of November, 1964, at 10:00 o'clock (over)

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

No. 25393
DATE 10/11/64

TO: Messrs. Gordon, Folmblatt & Rothman
American Building, 14th Fl.
Baltimore & South Side
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
Advertising and posting of property for Macdonald, Inc.
#65-158-A
TOTAL AMOUNT DUE 106.50
101204 4300 • 25393 TWP- 10450

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *15B*
Posted for *Advertising and posting of property for Gladys C. Tutcheon*
Petitioner: *Gladys C. Tutcheon*
Location of property: *352 Magnolia Terrace, Balto, Md. 21221*
Location of Sign: *On Magnolia Terrace, Balto, Md. 21221*
Remarks: *See attached description of property*
Posted by: *Robert J. Kennedy*
Date of return: *11-12-64*

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 variances requested will grant relief to the petitioner without substantial injury to the public, health or the general welfare of the locality involved, therefore, a variance to Section 211.2, whereby the front yard setback of 3' 5" instead of the required 25' from the front lot line; to permit a side yard of 7' instead of the required 8' and 16' permit a rear yard of 9' instead of the required 30 feet, shall be granted.

the above Variance should be had; and it further appearing that by reason of

IT IS ORDERED BY the Zoning Commissioner of Baltimore County this 10th day of November, 1964, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, to permit front yard setback of 3' 5" instead of the required 25'; a side yard of 7' instead of the required 8' and a rear yard of 9' 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED BY the Zoning Commissioner of Baltimore County, this 10th day of November, 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

No. 27537
DATE 10/29/64

Robert J. Kennedy, Esq.
309 Eastern Ave.
Baltimore, Md. 21221

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
Petition for Variance for Gladys C. Tutcheon
#65-158-A
TOTAL AMOUNT DUE 25.00

PAID - Baltimore County, Md. - Office of Finance
10-3064 0334 • 27537 TWP- 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.

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

No. 27603
DATE 11/25/64

TO: Mr. Edward S. Egan, Jr.
755 Eastern Ave.
Baltimore 21, Maryland

REPORT TO ACCOUNT NO. 01-622
QUANTITY 1
Advertising and posting of property for Gladys C. Tutcheon
#65-158-A
TOTAL AMOUNT DUE 53.10

PAID - Baltimore County, Md. - Office of Finance
11-254 1000 • 27603 TWP- 5310

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

Registration No. 1577
William M. Maguadier
County Surveyor
Professional Engineer and Land Surveyor
Court House
Towson, Md. 21204

For purpose of Zoning Only
All that piece or parcel of land situate lying and being in the 15th Election District of Baltimore County, State of Maryland and described as follows:

BEGINNING for the same at the westerly end of Glass Avenue and at a point distant 214.50 feet more or less measured westerly in the bed of Glass Avenue from the west side of Deep Creek Avenue (now Marilyn Avenue) as laid out on a plat of Glassco and recorded among the plat records of Baltimore County in Plat Book W.P.C. No. 7, folio 115 etc., said beginning point being at the end of the first or south 21 degrees 32 minutes 20 seconds west 6.00 feet line of the lot of ground conveyed by William Tutcheon and wife to Anthony J. Hatarozza and wife by a deed dated January 19th, 1955 and recorded among the land records of said County in Liber G.L.B. No. 2631, folio 267 etc., running thence and binding on the second line in said deed north 83 degrees 47 minutes 20 seconds west 99.25 feet more or less to intersect the first line of the second parcel of land conveyed by Joseph T. Hanley, single, to Henry Gittenberger by a deed dated January 30, 1942 and recorded among said land records in Liber C.H.K. No. 1211, folio 329 etc., thence binding on a part of said first line in said second parcel north 21 degrees 10 minutes 30 seconds east 120.54 feet to the end of said first line thence binding on a part of the second line therein north 21 degrees 32 minutes 20 seconds east 141.41 feet to the place of beginning, Containing 6,213.00 square feet of land more or less

William M. Maguadier

PETITION FOR A VARIANCE
15th DISTRICT
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CERTIFICATE OF PUBLICATION

TOWSON, MD. November 6, 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 25th day of November, 1964, the 15th day of November, 1964, appearing on the 6th day of November, 1964.

THE JEFFERSONIAN
Joseph L. Smith
Manager

Cost of Advertisement, \$

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: John G. Ross, Zoning Commissioner Date November 13, 1964
FROM: George E. Gavelis, Director
SUBJECT: 65-158-A. Variance to permit a front yard setback to 3 feet to permit a side yard of 7 feet instead of the required 8 feet; and a rear yard of 9 feet instead of the required 30 feet. West of Gladys C. Tutcheon.
15th District
REMARKS: Wednesday, November 25, 1964 (10:00 A.M.)

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

1. The subject property is directly in line with the possible extension of Glass Avenue. Construction of the dwelling as requested would completely thwart the prospects for extending this street.

GEG:mas

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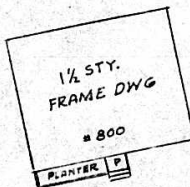
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IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

GLASS AVE.

R-6

R-6



30' 50' EX. CURBING
← 138'± TO EAST SIDE OF VIRGINIA AVE.

N 83° 47' 20" E 99.29'±

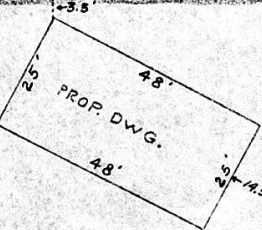
GLASS AVE. 25'

514.50'± TO DEEPCREEK AVE OR MARLYN AVE.

R-6

SILVER MANOR

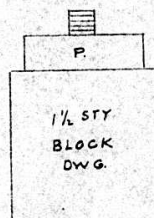
P.B. 178 24-140



GLASSCO

P.B. N 7-115

R-6



FOR PURPOSE OF ZONING ONLY

AREA = 6,213.54 FT.±
PRESENT ZONING = R-6
PRESENT USE = VACANT
REQUESTING

VARIANCE FOR FRONT YARD SET BACK
FROM REQUIRED 25' TO 3.5'
VARIANCE FOR SIDE YARD SET BACK
FROM REQUIRED 8' TO 7'
VARIANCE FOR REAR YARD SET BACK
FROM REQUIRED 30' TO 9'

15TH ELECTION DISTRICT OF BALTO. CO. MD.



William M. Maynadier

WILLIAM M. MAYNADIER
COUNTY SURVEYOR
CIVIL ENGINEER & LAND SURVEYOR
COURT HOUSE TOWSON 4, MD.
SCALE 1" = 20' SEPT. 11TH 1964

