

5-1964 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or Edward and Marie Brady, 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 202.1 - Lot area and width- to permit a lot width at the building line of 100 feet instead of the required 150 feet; to permit a lot area of 23,304 square feet instead of the required 40,000 square feet of the Zoning Regulations of Baltimore County; to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty. Petitioner's father conveyed a lot of ground from his parcel to him for purposes of enabling Petitioner to build a house thereon. If Petitioner is denied the right to build on lot as above indicated, it would work a hardship on our Petitioner as lot was conveyed by father to help son build a house within his financial means.

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

Contract purchaser Edward and Marie Brady Legal Owner
Address 1111 W. Chesapeake Rd. Baltimore, Md.
William F. Hanks
Resident's Attorney
Address 33-2445

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of December 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 106, County Office Building in Towson, Baltimore County, on the 11th day of January 1965 at 10:00 o'clock a.m.

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 of unreasonable hardship.

the above Variance should be had and to permit a lot width of 100 feet instead of the required 150 feet, and to permit a lot area of 23,304 square feet instead of the required 40,000 square feet.

to permit a lot width at the building line of 100 feet instead of the required 150 feet, and to permit a lot area of 23,304 square feet instead of the required 40,000 square feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of December 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 a lot width at the building line of 100 feet instead of the required 150 feet; and to permit a lot area of 23,304 square feet instead of the required 40,000 square feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of December 1964, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

TO: Mr. Charles J. Brady
32 Mellor Ave.
Catonsville 20, Md.
BILLED BY Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-522		\$35.50
Advertising and posting of property	855-132-0	35.50
		650

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

TO: Edward Brady
200 Baltimore Blvd.
Baltimore, Md.
Delight Rd.
BILLED BY Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-522		\$25.00
Petition for Variance	855-190-A	25.00
		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

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: December 11, 1964

FROM: George E. Gavett, Director

SUBJECT: 855-190-A. Variance to permit a lot width at the building line of 100 feet instead of the required 150 feet, and to permit a lot area of 23,304 square feet instead of the required 40,000 square feet. Southside of Ward's Chapel Road 5430 feet southward of Deer Park Road. Being the property of Edward and Marie Brady.

2nd District

HEARING: Monday, January 11, 1965 (10:00 A.M.)

Reference is made, comments directed to Mr. James Dyer in connection with review of this petition by the Zoning Advisory Committee. Those comments point out that it was possible to subdivide this property in a manner complying completely with the requirements of the R-40 zoning now in effect here, from a Planning viewpoint, creation of a lot 100 feet wide and containing 23,000 square feet by variance amounts to a reclassification of zoning.

GEIGIBS

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

TO: Mr. Charles J. Brady
32 Mellor Ave.
Catonsville 20, Md.
BILLED BY Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
01-522		\$67.50
Advertising and posting of property	855-190-A	67.50
		4750

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.

December 11, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 4, MARYLAND

William H. Hanks, Esq.
Temple Building
Main Street
Relisterstown, Md.

2nd District
Petition for Variance for
Edward Brady, located on
the S/4 of Ward's Chapel
Road 5430' from Deer Park Rd.

SUBJECT:

Dear Sir:

The Zoning and Planning Commission is reviewing your petition and making the following comments:

OFFICE OF PLANNING & ZONING: See attached comment

No comments from the following departments:

Board of Education
Fire Department
Health Department
Industrial Commission
Traffic Department
Building Department
State Roads Commission
S & S Commission
Bureau of Engineering

Yours very truly,

James B. Ryan
Chief of Permit and
Petition Processing

ZONING: Petition for a Variance for Lot area and Width
LOCATION: South side of Ward's Chapel Road 1430 feet Southwest of Deer Park Road
DATE & TIME: MONDAY, JANUARY 11, 1965 at 10:00 A.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:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit lot width at the building line of 100 feet instead of the required 150 feet; and to permit a lot area of 23,004 square feet instead of the required 40,000 square feet. The Zoning Regulation to be excepted as follows:

Section 202.1 - 150 feet and 40,000 square feet. All that parcel of land in the Second District of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 24, 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 successive weeks before the 11th day of January, 1964, the first publication appearing on the 24th day of December 1964.

THE TIMES.

Manoeur.
John M. Martin

Cost of Advertisement, \$ 31.00

Purchase Order A5233
Requisition No. N8970

Beginning for the same at a stone heretofore placed on the west margin of the Ward's Chapel Road at the beginning of the fifth or South 66 degrees 25 minutes East 20 foot line of the parcel of land described in a deed dated September 6, 1946, and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1501 Folio 72, which was conveyed by John H. Brady and wife to Charles J. Brady and wife, thence running with and binding on said fifth line, and on a part of the sixth or East line thereof, as now surveyed, the two following courses and distances respectively, viz: South 66 degrees 34 minutes 26 seconds East 20.00 feet to a point in the Ward's Chapel Road, and North 5 degrees 24 minutes 00 seconds East running in the Ward's Chapel Road 105.16 feet, thence leaving said road and running for lines of division the two following courses and distances respectively, viz: North 66 degrees 34 minutes 26 seconds West passing over a pipe now set at the distance of 16.77 feet for a total distance of 216.77 feet to a pipe now set, and South 23 degrees 25 minutes 34 seconds West 100.00 feet to a pipe now set in the fourth or South 66 degrees 25 minutes East 401 foot line of the aforementioned deed, thence running with and binding on a part of said fourth line South 66 degrees 34 minutes 26 seconds East 229.31 feet to the place of beginning.

Containing 0.535 of an acre of land more or less. Being a part of the parcel of land described in a deed dated September 6, 1946, and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1501 Folio 72, which was conveyed by John H. Brady and wife to Charles J. Brady and wife. For zoning purposes only, the beginning of the above description is also distant 5430 feet more or less measured southerly along the Ward's Chapel Road from the center line of the macadam paving of the Deer Park Road. Being the property of Edward and Marie Brady, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 11, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of
John G. Rose
Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE 2ND DISTRICT

ZONING: Petition for a Variance for Lot area and Width
LOCATION: South side of Ward's Chapel Road 1430 feet Southwest of Deer Park Road
DATE & TIME: MONDAY, JANUARY 11, 1965 at 10:00 A.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:

Petition for a Variance to the Zoning Regulations of Baltimore County to permit a lot width at the building line of 100 feet instead of the required 150 feet; and to permit a lot area of 23,004 square feet instead of the required 40,000 square feet. The following Regulation to be excepted as follows:

Section 202.1 - 150 feet and 40,000 square feet. All that parcel of land in the Second District of Baltimore County

Beginning for the same at a stone heretofore placed on the west margin of the Ward's Chapel Road at the beginning of the fifth or South 66 degrees 25 minutes East 20 foot line of the parcel of land described in a deed dated September 6, 1946, and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1501 Folio 72, which was conveyed by John H. Brady and wife to Charles J. Brady and wife, thence running with and binding on said fifth line, and on a part of the sixth or East line thereof, as now surveyed, the two following courses and distances respectively, viz: South 66 degrees 34 minutes 26 seconds East 20.00 feet to a point in the Ward's Chapel Road, and North 5 degrees 24 minutes 00 seconds East running in the Ward's Chapel Road 105.16 feet, thence leaving said road and running for lines of division the two following courses and distances respectively, viz: North 66 degrees 34 minutes 26 seconds West passing over a pipe now set at the distance of 16.77 feet for a total distance of 216.77 feet to a pipe now set, and South 23 degrees 25 minutes 34 seconds West 100.00 feet to a pipe now set in the fourth or South 66 degrees 25 minutes East 401 foot line of the aforementioned deed, thence running with and binding on a part of said fourth line South 66 degrees 34 minutes 26 seconds East 229.31 feet to the place of beginning.

Containing 0.535 of an acre of land more or less. Being a part of the parcel of land described in a deed dated September 6, 1946, and recorded among the Land Records of Baltimore County in Liber R.L.S. No. 1501 Folio 72, which was conveyed by John H. Brady and wife to Charles J. Brady and wife.

For zoning purposes only, the beginning of the above description is also distant 5430 feet more or less measured southerly along the Ward's Chapel Road from the center line of the macadam paving of the Deer Park Road. Being the property of Edward and Marie Brady, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 11, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County

Det. 25.

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 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. once in each of successive weeks before the 11th day of January, 1965, the first publication appearing on the 24th day of December, 1964.

THE JEFFERSONIAN.

Manoeur.
John M. Martin

Cost of Advertisement, \$ 31.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2ND Date of Posting: Dec 26 1964
Posted for: Variance
Petitioner: Edward Brady
Location of property: 1/2 Ward's Chapel Rd. 5430' SW of Deer Park Rd.
Location of Signs: 1/2 Ward's Chapel Rd. 5430' SW of Deer Park Rd.
Remarks: J.G. Rose
Posted by: J.G. Rose Signature Date of return: Dec 31, 1964



LEO W. RADER
REG. LAND SURVEYOR
38 BELFAST ROAD
TIMONIUM, MD. CL 2-2920

