## PETITION FOR ZONING VARIANCE 65-190-A FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I or we Edward and Marie Brady legal ownest 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

William M. Manko

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Patitioner's father conveyed a lot of ground from his parcel to his

for purposes of enabling Petitioner to build a home thereon. If Petitioner is denied the right to build on lot as above indicated, it would work a hardship on your Petitioner as lot was conveyed by father

to help son build a house within his financial means

age attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.

1. 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 Balimore County adopted pursuant to the Zoning Law For Balimore County.

Edward & Brady Marie A Brady Address Illiary M. Wanler Address Yeg DELight Ad. deisters to www. Md

Masonic Temple Bldg., Reisterstown, Md. Protestant's Attorney Petitioner's Attorney Address \_933-2448

of Depender 106.9., that the subject matter of this petition be advertised, a required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Infilitione County, that properly the gardet and that the public hearing the stab forter the Zoning Commissioner of Baltimore County in Robm 106, County Office Baltiding in Towson, Raltimore

day of denuery ... 196. 5, at 10100o'clock 6.21 r of Baltimbre County. 111165

PALTE ORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

William M. Manka, Esq. Temple Building Main Street Reisterstown, Md.

TOWSON L. MARYLAND

The Zening Advisory Committee has reviewed the subject petition and makes 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 Buildings Department

Yours wary truly.

Variance should be had: to pared a lot width at the building line of 100° instead a variance of the required 150 feets and to pecuals a lot area at should be granted. 23,300 square feet instead of the required 10,000 square feet Japonery .... 196 5., that the herein Petition for a Variance should be and the same is granted, from and after the date of this orders to permit a last width at the building
line of 100 feets instead of the required 150 feets and to permit a last eras of 23,304
square feet instead of the required 10,000 square, feet, subject, so approval of the after
plan by the burnes of "while Pervisees and the Office of Planning and Sorting. Pursuant to the advertisement, porting of profession and the several section of the secti the above Variance should NOT BE GRANTED. ner of Baltimore County. this .. 196 .... that the above Variance be and the same is hereby DENIED



INTER-OFFICE CORRESPONDENCE

JAMES DYOR FROM ALBERT V. CULTRY

SUBJECT WARRANCE POTITION - Charles J. Brady Prop.

The orinoipals for this Potition were informed by this office that the schiegt lot did not goet the Zoning Regulations for R-10 use. It is to be pointed out that the creation of this lot has been accomplished without regard to the Subdivision Regulations of Baltimore County. It is possible to create a local lot from the ownerall tract and this fact was nainted out to the However, they aregan to desire only a road front let, and it canseed too strongly that the overall tract is of insufficient dimension to normit two lots having 150 foot frontage along the road. If there is hardship in connection with this lot such hardship is self imposed, since within the procedures of Baltimore County an adequate lot can be created from this poice

AVO/es

LEO W. RADER

TITLE SURVEYS April 30, 1964

CL 2-2929 0\* 35 Belfast Road - Timonium. Maryland

All that piece or percel of land situate, lying, and being in the Second Election District of Saltwore County, State of Maryland, and described as Follows, to wit:

Marching disease at a stone heretofore planted on the west morgin modified by a stone heretofore planted on the west morgin modified for the limit at the hegining of the fifteen or man for degrees of the Newth Only for the lime of the parcel of the fifteen or man for a start Southern 6, 1986, and provided 72, which was conveyed by John Sinder and County in Liber 8, 1987, and provided 72, which was conveyed by John Sinder and Marching and March

CONTAINING 0.535 of an acre of land more or less.

BALTIPORE COUNTY, MARCAND
OFFICE OF FINANCE

court House

PAID - Balloners Goody, List, - Willia of Nes

1-1265 6914 · 27678 HP-

ELEPHONE

Hr. Charles J. Dolle 32 Hellor Ave. Catomaville 28, Hd.

#65-192-R

wertising and posting of property

SSENG a part of the parcel of land described in a deed dated September 6, 1994, and rescreded among the Land Seconds of Balthore County in Liber BLUS, 90, 1901 Fell 72, which was conveyed by John H. Brady and wife to Christed Jorea's and wife to

For soming purposes only, the beginning of the above description is also distant 5430 feet more or less communed southerly along the Ward's Chapel Boad from the centerline of the mandam paring of the Deer Park Boad.

MORE COUNTY, MARYLAND

10. John G. Boss, Soning Commissioner Date ... December 31, 1964.

rge E. Gayrelis, Director gument \$65-197-h. Variance to permit a lot width at the building insert in the control of the country of the co

2nd District

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

Maference is made, corsonts directed to Mr. James Dyer in consistent with review of this petition by the Soning Angelon Committee. These comments point out the United Market Committee of the Committee of the Soning Committee of the subdivide this programme to the subdivide this programme to the Soning one in effect here. From a Flanning viewpoint, creation of a lot 100 force wite successful containing 23,000 square feet by variance amounts to a reclassification of solisis.

No. 27678 DATE 1/11/65 1318.50 18.50 1850 AIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND EASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYAND OFFICE OF FINANCE DATE 12/16/64 25.00

IN PORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

12:1864 6011 . 27637 TIP-

MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DATE 1/11/65 Dirision of Collection and Recei COURT HOUSE TOWSON 4, MARYLAND DEPOSIT TO ACCOUNT NO. 01-622 67.50 #65\_100\_s -- Office of Fig. 1-1165 segz . 27677. TIP-750 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND INDITIALI MARE CHECKS PATABLE TO BALLIMORE COUNTY, MARY LAND
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

No. 27677

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson 4, Maryland red by Danis SI H

## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or v.e. Sdward, and Marie Brady, legal own-sl. 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 eres 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 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty)

Fetitioner's father conve ed a lot of ground from his parcel to him for purposes of enabling Petitioner to build a nome thereon. If Petitioner is deried the right to build on lot as above indicated, it would work : hardship on your Fetitioner as lot was conveyed by father to help son build a house within his financial means

•ee attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we agree to pay expenses of above Version Control of the C I, or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this flather agree to and are to be bound by the zoning regulations and restrictions of flatimere County adopted pursuant to the Zoning Law For Baltimore County.

Take A Finder Address , Lucary 111 Wanter Address You DELight Kt Keisten, town Md. Manonic Pemple 11dg., Reisterstown, Ni.

196.4, that the subject matter of this petition be advertised as or questions of the property of the subsect 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 period, and that the public hearing he had before the Zoning Commissioner County in Robert 108, County Office Budding, in Towson, Baltimore 1130 day of January 196 5 at 10100 o'clock

Zoung Commissioner of Baltimore County

Secretary adversary

December 11, 1964

TALLIF CHE COUNTY OFFICE OF PLANTING AND DONORS

william M. Manko, Esq. Temple Building Main Street Reisterstown, Md.

NUMBER OF THE BUILDING

28d District
Petition for Variances for
Edward Brady, located on
SUBJECT:
Road 3430' from Deer Park Rd.

Dear Sire

The Zoning Aft sury Jacoustee is deviaged the samplest position and makes the Svilowing Secondar

OFFICE OF PLANNING 5 ZONING: See attached comment

No comments from the following departments:

Board of Education Fire Department Health Department Industrial Commiffication Traffic Department Buildings Department State Roads Commission 8.5 R Commission Burnau of Engineering

Yours very truly.

mes E. Dyer def of Permit and Petition Processing

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 bardables to pormit a lot width at the building line of 100° instead
of the regulard 150 feet; and to parast a lot area of should be granted
23.301 square feet instead of the required 10,000 square feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this January ... 196 5., that the herein Petition for a Variance should be and the ame is granted, from and after the date of this orders to permit a lot width at the building lime of NO: cest instead of the required 150 feet; and to permit a lot area of 23,30% square feet instead of the required 10,000 square feet, subject to approval of the site plan by the Furcau of 'ublic 'errices and the Office of Fluening and Zoning. Pursuant to the advertisement, posting of property 3.0 7488. \*\*\* SETHER ST. 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 .... 196 .... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLA

5430

INTER-OFFICE CORRESPONDENCE

MEGRIANI MAKE CHECKS PAYABLE TO EASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Mr. Charles J. Dolle 32 Mellor Ave. Catonsville 28, Md.

ELEPHONE 823-3000

BALTIMORE COUNTY, MARYAND

OFFICE OF FINANCE DATE 12/16/64 n of Collection and Receipt COURT HOUSE TOWSON 4 MARYLAND

for routing surposes only, the bestiming of the above temperature is also distant 5030 feet zors or less messured moutherly along the same of Chapel State of the conterline of the zero may not been an about from the centerline of the zero may not be zero. The conterline of the zero may not be zero. The conterline of the zero may not be zero. The conterline of the zero may not be zero. The conterline of the zero may not be zero and the zero may not be zero.

BALTIMORE COUNTY, MARMAND

OFFICE OF FINANCE

of Collection and COURT HOUSE

TOWSON 4. MARYLAND

No. 27678

DATE 1/11,'65

\$38.50

38.50

1050

BY Zoning Department of Balto. Co.

TELEPHONE

\$25.00 25.00 ... 1854 6:11 4 37637 11P-

IN PORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

TIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO John G. Rose, Zoning Commissioner Date. December 31, 1964.

FROM George E. Gayrelis, Director

SUBMECT #55-209-5: Variance to permit a lot width at the building line of 100 feet instead of the rost 130 feet in a rost permit and 100 feet instead of the rost 130 feet in and to permit of the rost 100 feet in the rost 100 feet in the rost 100 feet in the rost 100 feet southwest of Deer Park Road. Being the property of Edward and Marie Brade.

2nd District

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

Deference is made, commonis directed to Nr. James Dyer in commented with review of this petition by the Zoning Advisory Committee. Those comments point s. that you completely with the subdivide this properties the second property of the completely with the second properties of the containing 23,000 square feet by variance amounts to a facilist fication of coning.

GEG: bas

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE No. 27677 DATE 1/11/65

Division of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

Onling Department of Selto.

DEPONIT TO ACCOUNT NO. 01+622 \$67.50 Advertising and posting of property 67.50 #65-190-A

PORTANT: MAKE CHECKS PAYABLE TO DALTIMORE COUNTY MARYLAND

MAIL TO DIVISION OF COLLECTION OF THIS BILL WITH YOUR REMITTANCE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

111 W. Chesapeake Avenue Towson 4, Maryland

Your petition has been received and accepted for filling this day of December

Owners Name: Edward Brady

VARIANCE 2nd DISTRICT

ZONING: Petition for a Vari-ance for Lot area and Width LOCATION: South side of Ward's Chapel Road 5430 feet Southwest of Deer Park Road DATE & TIME: MONDAY, JANUARY 11, 1965 at 19:00

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

The Zoning Commissioner of Baltimore County, by author-ity of the Zoning Act and Regulations of Baltimore County, will hold a public

hearing: Petition for a Variance to Petition for a Variance to the Zoning Regulations of Baltimore County to permit a few with at the bulling at the required 150 feet; and to permit a lot area of 23,304 square feet instead of the required 40,006 square feet. The Zoning Regulation to be section 202. 150 feet and 40,003 = quare feet. All that parcio I land in the Secuel District of Baltimore County

Beginning for the same at a stone heretofore planted on the west margin of the Wards Chapel Road at the beginning green 25 minutes. East 20 foot line of the parcel of land described in a deed dated September 6, 1946, and re-orded among the Land Rec-neth of Baltimore County in 27, which was conveyed by Litter R.J.S. No. 1501 Folio 12, which was conveyed by John II., Brady and wife, to Charles J. Brady and wife, thence running with and binding on anid fifth line, and on a part of the nixth or last line thereof, as now sur-veyed, the two following courtness and distances re-spectively, viz: South 65 de-green 34 minutes 26 accorde-tives 34 minutes 26 accordeapectively, viz: South 66 de-green 34 minutes 26 accomd-few 120,00 feet to a point in the Wards Chapel Road, and 60 minutes 20 minutes 20 90 minutes 20 minutes 20 10 mi 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 31 seconds West 100,00 feet to a pipe now set in the fourth or South 56 degrees 25 minutes East 501 foot line of minutes East 801 foot line of the aforementioned deed, thence running with and bind-ing on a part of said fourth line South 66 degrees 34 minutes 26 accomis East 229.31 feet to the place of beginning. Containing 0,535 of an acre

Containing 0.515 of an acre
of land more or leas.
Being a part of the parcel
of land described in a deed
dated September 6, 1916, and
reco, ded among the Land Recoonis of Baltimere County in
Liber R.J.S. No. 1501 Folio only the transfer Course in the course in th

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

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

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 24, 19 64

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 Or. sucessive weeks before the. 11th day of January .1954 , the first publication

appearing on the 24th day of December

THE TIMES.

Mart Manager. John M. Martin

Cost of Advertisement, \$ 31.00

Purchase Order A5233 Regulation No. 19970 PETITION FOR A VARIANCE

AND DISTRICT

SOUTH PRIVATE PR

Maryland.

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

Railmore County, by sutherity of institutions County, will held a published and a published an

233.31 test to the place of the floring and product of the place of the part of the place of the pla

CERTIFICATE OF PUBLICATION

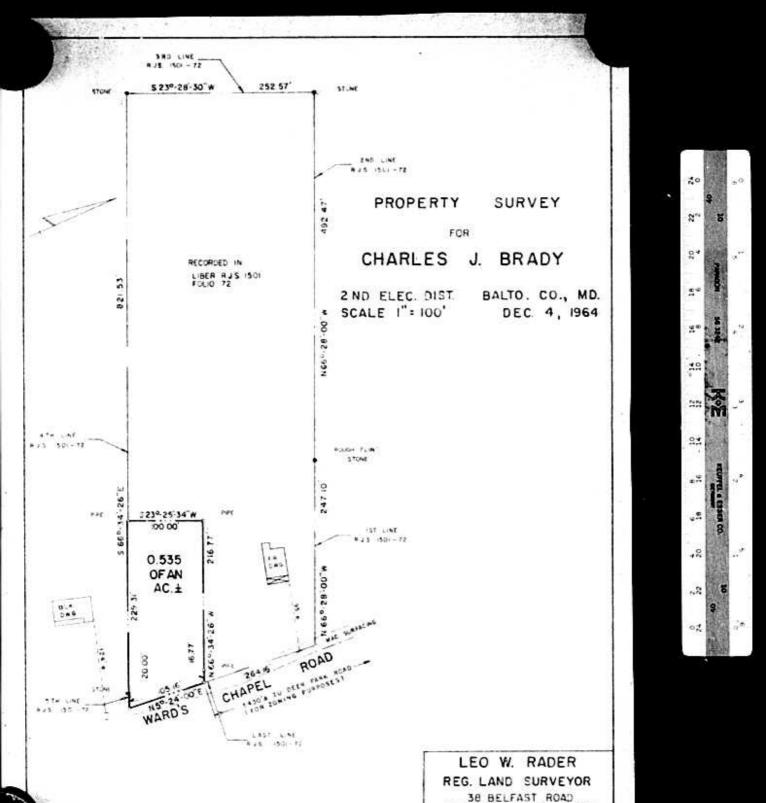
TOWSON, MD Person Lett. 25
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIA'S, a weekly newspaper printed
and published in Towson, Baltimore County, Md., onceoinceach
or 1 time Nuccesive Weeks before the 11th
day of
appearing on the 25th day of December

THE JEFFERSONIAN. Manager.

Cost of Advertisement, \$....

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

District. 2 ND	Date of Posting Alte 36 196 9
Posted for Lanance	
Petitioner: Schance / Made	in the service Pile
Location of property: 9/5 wand a f	hopel ld. 5430' swof bleer Pack bec.
	spel del 5435 'sw of sleer Park Roll
Remarks:	100. 24 1664
Posted by Signature	Date of return Alex 31, 1964



TIMONIUM, MO