PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I. or we. Delamar Corporation legal owner, of the property situate in Baltimore
County and which is described in the description and plat stracked hereto and made a part hereof.

hereby prition for a Variance from Section. 211.1 and 30% b & c To permit six (6) underwized lots (each 25' x 100') to be developed with three (3) individual one

family deellings with a lot size of 50° at the front building line and an area of 5000 square feet instead of the required 55 feet at the front building Time and 5000 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)

following reasons: similate hardship or practical difficulty:

1. Use to the prominitive cost of building lots in the area, your Fettioner cannot exect less than three houses, comparable to those on the adjoining lots, and remain within a competitive price range consistent with other properties to the reason locality.

and result status a competitive price range consistent with other properties in the sone local foliation improved properties in the 7000 blood of similar local many consistent and the result of the sone of the sone of similar local and statems of tens have lots 50° x 100° or hors, therefore, a variance scale in the inconsistent with the neighborhood scales of a substitution that the statement of the statement of the sone of the statement of the consistency of the statement of the statement of the present planning and soming regulations entered as often consistentials. Some statement of the statement of districted statistic, with outside swattery facilities, from the tract of the local statement of the statement of understanding, potential binaries.

attached Description See attached description.

Properly is to be posted and abstrated as prescribed by Zoning Regulations.

Lorwe, agree to pay expenses of above Variance advertising posting, etc. upon filing of this uson, and further agree to and are to be bound by the roomic regulations and restrictions of minor County adopted parsuant to the Zoning Law For Baltimore County.

Legal Owner Contract nurchover Address 274 S. Highland Avenue baltimore, saryland 2122h Attorney Petitioner's Attorney 27h S. Highland Avenue (2122h) of _3550527 . 196.5. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two necesspaces of general circulation throughout Baltimore County. But property be posted, and that the public hearing he had before the Zoninatologor of Baltimore County in Room 106, County Office Building in Towson, Baltimore zet. 209. row 1 11/67

> ETH DISTRICT
>
> Pellion for Verlances for and Width
> ON South side of Dushill 100 feet East of Dusrail CERTIFICATE OF PUBLICATION 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 19 the first publication day of 19 65 THE JEFFERSONIAN, D. Leanh !!

record County, with hold a public of the county of the cou

feet.
All that parrel of land in the Twelfin District of Ballimore County more partirularly described as follows:

Barlening for the same at a

to make particularly openined as institution for the make it is not in the second of the bright of the particular of the second of the particular of the extraction of the extraction of the extraction of the second of the secon

to permit at undersized lots (each 25' x 100') to be developed a Variance with 3 individual one family deallings with a lot tire should be granted a variance of the form's parallel file and a "ready of your should be granted." Separa feet instead of the required 55' at the front building and 5000' feet, IT IS ORDERION by the Zonieg Commissioner of ballounce County that day of January 196 5 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit six undersized lots (Rach 25 x 1000) to be developed with 3 individual one family deallings with a lot size of 501 x to 1000 years. The six of the six of 1000 years are six of 1000 years and 1000 years are six of 1000 years of the six plan by the Birsess of Phalic "ervice and Office of "six of 1000 years of the six plan by the Birsess of Phalic "ervice and Office of "six of 1000 years of 1000 ye and it appearing that by reason of..... the above Variance should NOT BE CRANTED 196.... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

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 hardship shown

CERTIFICATO OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., December 30,

PETITION FOR A VARIANCE
DB. BINTHICT
ZONING PERIDO for Variances or Area and Width
LOCATION South side of
Dunbil Road 300 fort East of
Dunbil The Tible: MONDAY,
JANUARY B. 1985 at 10.00

JANUARY 18, 1905 at 1000 ftm. TURNER HERSHNIS Born 195, Coasty Office Building 195, Coasty Office Building 195, Coasty Office Building 195, Coasty Office Building 195, Coasty Office Buildings Coasty, 195, and 1

building line and 6000 square-feet. The Zoning Regulation to be excepted as follows: Section 21.1: - Lot Area and Width - Area of not less than 6000 source feet and a width at the front building line of not less than 55 feet.

the Front standing line of rost less than 55 feet. All that parcel of land in the Neeftth District of Haltimere "unity. EGINNING for the same at a point on the south side of Dan-hill Board distant there bendered feet southeasterly from the in-tersection of Danhill Board and Dannan Avenue, thence running

Danran Avenue, thence running casterly along the south side of Dushill Road 150 feet more or less, thence southwardly 160 feet, thence southwardly 160 feet, thence northwardly 16 feet to the point of beginning. Ilong the property of Delawar Cerporation as shown on play ylan filed with the Zoning Department.

OF SALTIMORE COUNTY

19 64

THIS IS TO CENTIFY, that the annexed advertisement o

eas inserted in THE COMMUNITY PRESS, a weekly news paper published in Baltimore County, Maryland, once a wee

29th day of December 19 64 that is to \$5 the same was inserted in the issues of

Stromberg Publications, Inc Publisher

successive weekschefore th

By Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND

TO. John G. Rose, Zoning Commissioner Date. January 7, 1965. FROMGeorge E. Gavrelis, Director

SUBJECT 455-192-A. . Variance to permit six (s) undersized loss (each 25' x 100') to be developed with three (s) individual confamily devilings with a lot size of 50 feet at the front building line and an area of 5000 square feet instead of the feet. South side of the multiple line and 6000 square feet instead of the feet. South side of the south side of the confamily line and 6000 square feet last of Dunran Avenue. Being the property of Delmar Scriptstion.

12th District

HEARING: Monday, January 18, 1965 (10:00 A.M.)

The staff of the Office of Planning and Zoules has reviewed the subject posttions for valences to that the history area requirements in a R-6 zono. It notes that the area vicinal of the subject property is developed with group hous-self of the property of the property of the control of 50 foot lots. The Planning staff indees no adverse comment regarding the subject petition.

GEG: bms

DEPOSIT TO ACCOUNT NO. 01-622

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Lots Nos. 183, 184, 185, 186, 187 and 188 on the plat of "Dundalk

Highlands" filed in Plat Book W. P. C. No. 4, folio 96, at Towson

in the Circuit Court for Baltimore County, State of Maryland, and

BEGINNING for the same at a point on the south side of

thence running easterly alone the south side of Dunhill

Road 150 feet more or less, thence southwardly 100 feet, thence westwardly 150 feet more or less, thence north wardly 100 feet to the point of beginning

Dunhill Road distant three hundred feet southeasterly from the intersection of Dunhill Road and Dunran Avenue,

more particularly described as follows:

Astrict	Date of Posting
Posted for	take or rusung
Petitioner: 11:11	
ocation of property:	<i></i>
ecation of Signs.	

lemarks	
Costed by Signature	Date of return

Petition for Variance for Delamer Corp. #65-198-# 15.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DOWSON 4. MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BAL MORE COUNTY, MANYLAND

OFFICE OF FINANCE

Dirision of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

No. 27648

DATE 12/28/64

\$25.00

No. 27683

DATE 1/13/65

BILLED Zoning Department of Balto. Co.

DELEGizating Department of Balto. Co

BALTIMORE COUNTY, MARY ND

Trent L. Servell, Esq. 274 S. Highland Ave. Saltimore 24, Hd.

Trent L. Social LANDING COUNTY OFFICE OF PLANNING AND ZONING 274 S. Highland son, Hd. 21224

County Office Building 111 W. Chesopeoke Avenue Towson 4, Maryland

Your petition has been received and accepted for filling this _day of _December

JOHN G. ROSE

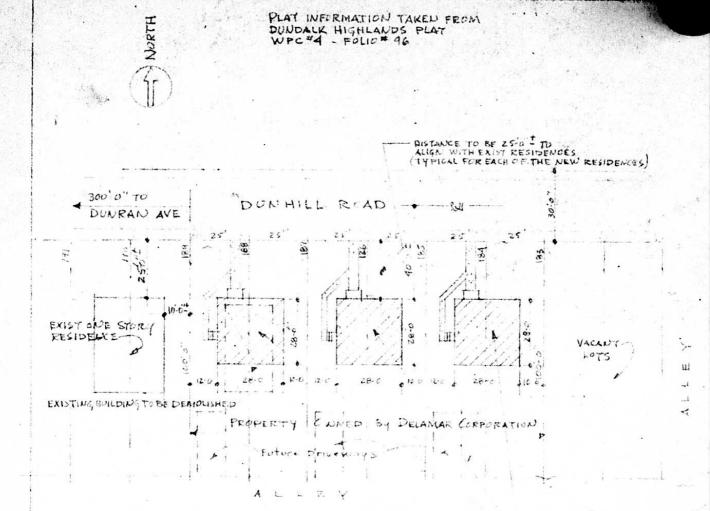
\$42.10 1-1465 year - 27883 MM-\$2.10

OFFICE OF FINANCE

COURT HOUSE TOWSON 4, MARYLAND

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.



(3) NEW RESIDENCES TO BE CONSTRUCTED ->
IN ACCORDANCE WITH DRAWINGS
6403-AI THRU AB AS PREPARED RY
NICHOLAS B. HILL, A.I.A., ARCHITECTI

ZONING CLASSIFICATION - R-6 METRO. WATER AND SEWER AVAILABLE

SCALE: 1"=30-0" - OCT. 1964

PLOT PLAN OF THREE NEW RESIDENCES
TO BE CONSTRUCTED ON LOT NOC. 183 THRU 188
ON DUNHILL ROAD, SUBDIVISION DUNDACK HIGHLANDS
DUNDALK, MARYLAND-ELECTION DISTRICT 12,
OWNER- DELAMAR CORPORATION
274 S. HIGHLAND AVE
BALTIMORE, MARYLAND, 21224
ARCHITECT-NICHOLAS B. HILL, A.I.A.

