

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anna P. & Ferdinand T. Jackson, legal owners 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 204 and 211.1 to permit a width at the front building line of 50 feet instead of the required 55 feet, and to permit a lot area of 5,000 square feet instead of the required 6,000 square feet for Parcel a comprising Lots 766 & 767 and Parcel b, comprising Lots 768 & 769 recorded in Plat Book 1, Page 49, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):

Neighborhood does not call for more than 50 feet lots.

Impractical spending of money in a neighborhood that does not warrant it.

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.

Edward J. Kallies, Inc.
Edward J. Kallies, Inc.
1262 Maple Avenue
Baltimore, Md. 21227
Petitioner's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, Maryland, on this 11th day of January, 1965, that the same required by the Zoning Law of Baltimore County, on Baltimore County, Md. property be posted, and the Commissioner of Baltimore County to Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on the 13th day of January, 1965, at 2:00 P.M., for a public hearing.

John G. Rose
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 substantial hardship...

the above Variance should be had, and it is hereby ordered that by reason of...

to permit a width at the front building line of 50 feet instead of the required 55 feet, and to permit a lot area of 5,000 square feet instead of the required 6,000 square feet for Parcel a comprising Lots 766 & 767 and Parcel b, comprising Lots 768 & 769 recorded in Plat Book 1, Page 49, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County this 11th day of January, 1965, 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 width at the front building line of 50 feet instead of the required 55 feet, and to permit a lot area of 5,000 square feet instead of the required 6,000 square feet for Parcel a comprising Lots 766 & 767 and Parcel b comprising Lots 768 & 769 recorded in Plat Book 1, Page 49, 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...

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of January, 1965, 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
COUNT HOUSE
TOWSON 4, MARYLAND

No. 28525
DATE 2/1/65

To: Edward J. Kallies, Inc.
1262 Maple Ave.
Baltimore, Md. 21227

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS	UNIT PRICE	TOTAL AMOUNT
01-622		Advertising and posting of property for <u>Ferdinand T. Jackson, et al</u>	\$4.36	\$4.36
		<u>65-210-A</u>		
		<u>2-645 003 = 28525 TIP =</u>	\$8.50	\$8.50

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
COUNT HOUSE
TOWSON 4, MARYLAND

No. 27687
DATE 1/13/65

To: Edward J. Kallies, Inc.
1262 Maple Ave.
Baltimore, Md. 21227

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	DETAILS	UNIT PRICE	TOTAL AMOUNT
01-622		Petition for Variance for <u>Anna P. Jackson, et al</u>	25.00	25.00
		<u>65-210-A</u>		
		<u>1-1465 001 = 27687 TIP =</u>	25.00	25.00

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.

DESCRIPTION OF LOTS 766, 767, 768, 769 - BLOCK 21, LANDMARK

Lot "A" - comprising lots 766 and 767, Block 21, Landmark,
Lot "B" - comprising lots 768 and 769, Block 21, Landmark,
Said lots being recorded among the Land Records of Baltimore County in Plat Book 1, Page 49, being located on the North Side of Third Avenue, 225 feet and 275 feet, respectively, east of Charleston Avenue.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. January 21, 1965.

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 109 successive weeks before the 13th day of January, 1965, the first publication appearing on the 31st day of January, 1965.

THE TIMES
Manager: John G. Rose
Cost of Advertisement \$17.00
Publication Order #5994
Registration No. 19994

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. To: John G. Rose, Zoning Commissioner Date: January 29, 1965
FROM: George E. Gavett, Director

SUBJECT: 65-210-A - Variance to permit a width at the front building line of 50 feet instead of the required 55 feet; and to permit a lot area of 5000 square feet instead of the required 6000 square feet, North side of Third Avenue 225 more or less, East of Charleston Avenue. Being the property of Anna P. Jackson, et al.

11th District
REMARKS: Monday, February 8, 1965 (2:00 P.M.)

The Planning Staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to make:

It would appear that it may not be economically feasible to build a house on the subject property if consolidated on one lot. If consolidated into two lots, as proposed, the variance requested would be no greater than the minimum possible to provide relief. Fifty foot lots appear to be in conformity with recorded lots predominating in the area.

George E. Gavett, Director
Office of Planning and Zoning

GEG/h

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 21, 1965.

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 109 successive weeks before the 13th day of January, 1965, the first publication appearing on the 31st day of January, 1965.

THE JEFFERSONIAN
Manager: John G. Rose
Cost of Advertisement \$17.00

January 12, 1965

Edward J. Kallies, Inc.
1262 Maple Ave - BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Baltimore, Md. 21227

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

Your petition has been received and accepted for filing this 5th day of January, 1965.

Owner Name: Anna P. Jackson, et al
Reviewed by: John G. Rose
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 2-8000

George E. Gavett
Director

John G. Rose
Zoning Commissioner

Re: Anna P. & Ferdinand T. Jackson
333 Third Avenue
Landmark, Maryland 21227

January 11, 1965

Re: Variance for lot width and area, W's Anna P. & Ferdinand T. Jackson, located on the N/2 of Third Ave 225' S of Charleston Ave, 13th District

Dear Mr. Jackson, et al:

The Zoning Advisory Committee has reviewed the subject petition and have no comment to offer with regard to the proposed development plan.

Very truly yours,

John G. Rose
Zoning Commissioner

cc: Edward J. Kallies
1262 Maple Avenue (27)

CHARLESTON AVE.

PLOT PLAN

