

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Schaeffer & Koran, Const., Calvert 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 211.4 required rear yard of 10' and 214.1 paragraph b. Required side yard of 15'. (See attached abed of lots requiring variances).

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty. Subject Subdivision has conformed to road alignment and lot pattern as required and approved by the Baltimore County Office of Planning. Lot depths and widths are not sufficient in all instances upon which a house attractive to the buying public can be constructed conforming to the requirements indicated above.

See Attached Descriptions

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: Schaeffer & Koran, Const., Inc., Richard Koran, Vice Pres., 243 Wilford Mill Road, Pikesville, Md.
Address: _____
Petitioner's Attorney: _____

Witness: _____
Notary Public for Baltimore County, this 25th day of January 1965.

WHEREBY: By the Zoning Commissioner of Baltimore County, this 25th day of January 1965, 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 Commission of Baltimore County at 10:00 A.M., on the 26th day of January 1965 at 10:00 A.M. at the County Office of Baltimore County on the _____ day of _____ 1965 at _____

DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 14 LEAFYDALE COURT, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Leafydale Court at the distance of 133.94 feet measured southeasterly along the southwest side of Leafydale Court from its intersection with the southeast side of Leafydale Terrace, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 26 and 27, Block "J", as shown on said plat, and running thence binding on the east side of Leafydale Court (1) northerly by a line curving to the left with a radius of 50.00 feet the distance of 28.22 feet to the dividing line between Lots 27 and 28, Block "J", as shown on said plat, thence binding thereon (2) N. 87°17'10" E., 110.74 feet to the eastern outline of said record plat, thence binding on a part thereof the two following courses and distances (3) S. 20°04'48" W., 77.24 feet and (4) S. 40°56'30" W., 10.00 feet to the dividing line first herein referred to, thence binding thereon (5) N. 60°22'45" W., 96.66 feet to the place of beginning.

Being Lot No. 27, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:jfs December 11, 1964 J.O. 58197-A

SECTION 211.4 - TO PERMIT THE FOLLOWING REAR YARD VARIANCES IN FLEU OF THE REQUIRED 30 FEET:
Lot 26 - Block J 21.9'
Lot 27 - Block J 25.4'
Lot 16 - Block J 28'
Lot 19 - Block J 27.5'
Lot 20 - Block J 27.5'
Lot 5 - Block J 19.1'
Lot 6 - Block J 20.76'
Lot 33 - Block J 27.5'
Lot 34 - Block J 27.5'
Lot 38 - Block J 25.4'
Lot 39 - Block J 25'
Lot 40 - Block J 21.6'

The petitioner has requested a number of Variances for his property to permit the construction of home.

Following a public hearing on the matter, the testimony indicated practical difficulty on the part of the developer. For this reason, the following Variances should be held:

Section 211.4 - To permit the following rear yard variances in lieu of the required 30 feet:

Lot 26 - Block J 21.9'
Lot 27 - Block J 25.4'
Lot 16 - Block J 28'
Lot 19 - Block J 27.5'
Lot 20 - Block J 27.5'
Lot 5 - Block J 19.1'
Lot 6 - Block J 20.76'
Lot 33 - Block J 27.5'
Lot 34 - Block J 27.5'
Lot 38 - Block J 25.4'
Lot 39 - Block J 25'
Lot 40 - Block J 21.6'

Section 214.1 - To permit the following side yard variances in lieu of the required 15':

Lot 1 - Block J 13.2'
Lot 17 - Block J 13.2'
Lot 18 - Block J 14.2'

IT IS ORDERED by the County Zoning Commissioner of Baltimore County this _____ day of _____ 1965, that the herein petition for the above mentioned Variances should be and the same are granted, from and after the date of this order, subject to payment of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardin
County Zoning Commissioner of Baltimore County

Section 214.1 - To permit the following side yard variances in lieu of the required 15':

Lot 1 Block J - 13.1'
Lot 17 Block J - 13.2'
Lot 18 Block J - 14.2'

Section 214.1 - 2113. - To permit the following side yard variances in lieu of the required 15':

Lot 1 Block J - 13.1'
Lot 17 Block J - 13.2'
Lot 18 Block J - 14.2'

DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD AND SIDE YARD VARIANCE, NO. 613 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Leafydale Terrace, at the distance of 247.70 feet, as measured southwestwardly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 16 and 17, Block "J" as shown on said plat, and running thence, binding on said southeast side of Leafydale Terrace, (1) southeasterly, by a line curving to the left with a radius of 158.89 feet the distance of 83.17 feet to the dividing line between Lots 15 and 16 of said Block "J", thence binding thereon (2) N. 40° 56' 30" E., 132.06 feet to the dividing line between Lots 16 and 21, 22 thence binding thereon, (3) N. 40° 39' 07" W., 10.31 feet to the dividing line first herein referred to, thence binding thereon (4) S. 72° 56' 30" W., 129.15 feet to the place of beginning.

DESCRIPTION TO ACCOMPANY PETITION FOR SIDE YARD VARIANCE, NO. 15 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the southeast side of Leafydale Terrace, at the distance of 171.44 feet, as measured southwestwardly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 17 and 18, Block "J", as shown on said plat, and running thence binding on said southeast side of Leafydale Terrace (1) southeasterly, by a line curving to the left with a radius of 158.89 feet the distance of 76.26 feet to the dividing line between Lots 16 and 17 of said Block "J", thence binding thereon (2) N. 12° 56' 30" E., 129.15 feet to the dividing line between Lots 17 and 21, Block "J", thence binding thereon (3) N. 19° 24' 36" W., 15.84 feet to the dividing line first herein referred to, thence binding thereon (4) N. 79° 33' 30" W., 124.63 feet to the place of beginning.

Being Lot No. 17, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:jfs 12/14/64 J. O. #58197-A

PLATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
3729 N. Charles St., Baltimore, Maryland 21218
642-5555

DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 13 LEAFYDALE COURT, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Leafydale Court at the distance of 304.23 feet measured southeasterly along the southwest side of Leafydale Court from its intersection with the southwest side of Leafydale Terrace, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 25 and 26, Block "J", as shown on said plat, and running thence binding on the east side of Leafydale Court (1) northeasterly by a line curving to the left with a radius of 50.00 feet the distance of 29.71 feet to the dividing line between Lots 26 and 27, Block "J", as shown on said plat, thence binding thereon (2) S. 60°22'45" E., 96.66 feet to the eastern outline of said record plat, thence binding on a part thereof (3) S. 40°56'30" W., 89.00 feet to the dividing line first herein referred to, thence binding thereon (4) N. 26°20'20" W., 105.90 feet to the place of beginning.

Being Lot No. 26, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:jfs December 11, 1964 J.O. 58197-A

DESCRIPTION TO ACCOMPANY PETITION FOR SIDE YARD VARIANCE, NO. 15 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the southeast side of Leafydale Terrace, at the distance of 171.44 feet, as measured southwestwardly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 17 and 18, Block "J", as shown on said plat, and running thence binding on said southeast side of Leafydale Terrace (1) southeasterly, by a line curving to the left with a radius of 158.89 feet the distance of 76.26 feet to the dividing line between Lots 16 and 17 of said Block "J", thence binding thereon (2) N. 12° 56' 30" E., 129.15 feet to the dividing line between Lots 17 and 21, Block "J", thence binding thereon (3) N. 19° 24' 36" W., 15.84 feet to the dividing line first herein referred to, thence binding thereon (4) N. 79° 33' 30" W., 124.63 feet to the place of beginning.

Being Lot No. 17, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:jfs 12/14/64 J. O. #58197-A

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

65-228A
H-8888-5

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Schnaper & Koron, Const., Co-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 211.4 required rear yard of 30' and 214.1 paragraph b. Required side yard of 15'. (See attached sheet of lots requiring variances).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Subject Subdivision has conformed to road alignment and lot pattern as required and approved by the Baltimore County office of Planning.

Lot depths and widths are not sufficient in all instances upon which a house attractive to the buying public can be constructed conforming to the requirements indicated above.

See Attached Descriptions

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 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: *Schnaper & Koron Const. Co., Inc.*
Address: *843 Milford Mill Road, Pikesville, Md.*
Legal Owner: *Richard Koron, Vice-Pres.*
Petitioner's Attorney: *John C. Childs*

Address: *Leafydale Terrace*
Petitioner's Attorney: *John C. Childs*

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of January 1965, 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 had before the Zoning Commissioner of Baltimore County at Room 106, County Office Building in Towson, Baltimore County on the 1st day of March 1965, at 10:00 o'clock A. M.

RECORD THE DEPT. OF ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-228-A

The petitioner has requested a number of Variances for his property to permit the construction of homes.

Following a public hearing on the matter, the testimony indicated practical difficulty on the part of the developer. For this reason, the following Variances should be granted:

Section 211.4 - To permit the following rear yard variances in lieu of the required 30 feet:

- Lot 26 - Block J 21.9'
- Lot 27 - Block J 26.4'
- Lot 16 - Block J 28'
- Lot 19 - Block J 27.5'
- Lot 20 - Block J 27.5'
- Lot 5 - Block I 19.1'
- Lot 6 - Block I 20.76'
- Lot 33 - Block J 27.5'
- Lot 34 - Block J 27.5'
- Lot 38 - Block J 25.4'
- Lot 39 - Block J 20'
- Lot 40 - Block J 21.6'

Section 214.1 - To permit the following side yard variances in lieu of the required 15':

- Lot 1 - Block I 13.1'
- Lot 17 - Block J 13.2'
- Lot 18 - Block J 21.2'

IT IS ORDERED by the County Zoning Commissioner of Baltimore County that the herein Petition for the above Variances should be and the same are granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Harding
County Zoning Commissioner of Baltimore County

Section 211.4 - To permit the following rear yard variances in lieu of the required 30 feet:

- Lot 26 - Block J 21.9'
- Lot 27 - Block J 26.4'
- Lot 16 - Block J 28'
- Lot 19 - Block J 27.5'
- Lot 20 - Block J 27.5'
- Lot 5 - Block I 19.1'
- Lot 6 - Block I 20.76'
- Lot 33 - Block J 27.5'
- Lot 34 - Block J 27.5'
- Lot 38 - Block J 25.4'
- Lot 39 - Block J 20'
- Lot 40 - Block J 21.6'

Section 214.1 - 2113. - To permit the following side yard variances in lieu of the required 15':

- Lot 1 - Block I - 13.1'
- Lot 17 - Block J - 13.2'
- Lot 18 - Block J - 14.2'

WATER SUPPLY, SEWERAGE, DRAINAGE, HIGHWAYS, STRUCTURES, DEVELOPMENTS, INVESTIGATIONS, REPORTS.
M. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore, Maryland 21218
685-5303
DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 13 LEAFYDALE COURT, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Leafydale Court at the distance of 304.23 feet measured southeasterly along the southwest side of Leafydale Court from its intersection with the southwest side of Leafydale Terrace, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 25 and 26, Block "J", as shown on said plat, and running thence binding on the east side of Leafydale Court (1) northeasterly by a line curving to left with a radius of 50.00 feet the distance of 29.71 feet to the dividing line between Lots 26 and 27, Block "J", as shown on said plat, thence binding thereon (2) S. 60°22'45" E., 96.66 feet to the eastern outline of said record plat, thence binding on a part thereof (3) S. 40°56'30" W., 89.00 feet to the dividing line first herein referred to, thence binding thereon (4) N. 26°20'20" W., 105.90 feet to the place of beginning.

Being Lot No. 26, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:jfs
December 11, 1964
J.O. 58197-A

M. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore, Maryland 21218
685-5303
DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD AND SIDE YARD VARIANCE, NO. 613 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Leafydale Terrace, at the distance of 247.70 feet, as measured southwesterly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 16 and 17, Block "J" as shown on said plat, and running thence, binding on said southeast side of Leafydale Terrace, (1) southeasterly, by a line curving to the left with a radius of 158.89 feet the distance of 83.17 feet to the dividing line between Lots 15 and 16 of said Block "J", thence binding thereon (2) N. 40° 56' 30" E., 132.06 feet to the dividing line between Lots 16 and 21, 22 thence binding thereon, (3) N. 40° 39' 07" W., 10.31 feet to the dividing line first herein referred to, thence binding thereon (4) S. 72° 56' 30" W., 129.15 feet to the place of beginning.

M. CHILDS & ASSOCIATES, INC.
2129 N. Charles St. - Baltimore 18, Maryland
Page Two

Being Lot No. 16, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:abr
J. O. #58197-A
12/11/64

M. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore, Maryland 21218
685-5303
DESCRIPTION TO ACCOMPANY PETITION FOR SIDE YARD VARIANCE, NO. 615 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the southeast side of Leafydale Terrace, at the distance of 171.44 feet, as measured southwesterly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 17 and 18, Block "J", as shown on said plat, and running thence binding on said southeast side of Leafydale Terrace (1) southeasterly, by a line curving to the left with a radius of 158.89 feet the distance of 76.26 feet to the dividing line between Lots 16 and 17 of said Block "J", thence binding thereon (2) N. 72° 56' 30" E., 129.15 feet to the dividing line between Lots 17 and 21, Block "J", thence binding thereon (3) N. 19° 24' 36" W., 15.84 feet to the dividing line first herein referred to, thence binding thereon (4) N. 79° 33' 30" W., 124.63 feet to the place of beginning.

Being Lot No. 17, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

12/14/64
J. O. #58197-A

M. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St. - Baltimore, Maryland 21218
685-5303
DESCRIPTION TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 14 LEAFYDALE COURT, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Leafydale Court at the distance of 333.94 feet measured southeasterly along the southwest side of Leafydale Court from its intersection with the southeast side of Leafydale Terrace, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 26 and 27, Block "J", as shown on said plat, and running thence binding on the east side of Leafydale Court (1) northerly by a line curving to the left with a radius of 50.00 feet the distance of 28.22 feet to the dividing line between Lots 27 and 28, Block "J", as shown on said plat, thence binding thereon (2) N. 87° 17' 10" E., 110.74 feet to the eastern outline of said record plat, thence binding on a part thereof the two following courses and distances (3) S. 20°04'48" W., 77.24 feet and (4) S. 40°56'30" W., 10.00 feet to the dividing line first herein referred to, thence binding thereon (5) N. 60°22'45" W., 96.66 feet to the place of beginning.

Being Lot No. 27, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.


EHS:jfs
December 11, 1964
J.O. 58197-A

DESCRIPTION TO ACCOMPANY PETITION FOR SIDE YARD VARIANCE, NO. 617 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the southeast side of Leafydale Terrace at the distance of 105.00 feet, as measured southwesterly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out 60 feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, said point of beginning being at the dividing line between Lots 18 and 19, Block "J", as shown on said plat, and running thence binding on the southeast side of Leafydale Terrace the two following courses and distances (1) S. 28° 51' 00" W., 15.39 feet and (2) southwesterly by a line curving to the left with a radius of 158.89 feet the distance of 51.05 feet to the dividing line between Lots 17 and 18, Block "J", as shown on said plat, thence binding thereon (3) S. 79° 33' 30" E., 124.63 feet to the dividing line between Lots 18 and 21, Block "J", thence binding thereon (4) N. 19° 24' 36" W., 39.37 feet to the dividing line first herein referred to, thence binding thereon (5) N. 61° 09' 00" W., 97.00 feet to the place of beginning.

Being Lot No. 18, Block "J", as shown on Plat 2, Section 2 of Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125

EHS:jfs
December 11, 1964
J.O. 58197-A




Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 619 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Leafydale Terrace, as laid out sixty feet wide, at the distance of 60.00 feet, as measured southwesterly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out sixty feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, said point of beginning being at the dividing line between Lots 19 and 20, Block "J", as shown on said plat, and running thence, binding on said southeast side of Leafydale Terrace, (1) S. 28° 51' 00" W - 45.00 feet to the dividing line between Lots Nos. 18 and 19 of said Block "J", thence binding thereon, (2) S. 61° 09' 00" E - 97.00 feet, thence along the dividing line between Lots Nos. 19 and 21 of said Block "J", (3) N. 28° 51' 00" E - 45.00 feet to the dividing line first herein referred to, and thence, binding on said first mentioned dividing line, (4) N. 61° 09' 00" W - 97.00 feet to the place of beginning.

Being Lot No. 19, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64




Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 621 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Leafydale Terrace, as laid out sixty feet wide, at the distance of 10.00 feet, as measured southwesterly along said southeast side of Leafydale Terrace from its intersection with the southwest side of Leafydale Court, as laid out sixty feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, and running thence, binding on said southeast side of Leafydale Terrace, (1) S. 28° 51' 00" W - 50.00 feet to the dividing line between Lots Nos. 19 and 20, Block "J", as shown on said plat, thence binding thereon, (2) S. 61° 09' 00" E - 97.00 feet, thence along the dividing line between Lots Nos. 20 and 21 of said Block "J", (3) N. 28° 51' 00" E - 60.00 feet to the southwest side of Leafydale Court herein referred to, thence binding thereon, (4) N. 61° 09' 00" W - 87.00 feet to the easternmost end of the gusset line connecting said southwest side of Leafydale Court with the southeast side of Leafydale Terrace, and thence, binding on said gusset line, (5) S. 73° 51' 00" W - 14.14 feet to the place of beginning.

Being Lot No. 20, Block "J" as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc J.O.#58197 - 12/10/64




Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 622 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, at the distance of 687.04 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 5 and 6, Block "I", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, (1) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 39.68 feet to the dividing line between Lots Nos. 6 and 7 of said Block "I", thence binding on said last mentioned dividing line, (2) N. 86° 09' 00" W - 96.99 feet to a point on the westernmost outline of said plat, thence binding thereon, (3) N. 16° 58' 05" E - 58.76 feet to the dividing line first herein referred to, and thence, binding thereon, (4) S. 74° 39' 40" E - 89.41 feet to the place of beginning.

Being Lot No. 6, Block "I", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64




Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 624 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, at the distance of 637.37 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 4 and 5, Block "I", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, the two following courses and distances: (1) S. 28° 51' 00" W - 3.00 feet, and (2) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 46.67 feet to the dividing line between Lots Nos. 5 and 6 of said Block "I", thence binding on said last mentioned dividing line, (3) N. 74° 39' 40" W - 89.41 feet to a point on the westernmost outline of said plat, thence binding thereon, (4) N. 16° 58' 05" E - 71.66 feet to the dividing line first herein referred to, and thence, binding thereon, (5) S. 61° 09' 00" E - 96.22 feet to the place of beginning.

Being Lot No. 5, Block "I", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64



Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 625 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Leafydale Terrace, as laid out sixty feet wide, at the distance of 10.00 feet, as measured north-easterly along said southeast side of Leafydale Terrace from its intersection with the northeast side of Leafydale Court, as laid out sixty feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, said point of beginning being at the dividing line between Lots Nos. 33 and 34, Block "J", as shown on said plat, thence binding thereon, (2) S. 61° 09' 00" E - 97.00 feet, thence along the dividing line between Lots Nos. 32 and 33 of said Block "J", (3) S. 28° 51' 00" W - 60.00 feet to the northeast side of Leafydale Court herein referred to, thence binding thereon, (4) N. 61° 09' 00" W - 87.00 feet to the southernmost end of the gusset line connecting said northeast side of Leafydale Court with the southeast side of Leafydale Terrace, and thence, binding on said gusset line, (5) N. 16° 09' 00" W - 14.14 feet to the place of beginning.

Being Lot No. 33, Block "J" as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64



Description TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 627 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the southeast side of Leafydale Terrace, as laid out sixty feet wide, at the distance of 60.00 feet, as measured north-easterly along said southeast side of Leafydale Terrace from its intersection with the northeast side of Leafydale Court, as laid out sixty feet wide, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, said point of beginning being at the dividing line between Lots Nos. 33 and 34, Block "J", as shown on said plat, and running thence, binding on said southeast side of Leafydale Terrace the two following courses and distances: (1) N. 28° 51' 00" E - 35.00 feet, and (2) northeasterly, by a curve to the left with a radius of 305.00 feet, the distance of 10.00 feet to the dividing line between Lots Nos. 34 and 35 of said Block "J", thence binding thereon, (3) S. 61° 09' 00" E - 97.16 feet, thence along the dividing line between Lots Nos. 32 and 34 of said Block "J", (4) S. 28° 51' 00" W - 45.00 feet to the dividing line first herein referred to, and thence, binding on said first mentioned dividing line, (5) N. 61° 09' 00" W - 97.00 feet to the place of beginning.

Being Lot No. 34, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64



Description TO ACCOMPANY PETITION FOR SIDE YARD VARIANCE, NO. 632 LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Leafydale Terrace, as laid out sixty feet wide and as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125, at the distance of 438.99 feet, as measured south-easterly southerly and southwesterly along the southwest, west and northwest side of said Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the easternmost corner of Lot No. 1, Block "I", as shown on said plat, and running thence, binding on said northwest side of Leafydale Terrace, (1) S. 28° 51' 00" W - 58.06 feet to the dividing line between said Lot No. 1 and Lot No. 2 of said Block "I", thence binding on said dividing line, (2) N. 61° 09' 00" W - 125.74 feet to a point on the outline of said plat, and thence, binding on a part of said outline, the two following courses and distances: (3) N. 16° 58' 05" E - 30.93 feet, and (4) S. 73° 01' 55" E - 135.00 feet to the place of beginning.

Being Lot No. 1, Block "I" as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R, R, G, No. 29, Page 125.

HGW/jc - J.O.#58197 - 12/10/64



DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE,
 NO. 635 LEAFYDALE TERRACE, WILLOW GLEN ADDITION,
 THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the northeast side of Leafydale Terrace, as laid out 60 feet wide, at the distance of 238.92 feet as measured southeasterly along the said northeast side of Leafydale Terrace from its intersection with the southeast side of Milford Mill Road, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 37 and 38, Block "J", as shown on said plat, and running thence binding on the northeast side of Leafydale Terrace, (1) northwesterly by a line curving to the left with a radius of 305.00 feet the distance of 42.17 feet to the dividing line between Lots 38 and 39, Block "J", as shown on said plat, thence binding thereon (2) N. 85° 07' 35" E., 93.06 feet to the eastern outline of said record plat, thence binding on a part thereof, (3) S. 11° 43' 50" E., 56.74 feet to the dividing line first herein referred to, thence binding thereon (4) N. 86° 57' 05" W., 103.73 feet to the place of beginning.

Being Lot No. 38, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.



DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE,
 NO. 637 LEAFYDALE TERRACE, WILLOW GLEN ADDITION,
 THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the northeast side of Leafydale Terrace, as laid out 60 feet wide, at the distance of 196.75 feet as measured southeasterly along the said northeast side of Leafydale Terrace from its intersection with the southeast side of Milford Mill Road, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 38 and 39, Block "J", as shown on said plat, and running thence binding on the northeast side of Leafydale Terrace, (1) northwesterly, by a line curving to the left with a radius of 305.00 feet the distance of 44.62 feet to the dividing line between Lots 39 and 40, Block "J", as shown on said plat, thence binding thereon, (2) N. 76° 44' 42" E., 90.35 feet to the eastern outline of said record plat, thence binding on a part thereof, (3) S. 11° 43' 50" E., 58.04 feet to the dividing line first herein referred to, thence binding thereon (4) S. 85° 07' 35" W., 93.06 feet to the place of beginning.

Being Lot No. 39, Block "J", as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.



DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE,
 NO. 639 LEAFYDALE TERRACE, WILLOW GLEN ADDITION,
 THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point on the northeast side of Leafydale Terrace, as laid out 60 feet wide, at the distance of 152.13 feet as measured southeasterly along the said northeast side of Leafydale Terrace from its intersection with the southeast side of Milford Mill Road, both said streets being shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125, said point of beginning being at the dividing line between Lots 39 and 40, Block "J", as shown on said plat, and running thence binding on the northeast side of Leafydale Terrace the two following courses and distances: (1) northwesterly by a line curving to the left with a radius of 305.00 feet the distance of 34.82 feet and (2) N. 19° 47' 50" W., 19.31 feet to the dividing line between Lots 40 and 41, Block "J", as shown on said plat, thence binding thereon (3) N. 70° 12' 10" E., 96.90 feet to the eastern outline of said record plat, thence binding on a part thereof (4) S. 11° 43' 50" E., 65.00 feet to the dividing line first herein referred to, thence binding thereon (5) S. 76° 44' 42" W., 90.35 feet to the place of beginning.



Being Lot No. 40, Block "J" as shown on Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29, Page 125.

EHS:abr
 J. O. #58197-A
 12/11/64

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1965
 FROM: George E. Gavrelis, Director
 SUBJECT: 65-228-A Variance to permit the following rear yard variances in lieu of the required 30 feet:
 Lot 26 - Block J 21.9'
 Lot 27 - Block J 26.4'
 Lot 16 - Block J 28'
 Lot 19 - Block J 27.5'
 Lot 20 - Block J 27.5'
 Lot 5 - Block I 19.1'
 Lot 6 - Block I 20.76'
 Lot 33 - Block J 27.5'
 Lot 34 - Block J 27.5'
 Lot 38 - Block J 25.4'
 Lot 39 - Block J 20'
 Lot 40 - Block J 21.6'

To permit the following side yard variances in lieu of the required 15 feet:
 Lot 1 - Block I - 13.1'
 Lot 17 - Block J - 13.2'
 Lot 18 - Block J - 14.2'

Southeast corner of Leafydale Terrace and Leafydale Terrace and Leafydale Court. Being the property of Schnaper & Koren Construction Co., Inc.

3rd District
 HEARING: Monday, March 1, 1965 (10:00 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and offers the following comments with regard to planning factors:

- The tentative plat for subdivision of the subject property was approved on June 13, 1961, well after adoption of the Zoning Regulations, and showed buildings complying with zoning requirements.
- The planning staff is unable to comment on allegations of practical difficulty and hardship which might justify the variances requested, but notes that since a number of properties are involved it cannot be said that any alleged hardship "affects the particular premises (any one of the properties) and is not common to other property in the neighborhood." Further, it would seem that any alleged hardship would be clearly self-imposed.
- From a planning viewpoint the reason for establishing yard requirements is, among other things, to assure reasonable privacy and utility of lots for outdoor activities. Granting of the variances would minimize these amenities.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3RD
 Date of Posting: Feb 13 1965
 Posted for: Variance
 Petitioner: Schnaper & Koren Construction Co.
 Location of property: 216 1/2 W. of Leafydale Terr. & Leafydale Court
 Location of Sign: 1/2 Milford Mill Rd. 100 East of Leafydale Terr. (2 1/2 W. of Milford Mill Rd. & Leafydale Terr.)
 Remarks:
 Posted by: J. Gavrelis
 Date of return: Feb 18 1965
 2 Signs

TELEPHONE 282-3000
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

INVOICE No. 28593 DATE 2/18/65

TO: Schnaper & Koren Constr. Co.
 Box 340 Route 7
 Pikesville, Md. 21088

DEPOSIT TO ACCOUNT NO. 05-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property 65-228-A	445.50

PAID - Baltimore County, Md. - Office of Finance

3-865 1306 • 28593 TIP - 445.50

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.

TELEPHONE 282-3000
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON 4, MARYLAND

INVOICE No. 28522 DATE 2/18/65

TO: Schnaper & Koren Construction Co.
 Box 340 Route 7
 Pikesville, Md. 21088

DEPOSIT TO ACCOUNT NO. 05-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Posting for variance 65-228-A	25.00

PAID - Baltimore County, Md. - Office of Finance

3-865 037 • 28522 TIP - 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.

Mr. Len Harrison, Esq.
 Loyola Building
 Baltimore, Md. 21204

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 filing this
 24th day of January, 1964.

JOHN G. ROSE
 Zoning Commissioner

Owners Name: Schnaper & Koren Constr. Co.
 Reviewed by:

