

RE: PETITION FOR VARIANCE TO THE ZONING REGULATIONS NW corner of Dorsey Avenue and Ann Street, Southwest corner of Franklin Avenue and Ann Street, 15th District Mahlon Eccleston-Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-242-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of hardship shown, a Variance to permit a lot width at the front building line of 50 feet instead of the required 55 feet; and to permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11 day of March, 1965, that the aforementioned Variance 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. Haden
Deputy Zoning Commissioner of Baltimore County

MAHLON ECCLESTON
NW corner of Dorsey Ave. & Ann St.
15th

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Lillian May Eccleston and
I, or we, Mahlon Eccleston, 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 211.1.1 - To permit a lot width at the front building line of 50 feet instead of the required 55 feet.
Section 211.3 - To permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street. Said variances being for Lot 3 and Lot 8, recorded in the Reis Property Subdivision in Plat Book 7, Folio 33, among the Land Records of Baltimore County.

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
Address 105 Penn Avenue, Balto Md 21221
Legal Owner
Address 1122 Eastern Ave Rd Balto Md 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of February, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1965, at 10:00 o'clock A.M.

(over)

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

the above Variance should be had;

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Feb. 25, 1965

FROM: George E. Gavrells, Director

SUBJECT: 65-242-A. Variance to permit a lot width at the front building line of 50 feet instead of the required 55 feet; and to permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street. Northwest corner of Dorsey Avenue and Ann Street. Southwest corner of Franklin Avenue and Ann Street. Being the property of Mahlon Eccleston and Lillian May Eccleston.

15th District

HEARING: Thursday, March 11, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers no comment.

February 10, 1965

Mr. Mahlon Eccleston
1422 Eastern Ave.
Baltimore, Md. 21221

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 2nd day of February, 1965.

Owners Name: Mahlon Eccleston

Reviewed by: [Signature]

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 9, 1965

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21286
VA. 9-3000

GEORGE E. GAVRELLS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

Mr. Mahlon Eccleston
1122 Eastern Avenue
Baltimore, Maryland 21221

RE: Variances for lot width, side yard, and front yard for Mahlon Eccleston located NW corner Dorsey Ave & Ann Street

Dear Mr. Eccleston:

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, Chief
Permit and Petition Processing

JDR:ylb

LOT #8

Being located on the Northwest corner of Dorsey Avenue and Ann Street with a frontage of 50 feet on Ann Street and a side yard frontage of 150 feet on Dorsey Avenue.

Lot #3

Being located on the Southwest corner of Franklin Avenue and Ann Street with a frontage of 50 feet on Ann Street and a side yard frontage of 150 feet on Franklin Avenue.

Lot 8 and 3 being recorded in the subdivision of "Reis Property" in plat book 8, Folio 33, among the Land Records of Baltimore County.

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 28612	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 3/11/65	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: Schlessor Construction Co., Inc.		BILLED TO: Planning Department of Balto. Co.			
405 N. Ave.		Baltimore, Md. 21221			
DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$46.50			
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Advertising and posting of property for Mahlon Eccleston		65-242-A		46.50	
PAID - Baltimore County, Md. - Office of Finance		3-1265 1767 • 28612 HP-		46.50	

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		No. 28542	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 3/11/65	
COURT HOUSE		TOWSON 4, MARYLAND			
TO: Schlessor Construction Co., Inc.		BILLED TO: Zoning Department of Balto. Co.			
405 N. Ave.		Baltimore, Md. 21221			
DEPOSIT TO ACCOUNT NO. 01-622		TOTAL AMOUNT \$25.00			
QUANTITY		DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST	
Petition for Variance for Mahlon Eccleston		65-242-A		25.00	
PAID - Baltimore County, Md. - Office of Finance		2-1065 135 • 28542 HP-		25.00	

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 3-20-65
Posted for: Hearing Thursday March 11, 1965 AT 10:00 A.M.
Petitioner: Mahlon Eccleston
Location of property: NW corner of Dorsey Ave & Ann Ave.
SW corner of Franklin Ave and Ann Ave.
Location of Signs: 2 at the end of Ann Ave. 1 at the proposed NW corner of Dorsey Ave. #2 at the proposed Franklin Ave SW corner.
Remarks: [Signature]
Posted by: Robert [Signature] Date of return: 3-25-65
these signs are posted in the woods but they can be seen on Dorsey & Franklin and Ann Ave are not in yet.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 12, 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., ~~one time~~ before the 1st day of April, 1965, the first publication appearing on the 12th day of March, 1965

THE JEFFERSONIAN,
L. Frank Shuckler
Manager.

Cost of Advertisement, \$.....

PETITION FOR VARIANCE

15th DISTRICT
ZONING: Petition for Variance for lot Width and Side Yards.

LOCATION: Northwest corner of Dorsey Avenue and Ann Street, Southwest corner of Franklin Avenue and Ann Street.
DATE & TIME: THURSDAY, MARCH 11, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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 Variance to the Zoning Regulations of Baltimore County to permit a lot width at the front building line of 50 feet instead of the required 55 feet; and to permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street.

The Zoning Regulation to be variegated as follows:

Section 211.1 - Lot Width and Area - 55 feet at the front building line.

Section 211.3 - Side Yards - Side street 25 feet from side lot line and not less than 50 feet from the center line of the side street.

All that parcel of land in the Fifteenth District of Baltimore County.

LOT NO. 6

Being located on the Northwest corner of Dorsey Avenue and Ann Street with a frontage of 50 feet on Ann Street and a side yard frontage of 150 feet on Dorsey Avenue.

LOT NO. 3

Being located on the South west corner of Franklin Avenue and Ann Street with a frontage of 50 feet on Ann Street and a side yard frontage of 150 feet on Franklin Avenue.

Lot 6 and 3 being recorded in the subdivision of "Reis Property" in plat book 8, Folio 3, among the Land Records of Baltimore County.

Being the property of Mahlon Eccleston and Lillian May Eccleston, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 11, 1965 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD., February 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Mahlon Eccleston"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 16th day of February 1965; that is to say, the same was inserted in the issues of 2-17-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

MAHLEN, Edgar, 2nd to R.R. Home.
Petition for Variance for a street

LOCATION: East side of Cedar Road
501 feet North of Perry View Rd.
BETWEEN W. YORK, Maryland, April 1,
1965 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

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

Petition for Variance to the Zoning Regulations of Baltimore County to permit a lot width at the front building line of 50 feet instead of the required 55 feet; and to permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street.

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Section 211.3 - Side Yards - Side street 25 feet from side lot line and not less than 50 feet from the center line of the side street.

All that parcel of land in the Fifteenth District of Baltimore County.

Being located on the Northwest corner of Dorsey Avenue and Ann Street with a frontage of 50 feet on Ann Street and a side yard frontage of 150 feet on Dorsey Avenue.

Lot 6 and 3 being recorded in the subdivision of "Reis Property" in plat book 8, Folio 3, among the Land Records of Baltimore County.

Being the property of Mahlon Eccleston and Lillian May Eccleston, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, April 1, 1965 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MAHLEN, Edgar, 2nd to R.R. Home.
Petition for Variance for a street

LOCATION: East side of Cedar Road
501 feet North of Perry View Rd.
BETWEEN W. YORK, Maryland, April 1,
1965 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

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

Petition for Variance to the Zoning Regulations of Baltimore County to permit a lot width at the front building line of 50 feet instead of the required 55 feet; and to permit a side yard of 15 feet from the side lot line on the side street and 40 feet from the center line of the side street instead of the required 25 feet from the side lot line and 50 feet from the center line of the side street.

