

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. Russell Phillips, Jr. 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 301.1 to allow a setback of 1' 6" instead of the required 6 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

I am hereby requesting a Zoning Variance on my property at 54 Timonium Road. I have constructed a carport extending 12' 6" from the house which allows 1' 6" clearance to the property line. I built carport to cover existing concrete driveway. By limiting the width to 9', the right hand concrete strip would not be covered by carport as desired.

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 A. Russell Phillips, Jr. Legal Owner
Address 54 Timonium Rd.
Petitioner's Attorney Protestant's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd 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 through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on Feb 2 1965 at 1:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County.

Mr. A. Russell Phillips, Jr.
54 Timonium Rd.
Timonium, Md.
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: A. Russell Phillips, Jr.
Reviewed by: John G. Rose

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8TH
Posted for: Variance
Petitioner: A. Russell Phillips
Location of property: 555' E. of Edgemore Rd. and North side Timonium Rd.
Location of Sign: 555' E. of Edgemore Rd. on North side Timonium Rd.
Remarks: Property 2 Block East of York Rd.
Posted by: John G. Rose Date of return: Feb 25, 1965

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 practical difficulty

the above Variance should be had: substantially appearing and of practical difficulty

to allow a setback of 1 foot 6 inches instead of the required 6 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11 day of March, 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 setback of 1 foot 6 inches instead of the required 6 feet.

Edward D. Hurd
Deputy 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

Beginning at a point 255 feet from the intersection of Edgemore Road and Timonium Road thence leaving the Northwest side of Timonium Road and for lines of division between lots 12 and 13 as shown laid out on the Plat of Section 3 Part of Blocks D, E, F, G, H, and I which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 21, folio 23, thence along said division line N 53°42'40" W 184.15 feet, N 11°13'45" W 32.29 feet N 64°53'48" E 35.05 feet, S 05°43'40" E 181.05 feet to intersect the Northwest side of Timonium Road, thence along the Northwest side of Timonium Road S 36°17'20" W 69 feet to place of beginning.

Also being known as 54 Timonium Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Feb. 24, 1965

FROM: George E. Gavrellis, Director

SUBJECT: 65-244-A. Variance to allow a setback of 1 foot 6 inches instead of the required 6 foot. Beginning 255 feet from the intersection of Edgemore Road and Timonium Road. Being the property of A. Russell Phillips, Jr.

8th District

HEARING: Thursday, March 11th, 1965 (1:00 P.M.)

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	
INVOICE No. 28544	DATE 2/24/65
TO: <u>Mr. A. Russell Phillips, Jr.</u> <u>54 Timonium Rd.</u> <u>Timonium, Md.</u>	
BILLED Zoning Department of Baltimore Co.	
DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$25.00
QUANTITY	COST
Advertising and posting of property	25.00
PAID - Baltimore County, Md. - Office of Finance	
2-1065 140 • 28544 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.	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND	
INVOICE No. 28596	DATE 2/24/65
TO: <u>Mr. A. Russell Phillips, Jr.</u> <u>54 Timonium Rd.</u> <u>Timonium, Md.</u>	
BILLED Zoning Department of Baltimore Co.	
DEPOSIT TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$25.00
QUANTITY	COST
Advertising and posting of property	25.00
PAID - Baltimore County, Md. - Office of Finance	
3-945 146 • 28596 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.	

PETITION FOR VARIANCE
8th DISTRICT
ZONING: Petition for Variance for a Carport.
LOCATION: Beginning 255 feet from the intersection of Edgemore Road and Timonium Road.
DATE & TIME: Thursday, March 11, 1965 at 1:00 P.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 a Variance to the Zoning Regulations of Baltimore County to allow a setback of 1 foot 6 inches instead of the required 6 foot.
The Zoning Regulation to be accepted as follows:
Section 301.1-If attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.
All that parcel of land in the Eighth District of Baltimore County
Beginning at a point 255 feet from the intersection of Edgemore Road and Timonium Road thence leaving the Northwest side of Timonium Road and for lines of division between lots 12 and 13 as shown laid out on the Plat of Section 3 Part of Blocks D, E, F, G, H, and I which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 21, folio 23, thence along said division line North 53 degrees 42 minutes 40 seconds West 184.15 feet, North 11 degrees 13 minutes 45 seconds West 32.29 feet North 64 degrees 53 minutes 48 seconds East 35.05 feet, South 5 degrees 43 minutes 40 seconds East 181.05 feet to intersect the Northwest side of Timonium Road, thence along the Northwest side of Timonium Road South 36 degrees 17 minutes 20 seconds West 69 feet to place of beginning.
Also being known as 54 Timonium Road.
Being the property of A. Russell Phillips, Jr. and as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, March 11, 1965 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 18, 1965

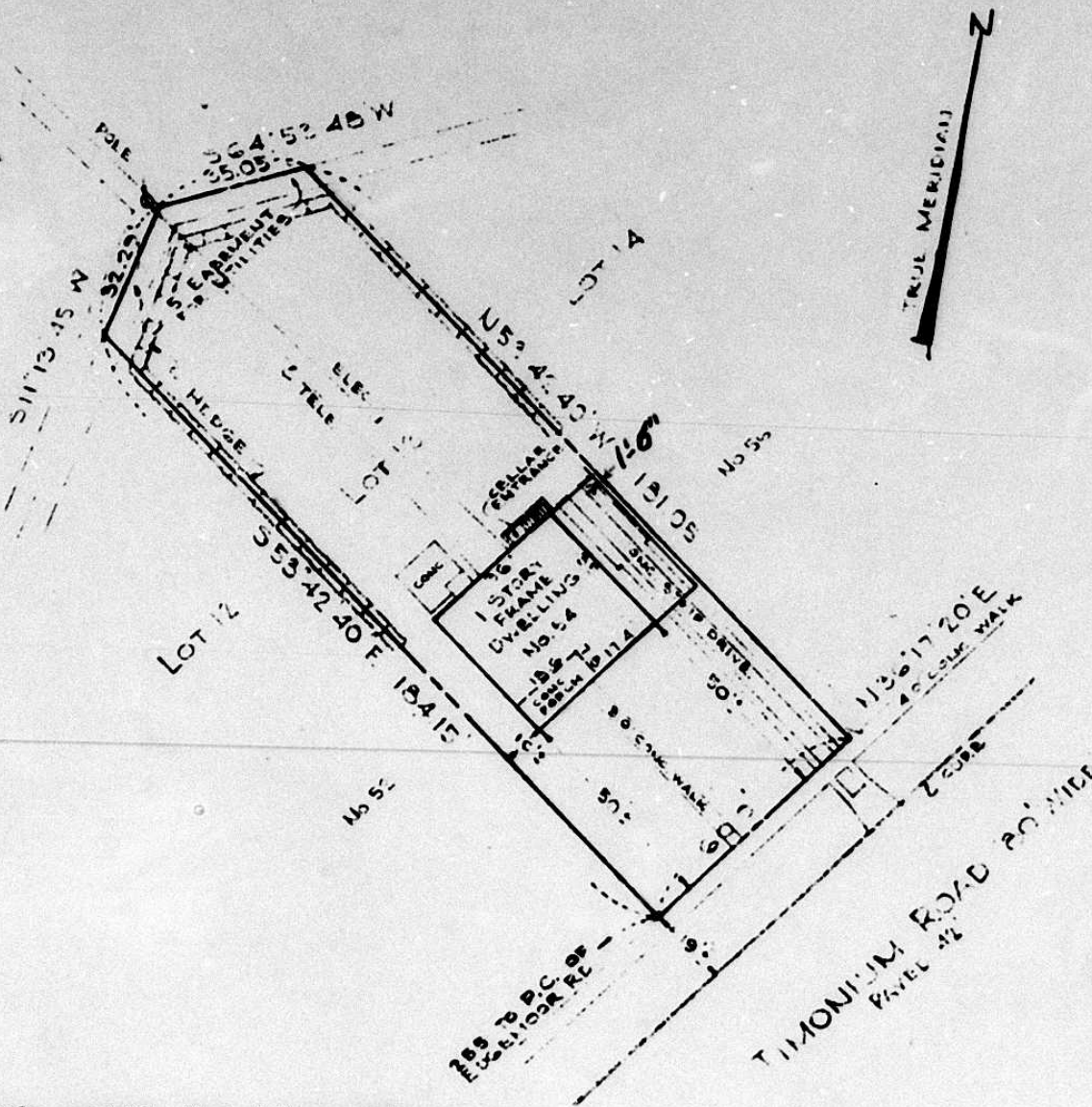
THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of successive weeks before the 11th day of March, 1965, the first publication appearing on the 10th day of February, 1965.

THE TIMES.

Manager.

Cost of Advertisement \$ 25.00

Enclosure Under 27-10



I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

Edward Joseph Krus

REG. NO. 3384

NOTE:

DESIGNATED AS LOT NO. 12, BLOCK E AS SHOWN ON A PLAT ENTITLED "SECTION THREE, PART OF BLOCKS D-E-F-G-H-I, HAVERFORD" WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTO. CO. IN PLAT BOOK 6 L. 21 FOLIO 23

SCALE

1"=40'

LOCATION SURVEY

54 TIMONIUM RD. 8TH DIST. BALTO. CO. MD.

DATE

10/2/61

GENERAL SURVEYING CO.

LAND & HYDROGRAPHIC SURVEYS

642 ALDWORTH ROAD

BALTIMORE 22, MARYLAND

JOB No.

21205



NOTE: This plat is not intended for use in establishing property lines.

