

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C. Preston Scheffenacker, Inc. 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 217.2 Front Yard to permit a 23 feet instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Due to our increase in business and expanded office force, we would like to have our front porch enclosed as a reception hall and waiting room.

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 C. Preston Scheffenacker, Inc. Legal Owner
Address 305 Alleghany Avenue
Towson 4, Maryland
Petitioner's Attorney John G. Rose Protestant's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th 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 15th day of February, 1965, at 10:00 o'clock

John G. Rose
Zoning Commissioner of Baltimore County

(over)

February 17, 1965

C. Preston Scheffenacker, Inc.
305 Alleghany Ave.
Towson, 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

9th day of February, 1965

Owners Name: C. Preston Scheffenacker, Inc.
Reviewed by: John G. Rose

John G. Rose
Zoning Commissioner

OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 28557

DATE 2/18/65

To: C. Preston Scheffenacker, Inc.
305 Alleghany Ave.
Towson, Md. 21204

BILLED BY Zoning Department of Baltimore Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
02-002	1	Petition for Variance	25.00
		PAID - Baltimore County, Md. - Office of Finance	
2-1965	1	28557 TIP-	25.00

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

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 that the requested variance would grant relief to the petitioner without substantial injury to the health, safety or general welfare of the locality involved,

the above Variance should be had; and it is further recommended that the variance be granted.

a Variance to permit a front yard of 23 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th 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, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 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 OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 28599 DATE 2/18/65
To: <u>C. Preston Scheffenacker, Inc.</u> <u>305 Alleghany Ave.</u> <u>Towson, Md. 21204</u>		BILLED BY <u>Zoning Department of Baltimore Co.</u>
DEPOSIT TO ACCOUNT NO. <u>02-002</u>	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT <u>25.00</u>
QUANTITY <u>1</u>	Advertising and posting of property	
	PAID - Baltimore County, Md. - Office of Finance	
	2-1965 1000 • 28599 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.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9TH Date of Posting Feb. 27, 1965
Posted for: Variance
Petitioner: C. Preston Scheffenacker
Location of property: 305 Alleghany Ave. 125' W. of Bosley Ave.
Location of Sign: on corner of 305 Alleghany Ave.
Remarks: John G. Rose
Posted by: John G. Rose Date of return: March 4, 1965

From the Office of
George William Stephens, Jr. & Associates, Inc.
Engineers

5 McCurdy Avenue, Towson 4, Maryland

Description Property 305 Alleghany

October 26, 1961

Beginning for the same at a point on the South side of Alleghany Avenue as it exists 30 feet wide said point being 125 feet West of and measured along said South side from the West side of Bosley Avenue as it exists 60 feet wide said place of beginning being at the Northwest corner of the lot now or formerly belonging to the Methodist Church running thence on the said South side of Alleghany Avenue North 76° West 65 feet thence South 13° 59' West 160 feet to the North side of a 20 foot alley, running thence binding on the said North side of said alley with the thereof in common with others South 76° East 65 feet to the beforementioned lot of the Methodist Church running on said lot North 13° 59' East 150.00 feet to the place of beginning.

Being the same lot described in a deed from Joseph W. Scott to Henry R. McNally dated June 29, 1921, and recorded among the Land Records of Baltimore County in Liber W.P.C. 541, folio 352.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 2, 1965
FROM: George E. Gavrallia, Director
SUBJECT: # 65-249-A. Variance to permit a front yard of 23 feet instead of the required 30 feet. South side of Alleghany Avenue 125 feet West of Bosley Avenue. Being the property of C. Preston Scheffenacker, Inc.
9th District
HEARING: Tuesday, March 16, 1965 (10:00 A.M.)

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

Leslie H. Groat
Deputy Director
Office of Planning and Zoning

PETITION FOR A VARIANCE 9th DISTRICT

ZONING: Petition for Variance for Front Yard.
LOCATION: South side of Alleghany Avenue 125 feet West of Bosley Avenue.
DATE & TIME: TUESDAY, MARCH 16, 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 a Variance from the Zoning Regulations of Baltimore County to permit a front yard of 23 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 217.2 Front Yard-30 feet.
All that parcel of land in the Ninth District of Baltimore County

Beginning for the same at a point on the South side of Alleghany Avenue as it exists 30 feet wide said point being 125 feet West of and measured along said South side from the West side of Bosley Avenue as it exists 60 feet wide said place of beginning being, at the Northwest corner of the lot now or formerly belonging to the Methodist Church running thence on the said South side of Alleghany Avenue North 76 degrees West 65 feet thence South 13 degrees 59 minutes West 160 feet to the North side of a 20 foot alley, running thence binding on the said North side of said alley with the thereof in common with others South 76 degrees East 65 feet to the beforementioned lot of the Methodist Church running on said lot North 13 degrees 59 minutes East 150.00 feet to the place of beginning.
Being the same lot described in a deed from Joseph W. Scott to Henry R. McNally dated June 29, 1921, and recorded among the Land Records of Baltimore County in Liber W.P.C. 541, folio 352.

Being the property of C. Preston Scheffenacker, Inc., as shown on plat filed with the Zoning Department.
Hearing Date: Tuesday, March 16, 1965 at 10:00 A.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 25, 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 one successive weeks before the 15th day of March, 1965, the first publication appearing on the 25th day of February, 1965.

THE TIMES.

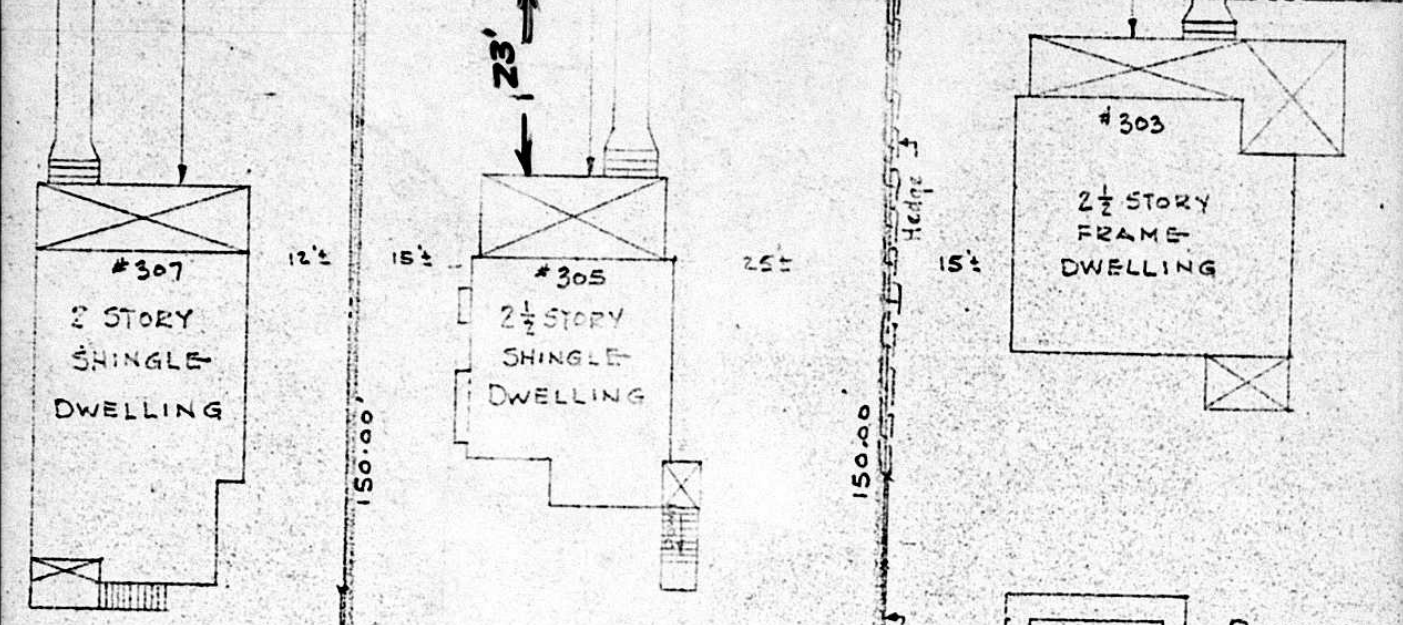
Manager:
John M. Martin

Cost of Advertisement \$ 23.00

Purchase Order #756
Registration No. #7619

CONC CURB 7
LEIGHENY AVENUE

63' 30' 80' 15' 25' 45'
4' CONCRETE WALK
N 76° 00' W 65.00' 125' TO BOSLEY AVE.



PRESENT ZONING R-A
PRESENT USE - RESIDENTIAL
PRESENT USE - RESIDENTIAL
PRESENT USE - RESIDENTIAL
PROPOSED USE - RESIDENTIAL & OFFICE
PRESENT ZONING R-A
ZONING R-A WITH SPECIAL EXCEPTION
POOL
PRESENT R-A
PRESENT RESIDE AND WOMANS

