PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

612

S/S Alleghany Bosely Ave.

I, or we Geo. Wm. Stephens, Jr. legal owner of the property situate in Baltimorunty 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 to permit a front yard setback of 7.5' from the front property line and 47.5' from the centerline

of Allegheny Avenue 80' wide instead of the required 30' from the front property line and 60' from the centerline & to permit a side-yard on the East side of 7'* instead of the required 25' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To facilitate practical expansion of Office Operation by enclosing existing covered front porch, said enclosure will be 3' $\underline{\star}$ behind existing structure to East.

See Attached Description

	9 2.0 0
Contract purchase	Local Owner
address	Address 303 allegleed (se
***************************************	Tout of W
Petitioner's Attorn	ney Protestant's Attor
ddress	
ORDERED By The Zoning Commissio	ner of Baltimore County, this16th
f February 196 5 that	the subject matter of this notition he advention
equired by the Zoning Law of Baltimore	the subject matter of this petition be advertise County, in two newspapers of general circulation thr sted, and that the public hearing be had before the Z

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date Merch 2, 1965

SUBJECT. 9 65-250-A. Variance to permit a front yard setback of 7 feet 5 inches from the

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 offers the following comments:

We are unable to consider whatever allegations of practical difficulty and unnecessary hardship may be put forth in this case, but seriously question any need to encroach further upon the front and side yards as proposed.

It appearing that by reason of the following finding of facts that the variances requested will trelief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved, the following variances should be granted: To permit a front yard setback of 7' 5" from the front property line and 47' 5" from the center line of Allegham Avenue instead of the required 30 feet from the front property line and 60' from the center line of the street; to permit a side yard on the east side of 70 instead of the required 25 feets... te of this order, subject to approval of the site plan ures of Public Services and the Office of Planning Pursuant to the advertisement, posting of property and public hearing on the above petitis the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 196...., that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County MICROFILMED Gas, No. Stephens, Jr.
303 Allegham, Ave.
Thussen, Md. 21204 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Ave Towson 4, Maryland ed by: James Erlier BALTIMORE COUNTY, MARKEND

OFFICE OF FINANCE

147 . 28558 TIP-

No. 28558

25.00

PROM THE OFFICE OF

AM STEPHENS, JR. & ASSOCIATE

Description of Property 303 Allegheny Avenue February 2, 1965

Beginning for the same on the Southernmost side of Allegheny Avenue at an iron pipe distant North seventy-seven degrees thirty minutes West sixty-seven feet measured along the Southernmost side of said Avenue from the corner formed by the intersection of the Southernmost side of Allegheny Avenue, eighty feet wide, with the Westernmost side of Bosley Avenue, sixty feet wide; and running thence and binding on the Southernmost side of Allegheny Avenue North seventy-seven degrees thirty minutes West fifty-eight feet to the beginning of the second line of a parcel of land which by deed dated April 29, 1912, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 392, folio 394, was conveyed by Arthur L. Bosley, Trustee, to The Trustees of the Towson Methodist Protestant Church of Baltimore County; thence leaving said avenue and running with and binding on said second line South twelve degrees thirty minutes West one hundred fifty feet to the Northernmost side of a twenty foot alley; thence binding on the Northernmost side of said twenty foot alley, with the right and use thereof in common with others entitled thereto, South seventy-seven degrees thirty minutes East fifty-seven feet to an iron pipe now set; and thence leaving said alley and running for a line of division North twelve degrees fifty-three minutes East one hundred fifty feet to the place of beginning.

Containing 0.198 acres of land more or less.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE No. 28666 of Collection and Receipts
COURT HOUSE 4-165 3072 + 28666 TIP-\$5.00 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. BACTIMORE COUNTY, MORYLAND No. 28597 OFFICE OF FINANCE rision of Collection and Rocal COURT HOUSE TOWSON 4, MARYLAND 64.00 PHO-MOREON COMPANY AND -- COMPANY 3--960 1 469 . 28597 HP-

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.

James Buen Per BA

65-250-A

CERTIFICATE OF POSTING ARTMENT OF BALTIMORE COUNTY son, Maryland

Posted for: Langue	Date of Posting 12 37
Petitioner: LEGIGE 10mm 17	, A 1
Location of property: 5/5 GILLs have	was at a of Booky an
	was blook booky an
Location of Signs: On Farm	3/3/11/
	2.6. 3 (. h. d. b. of books 25 - ldel 2-
Remarks:	
Posted by Jorre	······································
Signature	Dete at return March 4/19

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed mf. l.time moccosivezweeks before the 16th appearing on the ___26th ____day of _______Fabruary.____

L. Leank Streets

9th DESTRICT

ZONING: Petition for a acce for Front and Side Yards. LOCATION: South side to Alleghamy Avenue 07 fee West of Bouley Avenue. DATE & TIME: TUESDAY, MARCH 16, 1965 as 10:00

MARCH 16, 1965 at 10:00
A.M.
PUBLIC HEARING: Room
108, County Office Building,
111 W. Cheaspeake 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 setback of 7
feet 5 inches from the front
property line and 47 feet 5
inches from the center line
of Alleghany Avenue instead of the required 30
feet-from the front property
line and 60 feet from the
centerline of the street; to
permit a side yard on the
East side of 7 feet instead
of the required 25 feet.
The Zoning Regulation to be
excepted as follows:
Section 217.2 - Front Yard30 feet from the center line of
the front street.
All that parcel of land in the
Ninth District of Baltimore
County

Beginning for the same on the Southernmost side of Alleghany Avenue at an iron pipe distant North 77 degrees thirty minutes West 67 feet measured along the Southernmost side of said Avenue from the corner formed by the intersection of the Southernmost side of Alleghany Avenue, 60 feet wide; and running thence and binding on the Southernmost side of Alleghany Avenue North 77 degrees 30 minutes West 58 feet to the beginning of the second line of a naveal of regnary Avenue North 77 de-grees 30 minutes West 58 feet to the beginning of the second line of a parcel of land which by deed dated April 29, 1912, and recorded among the Land Records of Baltimore County in Liber among the Land Records of Baltimore County in Liber W.P.C. No. 392, folio 394, was conveyed by Arthur L. Bosley, Trustee, to The Trustees of the Towson Methodist Protestant Church of Baltimore County; themce leaving said avenue and running with and binding on said second line South 12 degrees 30 minutes West 150 feet to the Northernmost side of a 20 foot alley; thence binding on the Northernmost side of said 20 foot alley, with the right and use thereof in common with others entitled thereto, South 77 degrees 30 minutes East 57 feet to an iron pipe now set; and thence leaving said alley and running for a line of division North 12 degrees 53 minutes East 150 feet to the place of beginning. beginning.
Containing 0.198 acres of land more or less.
Being the property of

Being the property of George William Stephens, Jr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, Mar 16, 1965 at 10:00 A.M. Public Hearing: Room County Office Building, 11 W. Chesapeake Avenue, Towson, Maryland.

By Order Of John G. Ros 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 succesive weeks before the 16th March 19.65 , the first publication day of 25th day of February appearing on the..... 19 65

THE TIMES. Marto John M. Martin Cost of Advertisement, \$ 29,00

Purchase Order A7260 Requisition No. F2640

