

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John C. Jenkins, 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 211.2-2 Front Yard- Request a 10' from center line of street instead of the required 50'

Section 211.2-3 Side Yard- Request a side yard of 8' on north property line instead of the required 12'.

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

This is a practical difficulty. The adjoining lot has a 24 x 35' house on it and it is the only sensible and practical house to put on the lot, 24 x 35 gives 8' side setback. This is proven to be a practical house and floor plan. I have built at least 10 of them, all with satisfied customers.

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 John C. Jenkins Legal Owner
Address 3208 Joppe Road
Baltimore, Maryland 21234
No. 58112
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of April, 1965, at 10:00 o'clock

A.M. John C. Jenkins
Zoning Commissioner of Baltimore County
(over) MICROFILMED

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; and it is hereby ordered that the Variance be granted

to permit front yard 10 feet from center line of street instead of the required 50 feet; and to permit a side yard of 8 feet on the north property line instead of the required 12 feet
IT IS ORDERED by the Zoning Commissioner of Baltimore County this

day of April, 1965, that the herein Petition for a Variance should be and the time is granted, from and after the date of this order, to permit front yard 10 feet from center line of street instead of the required 50 feet; and to permit a side yard of 8 feet on the north property line instead of the required 12 feet.

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 _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

JOHN C. JENKINS
3208 Joppe Road
Baltimore, Md. 21234
65-266-A
11th

65-266-A

2. LOCATION: Beginning 112 feet from the Northeast corner of Camp Chapel Road and 8th Avenue. DATE & TIME: MONDAY, APRIL 5, 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 to the Zoning Regulations of Baltimore County to permit front yard 10 feet from center line of street instead of the required 50 feet; and to permit a side yard of 8 feet on the north property line instead of the required 12 feet. The Zoning Regulations to be excepted as follows: Section 211.2 Front Yard - 10 feet from the centerline of the street. Section 211.3 Side Yard - 8 feet wide for one side yard and not less than 20 feet for the sum of both. All that parcel of land in the Eleventh District of Baltimore County. Beginning at a point 112' plus from the N.E. corner of Camp Chapel Road and Eighth Avenue known as lots #55 and #56 as shown on the plat of Carney Heights Addition and filed in the Land Records of Baltimore County. Being the property of John C. Jenkins, as shown on plat filed with the Zoning Department. Hearing Date, Monday, April 5, 1965 at 10:00 A.M. Public Hearing, Room 106, County Office Building, 111 W.

OFFICE OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

OFFICE OF
The Community Press

DUNDALK, MD., March 17, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "John C. Jenkins" 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 March 1965; that is to say, the same was inserted in the issues of 3-17-65

Stromberg Publications, Inc.

Publisher.

MICROFILMED By Mrs. Palmer Price
Mrs. Palmer Price

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
TO: John C. Jenkins
3208 Joppe Road
Baltimore 24, Md.
DATE 4/5/65
BILL TO: Zoning Department of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property 65-266-A	34.20
	Paid - Baltimore County, Md. - Office of Finance	
	4-565 2449 • 28662 TIP-	34.20
	MICROFILMED	

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 A VARIANCE
11TH DISTRICT
BONDING: Petition for Variance for Front and Side Yard.
LOCATION: Beginning 112 feet from the Northeast corner of Camp Chapel Road and 8th Avenue. DATE & TIME: MONDAY, APRIL 5, 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 to the Zoning Regulations of Baltimore County to permit front yard 10 feet from center line of street instead of the required 50 feet; and to permit a side yard of 8 feet on the north property line instead of the required 12 feet. The Zoning Regulations to be excepted as follows: Section 211.2 Front Yard - 10 feet from the centerline of the street. Section 211.3 Side Yard - 8 feet wide for one side yard and not less than 20 feet for the sum of both. All that parcel of land in the Eleventh District of Baltimore County. Beginning at a point 112' plus from the N.E. corner of Camp Chapel Road and Eighth Avenue known as lots #55 and #56 as shown on the plat of Carney Heights Addition and filed in the Land Records of Baltimore County. Being the property of John C. Jenkins, as shown on plat filed with the Zoning Department. Hearing Date, Monday, April 5, 1965 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order of JOHN C. ROSE, Zoning Commissioner of Baltimore County

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., once a week for 1 time successive weeks before the 16th day of April, 1965, the first publication appearing on the 12th day of March 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 2, 1965

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-3000
GEORGE E. GAVRELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Mr. John C. Jenkins
3208 Joppe Road
Baltimore, Maryland 21234

RE: Front and Side Yard Variances for John C. Jenkins located on the E/S of Eighth Avenue N of Camp Chapel Rd

Dear Mr. Jenkins:

The Zoning Advisory Committee has reviewed the subject petition and have no comment to offer with regard to the proposed development plans.

Very truly yours,

JAMES E. DINEEN, Chief
Permit and Petition Processing

JED:ylb

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND
TO: Mr. John C. Jenkins
3208 Joppe Road
Baltimore 24, Md.
DATE 3/26/65
BILL TO: Zoning Department of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance 65-266-A	25.00
	Paid - Baltimore County, Md. - Office of Finance	
	3-1265 1704 • 28663 TIP-	25.00
	MICROFILMED	

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. John C. Jenkins
3208 Joppe Road
Baltimore, Md. 21234
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

day of February, 1965

JOHN G. ROSE
Zoning Commissioner

Owners Name: John C. Jenkins
Reviewed by: James E. Dineen

MICROFILMED

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BEGINNING AT A POINT 112' + -
 FROM THE N.E. CORNER OF
 CAMP CHAPEL ROAD AND
 EIGHTH AVENUE AS SHOWN
 ON THE PLAT OF CARNEY
 HEIGHTS ADDITION AND
 FILED IN LAND RECORDS
 OF BALTIMORE COUNTY.

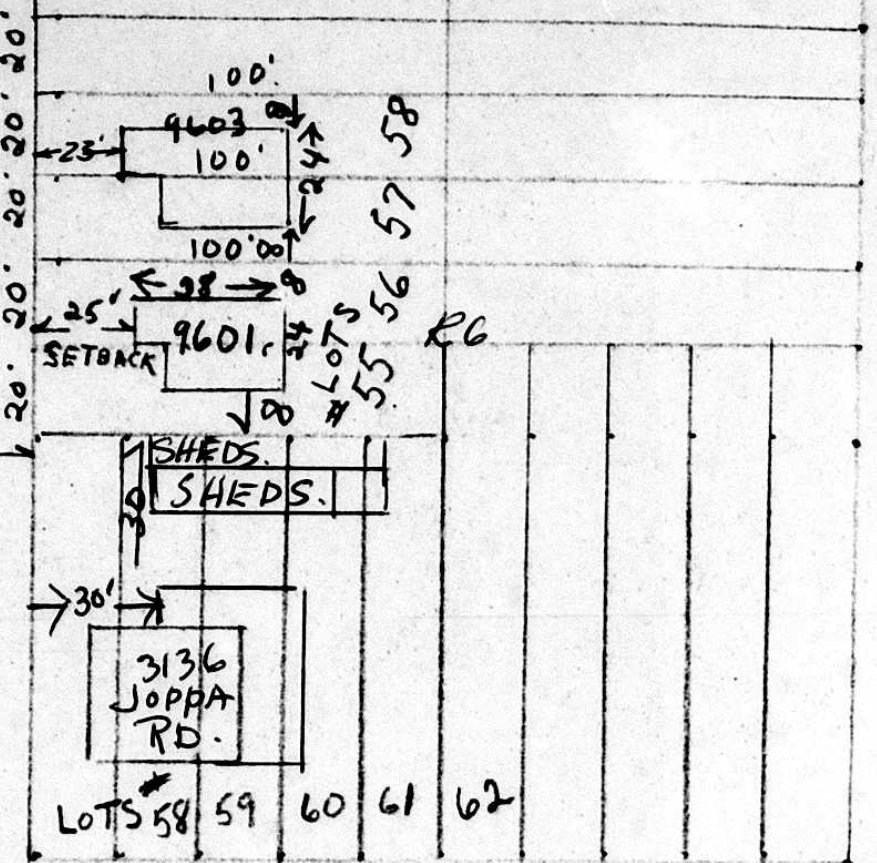
HARFORD
 ROAD

EIGHTH
 AVENUE

NINTH AVENUE

CAMP CHAPEL ROAD

ZONED R6.



CARNEY HEIGHTS ADDITION. 7/19. SCALE 1"=40'.

