

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, EMMA SEMLER, 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 211.3 to Allow sideyard Set-Back of 7 Feet instead of Required 11 Feet and total side yards of 16 feet instead of the required 20 feet.

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

House 24 Ft. x 47 Ft. will not fit on Lot, with the required sideyard of 12 Feet.

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.

Killedon, Co. Emma Semler
Contract purchaser Legal Owner
Address 3648 Wash Blvd Address R.D. 5, Box 25
Baltimore 21, Md Pasadena, Md

Petitioner's Attorney Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of March 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 19th day of April, 1965, at 11:00 o'clock A.M.

John G. Rose, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 5, 1965

FROM: George E. Gavrili, Director

SUBJECT: Petition # 65-287 A. "Variance to permit side yard setback of 7 feet instead of the required 11 feet and total side yards of 16 feet instead of the required 20 feet. South side of Pennsylvania Avenue 245 feet W. of Baltimore Street. Being the property of Emma Semler."

13th District

HEARING: Monday, April 19, 1965 (11:00 A.M.)

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

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 appearing that by reason of the following finding of facts of practical difficulty

to permit side yard setback of 7 feet instead of the required 11 feet and total side yards of 16 feet instead of the required 20 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19 day

of April 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 side yard setback of 7 feet instead of the required 11 feet and total side yards of 16 feet instead of the required 20 feet.

Charles D. Hardin, 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 following finding of facts of practical difficulty

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day

of April 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

No. 30517

DATE 4/20/65

TO: The Kibler Bros. Contracting Co.
3648 Washington Blvd.
Baltimore 27, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property for Emma Semler

65-287-A

PAID - Baltimore County, Md. - Office of Finance

4-2065 3750 • 30517 T.P. - \$0.00

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 PUBLICATION

TOWSON, MD. April 13, 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. 65-287-A each of 13 lines, successive weeks before the 19th day of April, 1965, the first publication appearing on the 2nd day of April, 1965.

THE JEFFERSONIAN,

John M. Martin, Manager

Cost of Advertisement, \$.....

Description

Beginning at a point on the South side of Pennsylvania Avenue 245 feet West of Baltimore Street, thence running in a Southerly direction 100 feet to a point. Thence running Westerly 40 feet to a point. Thence running Northerly 100 feet to a point. Thence running Easterly on the South side of Pennsylvania Avenue 40 feet to the point of beginning. Being known as lots 22 and 23 Section 4, plat of Rosemont, 13th District, Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
1A, 10000

GEORGE E. GAVRIELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Mrs. Emma Semler
c/o Dr. G. D. D. D.
Pasadena, Maryland

Re: Side Yard Variance for Emma Semler, located 5/8 Pennsylvania Avenue W of Baltimore Street, 13th District

Dear Mrs. Semler:

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,

JGR:lyb

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 March, 1965

Owners Name: Emma Semler

Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

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

No. 28645

DATE 4/20/65

TO: The Kibler Bros. Contracting Co.
3648 Washington Blvd.
Baltimore 27, Md.

REPORT TO ACCOUNT NO. 01-622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Position for Variance for Emma Semler

65-287-A

PAID - Baltimore County, Md. - Office of Finance

4-2065 2400 • 28645 T.P. - \$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.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 1, 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 19th day of April, 1965, the first publication appearing on the 1st day of April, 1965.

THE TIMES,

Manager:
John M. Martin

Cost of Advertisement, \$10.00

Purchase Order #2082
Regulation No. 22095

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13TH

Date of Posting April 3, 1965

Posted for: Variance

Petitioner: Emma Semler

Location of property: 5/8 Anna Ave 245' W of Baltimore ST

Location of Sign: 5/8 Anna Ave 245' W of Baltimore ST

Remarks:

Posted by: John G. Rose

Date of return: April 8, 1965

1 sign

50'

PENNSYLVANIA AVE

TO BALTIMORE ST

25'

40

EXIST

9'

7'

8

EXIST

40

100

24

TO BE
REMOVED

40

N
4

LOTS-22-23
SECTION Q
ROSEMONT