

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William F. Loeffler, 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 208.1.3. To permit a side yard of 15 feet from the side lot line and 40 feet from the center line of proposed street in lieu of the required 30 feet from the side lot line and 55 feet from the center line of the street.

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

With the setback on the south side of the lot set at 30 feet it is not possible to put a desirable three bedroom house on the lot.

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 to agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: William F. Loeffler Legal Owner
Address: 3707 Hamilton Ave. Baltimore, Md. 21206
Petitioner's Attorney: _____ Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 appear to 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 19th day of April 1965, at 11:00 o'clock P.M.



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 hardship shown:

the above Variance should be had; and it further appearing that by reason of:

to permit a side yard of 15 feet from the side lot line and 40 feet from the center line of proposed street in lieu of the required 30 feet from the side lot line and 55 feet from the center line of the street IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th 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 a side yard of 15 feet from the side lot line and 40 feet from the center line of proposed street in lieu of the required 30 feet from the side lot line and 55 feet from the center line of the street.

Maecid D. Harkitt
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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21286
Tel. 2822

March 16, 1965

George E. Gavrilis
Director
John G. Rose
Zoning Commissioner

Mr. William F. Loeffler
3707 Hamilton Avenue
Baltimore, Maryland 21206

RE: Side Yard Variance for William Loeffler, located 47/8 Howard Avenue, N of Warren Rd., 8th District

Dear Mr. Loeffler:

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

Very truly yours,

James S. Ryan
JAMES S. RYAN, Chief
Permit and Petition Processing

JNR:db

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 2864 DATE 3/26/65

TO: William Loeffler 3707 Hamilton Ave. Baltimore, Md. 21206

DEBIT TO ACCOUNT NO. 01-622 QUANTITY 1 BALANCE UPPER SECTION AND RETURN WITH YOUR REMITTANCE TOTAL AMOUNT \$25.00 COST 25.00

Petition for Variance #65-286-A 25.00

3-2665 2457 • 28646 117- 2500

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.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND No. 305 DATE 4/28/65

TO: William Loeffler 3707 Hamilton Ave. Baltimore, Md. 21206

DEPOSIT TO ACCOUNT NO. 01-622 QUANTITY 1 DETACH UPPER SECTION AND RETN. WITH YOUR REMITTANCE TOTAL AMOUNT \$5.00 COST 5.00

Advertising and posting of property #65-286-A 5.00

4-2665 3719 • 30511 117- 8500

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. William F. Loeffler 3707 Hamilton Ave. Baltimore, Md. 21206

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson 4, Maryland

March 24, 1965

Your petition has been received and accepted for filing this 29th day of March 1965.

JOHN G. ROSE Zoning Commissioner

Owners Name: William Loeffler
Reviewed by: James S. Ryan

PETITION FOR A VARIANCE FROM ZONING REGULATIONS

LOCATION: West side of Howard Avenue 401.25 feet North of Warren Road.

DATE & TIME: Monday, April 19, 1965, 11:00 P. M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 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 in each of _____ successive weeks before the _____ day of _____ 1965, the first publication appearing on the _____ day of _____ 1965.

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 4-1-65

Posted for: Hearing March 19-65 AT 11:00 P.M.

Petitioner: William Loeffler

Location of property: 47/8 Howard Ave. 401.25 N. of Warren Rd.

Location of Sign: On Howard Ave. Sign: 15' from the lot and you lot used a Howard Ave property

Remarks: _____

Posted by: Robert Seidler Date of return: 4-8-65

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 6, 1965

FROM: George E. Gavrilis, Director

SUBJECT: Petition #65-286-A. "Variance to permit a side yard of 15 feet from the side lot line and 40 feet from the centerline of proposed street in lieu of the required 30 feet from the side lot line and 55 feet from the centerline of the street, West side of Howard Avenue 401.25 feet North of Warren Road. Being the property of William Loeffler."

8th District

HEARING: Monday, April 19, 1965 (1:00 P.M.)

ZONING: Petition for a Variance for a side yard.
LOCATION: West side of Howard Avenue 401.25 feet North of Warren Road.
DATE & TIME: MONDAY, APRIL 10, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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 Variance to the Zoning Regulations of Baltimore County to permit a side yard of 15 feet from the side lot line and 40 feet from the center line of proposed street in lieu of the required 50 feet from the side lot line and 55 feet from the center line of the street.

The Zoning Regulation to be excepted as follows:

Section 206.3-Side Yard-30 feet from the side lot line and not less than 55 feet from the center line of the street.

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same at a point on the west side of Howard Avenue (formerly Ashburton Avenue) as widened and at the northeast corner of Lot A as shown on a plat titled "Property of Lee Roy Howard and wife", which plat is recorded among the Plat Records of Baltimore County in Plat Book W.J.R. No. 27, folio 36, said place of beginning also being a point in the second line of a parcel of land which by a deed dated August 21, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3409, folio 398, was conveyed by Lee Roy Howard and wife to James Wilbur Towson and wife, distant North 77 degrees 53 minutes west 11 feet, measured along said second line, from the beginning thereof and running thence from said place of beginning and leaving said Howard Avenue and running with and binding on a part of said second line and also binding on the northernmost line of said Lot A, North 77 degrees 53 minutes West 157.75 feet to the northern corner of Lot A and to intersect the last line of a parcel of land which by a deed dated August 1, 1954, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3393, folio 219, was conveyed by Thomas Noble Pindell and wife to Lee Roy Howard and wife, thence binding reversely on a part of said last line and binding reversely on the third line of said parcel of land and also binding on the westernmost line and on a part of the southernmost line of said lot A, the two following courses and distances: viz: South 11 degrees 59 minutes West 70.00 feet to the southwest corner of Lot A and South 77 degrees 53 minutes East 120.70 feet to the beginning of said third line of the aforesaid parcel of land conveyed by Pindell to Howard and to the west end of a 25 foot Right of Way laid out on the aforesaid plat titled "Property of Lee Roy Howard and wife", thence binding on the north said of said 25 foot Right of Way, with the right and use thereof in common with others entitled thereto, and continuing to bind on a part of the southernmost line of said Lot A, South 77 degrees, 53 minutes East 57.05 feet, thence by a line, as shown on said plat, which connects the north side of said 25 foot Right of Way with the west side of Howard Avenue, as widened and shown on said plat, North 57 degrees 03 minutes East 28.25 feet to a point on the west side of said Howard Avenue, as widened, thence binding on the west side of said Howard Avenue, as widened, North 11 degrees 59 minutes East 50.00 feet to the place of beginning. Said point of beginning being 295.25 feet measured along the west side of Howard Avenue from its intersection with Warren Road. Containing 0.313 of an acre of land, more or less.

Being Lot A as shown on the aforesaid plat titled "Property of Lee Roy Howard and wife".

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

Hearing Date: Monday, April 19, 1965 at 1:00 P.M.
Public Hearing: Room 108, 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., 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 one successive weeks before the 19th day of April, 1965, the first publication

appearing on the 1st day of April 1965.

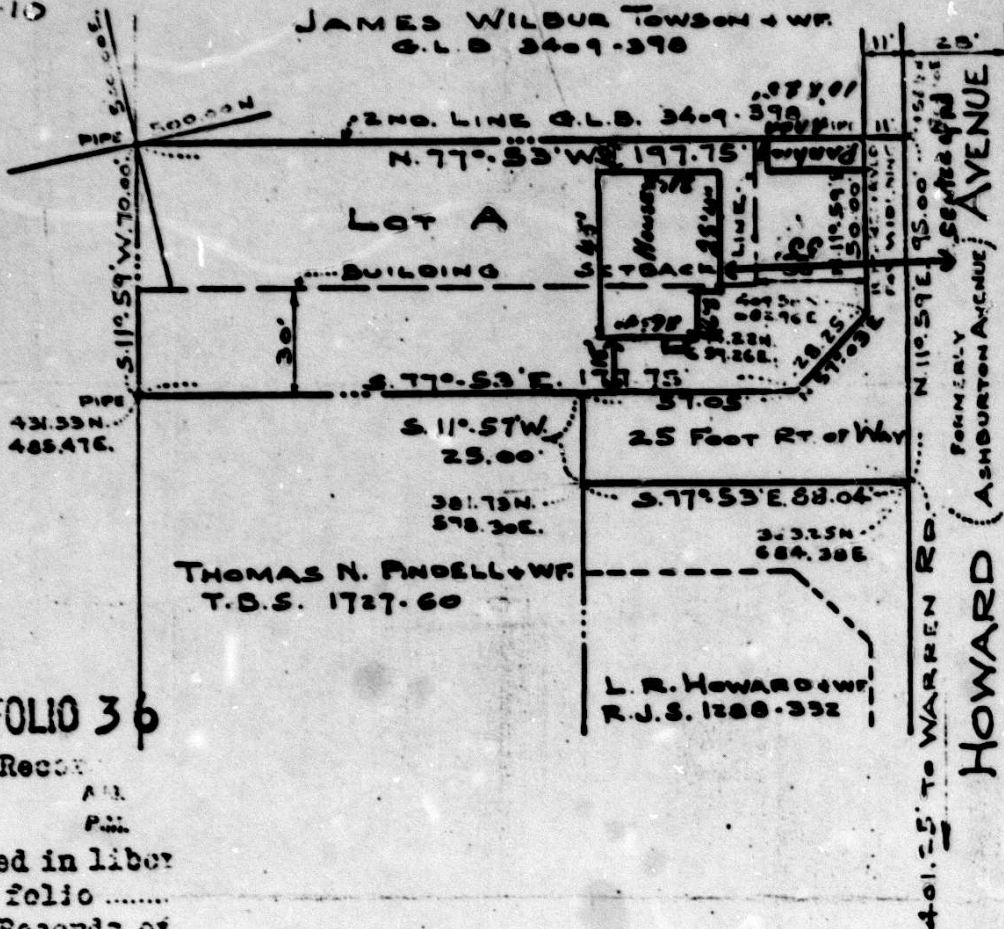
THE TIMES,
John M. Martin
Manager.
John M. Martin

Cost of Advertisement, \$ 41.00

Purchase Order A8281
Requisition No. F2686

ZONING R-10

JAMES WILBUR TOWSON & WF.
O.L.B. 3409-390



W.L.R. 27 FOLIO 36

Recorded for Record
 on 8/18/60 at
 the day recorded in libry
 No. folio
 one of the Records of
 Baltimore County and ex-
 amined, per

Walter R. Rossmore
 Clerk

PROPERTY OF
LEE ROY HOWARD + WIFE
 LOCATED IN
8TH DISTRICT, BALTO. CO., MD.

NOTE: THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE THEREIN IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS IS ATTACHED; THEIR HEIRS + ASSIGNS.