

65-305-A JOHN HRUZ 65-305-A ST/COM. of Stengel & Alvah Aves. 12th PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOHN J. HRUZ and MARY HRUZ, his wife, legal owners 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 to permit a front yard of 45 feet from the center line of the street instead of the required 50 feet. Section 211.3 to permit a rear yard of 8 feet 4 inches 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)

Lot is insufficient to permit construction of house and compliance with present set back regulations. Whereas, erection of dwelling using set backs of dwellings on adjoining lots would be sufficient. Petitioners bought the lot under the impression they would be able to use the same set backs as other dwellings in the area and, therefore, compliance with present regulations would be a hardship and an injustice.

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

John J. Hruz
Mary Hruz
Contract purchaser
Legal Owner
Address: 127 Ventnor Terrace
Baltimore 22, Maryland
Protestant's Attorney
T. Bayard Williams, Esq.
Address: 6732 Holabird Avenue, (221)

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 306, County Office Building in Towson, Baltimore County, on the 3rd day of May, 1965, at 1:00 o'clock P.M.

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

To: Cash
BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Petition for Variance for John Hruz
25.00

3-11-65 * 28607 TIP- 25.00

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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...

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

to permit a front yard of 45 feet from the center line of the street instead of the required 50 feet; to permit a rear yard of 8 feet 4 inches instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd 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, to permit a front yard of 45 feet from the center line of the street instead of the required 50 feet; to permit a rear yard of 8 feet 4 inches instead of the required 30 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 23rd day of March 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

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

To: Money Order #A99164
BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting of property for: John Hruz
165-305-A
34.55

3-11-65 * 30563 TIP- 34.55

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3-11-65 * 30563 TIP- 34.55

DESCRIPTION OF LOT OWNED BY JOHN J. HRUZ AND MARY HRUZ, his wife.

STENGEL AND ALVAH AVENUES

Beginning for the same at the southeast corner of Stengel Avenue and Alvah Avenue and; running thence southerly on the easternmost side of Stengel Avenue 60 feet; thence easterly parallel with the southernmost side of Alvah Avenue 120 feet; thence northerly parallel with the easternmost side of Stengel Avenue 60 feet to meet the southernmost side of Alvah Avenue; thence westerly on the southernmost side of Alvah Avenue 120 feet to the place of beginning.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., April 14, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "John J. Hruz" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 13th day of April 1965; that also say, the same was inserted in the issues of 4-14-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price
Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 20, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition 65-305-A. Variance to permit a front yard of 45 feet from the center line of the street instead of the required 50 feet; to permit a rear yard of 8 feet 4 inches instead of the required 30 feet. Southeast corner of Stengel and Alvah Avenues. Being the property of John J. & Mary Hruz.

12th District

HEARING: Monday, May 3rd, 1965 (1:00 P.M.)

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 14, 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 1 successive weeks before the 13th day of April 1965; that also say, the same was inserted in the issues of 4-14-65

THE JEFFERSONIAN
Manager

Cost of Advertisement \$...

T. Bayard Williams, Esq.
6732 Holabird Ave.
Baltimore, Md. 21222

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

23rd day of March 1965

JOHN G. ROSE
Zoning Commissioner

OWNED BY: John J. Hruz

Reviewed by: James E. Hruz

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: 4-16-65

Posted for: Hearing Mon. May 3-65 1:00 P.M.

Petitioner: John J. Hruz

Location of property: SE corner of Stengel and Alvah Aves.

Location of Signs: On the corner of Stengel and Alvah Aves.

Remarks: Oppose E. from both sides

Posted by: T. Bayard Williams, Esq.

Signature Date of return: 4-22-65

HOLEBIRD AVE

EAST

CHURCH PARKING LOT

ALVAH

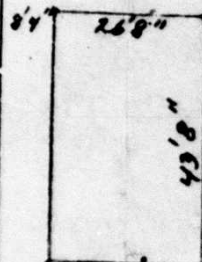
STENGEL AVE.

STENGEL

THIS IS A
30 FT. PER INCH
SCALE

LOT NO.
525 526 527

60 FT.



120 FT.

STREET

ALVAH

