

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **ARTHUR R. MORRIS**, 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 of Zoning Regulations 1965, to permit a side yard setback of 35 instead of the required 6 feet.

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

- The existing car-port was built by me personally and I assumed that it was in the proper location for on the West side of my property there was only eight feet of clearance out on the East side, I thought there was eighteen feet.
 - My lot widens in the back to 99.1 feet and the frontage on this pie shaped lot which is on a curve of Wells Avenue is 30 feet in accordance with the enclosed plat.
 - After the construction of the car-port, I learned that I should have a permit and the file will show that the permit was applied for application no. 33912 was cancelled due to insufficient feet outside setback.
 - If the Petition for Variance is denied, it will necessitate the removal of the car-port which is an expense to my dwelling.
 - It is my intention to use this existing addition as a car-port only with open sides and only a roof to protect my car. My next-door neighbor has a ribbon concrete driveway and this car-port abuts the side of my property bordering on my neighbor's driveway.
- 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. see attached description

Contract purchaser
Arthur R. Morris
Address: 2801 Wells Avenue
Edgewater, Baltimore County
Baltimore, Maryland 21219
Protestant's Attorney

Petitioner's Attorney
John Thomas Walsh
Address: Dunbar Building, Towson, Md.
Towson 4, Maryland 21286

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 proper notice be given, 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 4th day of May, 1965, at 10:00 o'clock A.M.

65-308-4
ARTHUR R. MORRIS
2801 WELLS AVENUE
EDGEWATER, MD. 21219
65-308-4
65-308-7
10089
51410
107

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 that the requested variance would grant relief to the petitioner without substantial injury to the health, safety and general welfare of the locality involved,

the above Variance should be had, ~~and it is hereby ordered that the same be granted.~~

a Variance to permit an 8 ft. width for one side yard and not less than 20 ft for the sum of both.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th 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, which permits an 8' width for one side yard and not less than 20 feet for the sum of both.

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 10th day of March, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

MICROFILMED

COLLEBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON 4, MD.
March 1, 1965
Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and described as follows to wit:

Beginning for the same on the south side of Wells Road at the distance of 578.12 feet southwesterly measured along the south side of Wells Road from the southwest side of Armistead Road and running thence and binding on the south side of Wells Road westerly by a line curving toward the right having a radius of 70 feet for a distance of 30 feet, thence leaving said road and running the three following courses and distances viz: South 21 degrees 03 minutes 19 seconds West 155.73 feet, South 71 degrees 03 minutes East 99.13 feet and due North 167.43 feet to the place of beginning.

Containing 0.23 of an Acre of land more or less.

Being Lot No. 178 as laid out on the Plat Showing Resubdivision of Lots 54-60, 121-124, 130-134, 165-171 Battle Park which plat is recorded among the Plat Records of Baltimore County in Plat Book L.M.L.M. No. 12 folio 116.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Govrelli, Director

SUBJECT: Petition 65-308-A. Variance to permit a side yard setback of .95 feet instead of the required 6 feet. South side of Wells Road 578.12 feet West of Armistead Road. Being the property of Arthur R. Morris.

15th District

HEARING: Tuesday, May 4th, 1965 (1000 A.M.)

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

PETITION FOR VARIANCE
15th DISTRICT
ZONING: Petition for Variance for a side yard.
LOCATION: South side of Wells Road 578.12 feet West of Armistead Road.
DATE & TIME: TUESDAY, MAY 4, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above Petition for Variance on the 4th day of May, 1965, at 10:00 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

CERTIFICATE OF PUBLICATION

TOWSON MD. 21286, 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 19th day of April, 1965, the first publication appearing on the 19th day of April, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press
DUNDALK, MD., April 14, 1965

THIS IS TO CERTIFY that the annexed advertisement of "Arthur R. Morris" 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 is to say, the same was inserted in the issues of 4-14-65

Stromberg Publications, Inc.
Publisher.

By: Mrs. Palmer Price
Mrs. Palmer Price

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

No. 30558
DATE 5/4/65

TO: Cash
Zoning Department of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
1	Advertising and posting of property for Arthur Morris 65-308-A	39.45
		39.45

3-485 423 • 30558 11P- 3945

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

No. 28687
DATE 4/4/65

TO: John Thomas Walsh, Esq.
Dunbar Building
Towson, Md. 21286

BILLED: Zoning Department of Balto. Co.

QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT \$
1	Petition for Variance for Arthur R. Morris 65-308-A	25.00
1	PHD - Baltimore County, Md. - Office of Finance	25.00

4-945 3252 • 28687 11P- 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.

John Thomas Walsh, Esq.
Dunbar Building
Towson, Md. 21286

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 27th day of March, 1965

JOHN G. ROSE
Zoning Commissioner

Owner Name: Arthur R. Morris
Reviewed by: James S. [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 157 Date of Posting: 4-26-65

Posted for: Hearing held May 4, 1965 at 10:00 A.M.

Petitioner: Arthur R. Morris

Location of property: 36 Wells Rd. 578.12'

Location of Sign: On the lawn 4' x 2' x 2' wooden sign and guard 3/4" from walkway, and road

Remarks: From Court

Posted by: [Signature] Date of return: 4-22-65

