

65-322-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl and Edward Julio, 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.

herby petition for a Variance from Section 211.1 to permit the following lot widths in lieu of the required 90 feet:

Lots #1, 2, 3 & 4 Block E - 81.90 feet

Lots #11, 12, 13 & 14 Block D - 82.72 feet

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

Relocation of extension of Church Road through this property by Baltimore County Engineering Department.

* Section 211.1 To permit a front yard on Lot 1 Block E of 10.95' instead of the required 15' and a front yard on Lot 11 Block D of 11.36' instead of the required 15'.

Section 211.3 To permit a side yard of 15' instead of the required 55' from the side of the street.

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 Carl and Edward Julio
Address 3024 Spaulding Ave., Baltimore, Md. 21215
Petitioner's Attorney John G. Rose
Protestant's Attorney _____
Address _____ day _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day _____

of _____ April _____ 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 _____ 17th day of _____ May _____ 1965, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Variance No. 65-322-A. Variance to permit lot widths for Lots 1, 2, 3 and 4, Block E of 81.90 feet instead of the required 90 feet; to permit a front yard on Lot 1, Block E of 10.95 feet instead of the required 15 feet; and a yard on Lot 11 Block D of 11.36 feet instead of the required 15 feet; to permit a side yard of 15 feet instead of the required 55 feet from the center line of the street on Lot 1 Block E and Lot 11 Block D. Northeast side of Church Road 165.37 feet Southeast of Downey Dale Road. Being the property of Carl and Edward Julio.

2nd District

RECEIVED: Monday, May 17, 1965 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition, and offers the following comment:

We understand that the subject petition arises because of the County's need to design a new alignment for Church Road. The new design was called for in order to circumvent the dwelling at 3024 Clifmar Road, reportedly erected without a building permit.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
TEL. 5300

GEORGE E. GAVRILIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Messrs. Carl & Edward Julio
3024 Spaulding Avenue
Baltimore, Maryland 21215

April 20, 1965

RE: Lot size, side yard variances for Carl Julio located 165/3 Church Road SE of Downey Dale Road District 2

Gentlemen:

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

The above comment is not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten days before the Zoning Commissioner's hearing.

Very truly yours,

James S. Rose
JAMES S. ROSE, Chief
Permit and Petition Processing

1jh

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 variance should be granted.

the above Variance should be had; and it further appearing that the reasons of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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

MICROFILMED

RE: PETITION FOR VARIANCE TO THE ZONING REGULATIONS NO. 9 of Church Road 165.37 feet Southeast of Downey Dale Road- 2nd District Carl and Edward Julio- Petitioner

HEROIC TIME
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 65-322-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of hardship shown, Variance to permit lot widths for Lots 1, 2, 3 and 4 Block E of 81.90 feet instead of the required 90 feet; and for Lots 11, 12, 13 and 14 Block D of 82.72 feet instead of the required 90 feet. To permit a front yard on Lot 1 Block E of 10.95 feet instead of the required 15 feet; and a front yard on Lot 11 Block D of 11.36 feet instead of the required 15 feet; to permit a side yard of 15 feet instead of the required 55 feet from the center line of the street for Lot 1 Block E and Lot 11 Block D.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of May, 1965, that the above-mentioned Variances should be and the same are granted, from and after the date of this order, subject to a review of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Charles D. Grace
Deputy Zoning Commissioner of Baltimore County

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8000

BEGINNING for the first at a point in the first line of that tract of land firstly described in a deed dated October 9, 1962 and recorded among the Land Records of Baltimore County in L.L.R. W.J.R. #4061 folio 305 etc. was conveyed by J. Alfred Marriot, Jr. and wife to Carl T. and Edward V. Julio, said point being on the Northeast side of Church Road, 60 feet wide, at the Southeast corner of Lot #1 Block H as shown on Plat 6 Courtleigh filed among the Plat Records of Baltimore County in Plat Book G, L.B. #24 folio 116 said beginning point also being distant 165.37 feet Southeastly measured from the intersection of the said Northeast side of Church Road with the Southeast side of Downey Dale Drive, thence running with and binding on part of said first line and running with and binding on part of the second line of said conveyance the two following courses and distance North 42 degrees 40 minutes 47 seconds East 177.58 feet and South 46 degrees 07 minutes 18 seconds East 126.43 feet to the Northwest side of Proposed Clifmar Road, 60 feet wide, thence binding on the said Northwest side of Clifmar Road and on the Northeast side of Proposed Church Road the four following courses and distances South 42 degrees 14 minutes 51 seconds West 152.75 feet, South 86 degrees 54 minutes 41 seconds West 114.06 feet, Northwestly by a line curving to the West with a radius of 695.00 feet for a distance of 106.20 feet and Northwestly by a line curving to the North with a radius of 645.00 feet for a distance of 12.30 feet to the place of beginning.

BEING Lots #1 through #4 inclusive Block E as shown on attached Plat.

BEGINNING for the second on the Southeast side of said Proposed Clifmar Road at a point in and distant 186.45 feet South 46 degrees 07 minutes 18 seconds

April 21, 1965

Carl Julio
3024 Spaulding Ave.
Baltimore, Md. 21215

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON 4, MARYLAND

Your petition has been received and accepted for filing this _____ day of _____ 1965.

Owner Name: Carl Julio

Reviewed by James S. Rose

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
225-3000

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

No. 30530

DATE 4/24/65

To: Carl and Edward Julio
3024 Spaulding Ave.
Baltimore 15, Md.

Bill-rendering Department of Baltimore Co.

QUANTITY	DEPOSIT TO ACCOUNT NO.	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	65-322-A	Paid - Baltimore Co. Md. - Office of Finance	25.00
1	4-2750 4111	30530 117-	25.00

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.

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 8-8000
-2-

East from the beginning of the second line of the heretofore described tract of land and thence running with and binding on part of said second line South 46 degrees 07 minutes 18 seconds East 115.67 feet, thence South 42 degrees 14 minutes 51 seconds West 171.85 feet to the said Northeast side of Proposed Church Road, thence binding on the said Northeast side of Church Road and on the said Southeast side of Proposed Clifmar Road the three following courses and distances, North 42 degrees 06 minutes 07 seconds West 106.19 feet, North 0 degrees 06 minutes 58 seconds West 14.82 feet and North 42 degrees 14 minutes 51 seconds East 151.69 feet to the place of beginning.

BEING Lots #11 through #14 inclusive Block D as shown on attached Plat.

Charles D. Grace

3/24/65

PETITION FOR VARIANCE 2nd DISTRICT

ZONING: Petition for Variance for Lot 11.
LOCATION: Northeast side of Church Road 165.27 feet South-east of Downey Dale Road.
DATE & TIME: MONDAY, MAY 17, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 301, 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 lot widths for Lots #1, 2, 3, and 4 Block E of 17.0 feet instead of the required 22 feet; and for Lots 11, 12, 13, and 14 Block D 82.72 feet instead of the required 90 feet. To permit, front yard on Lot 1 Block E of 40.95 feet instead of the required 45 feet; and a front yard on Lot 11 Block D of 11.34 feet instead of the required 45 feet; to permit a side yard of 45 feet instead of the required 55 feet from the center line of the street for Lot 1 Block E and Lot 11 Block D.

The Zoning Regulations to be accepted as follows:
Section 211.1-Lot widths 90 feet
Section 214.1-Lot width of front building line 45 feet.
Section 214.2-Side Yards 55 feet from the center line of the street.

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

Beginning for the first at a point in the first line of that tract, a land firstly described in a deed dated October 9, 1962 and recorded among the Land Records of Baltimore County in Liber 4, J.R.R. #1061 follow 385.00 ac. was conveyed by 2. Alfred Marrett, Jr. and wife to Carl T. and Edward V. Jallo, said point being on the Northeast side of Church Road, 60 feet wide, at the Southwest corner of Lot #1 Block H as shown on Plat 6, Courtship Road, among the Plat Records of Baltimore County in Plat Book C.L.R. #24, Lot 116 at beginning point also being distant 165.27 feet South-easterly measured from the intersection of the said Northeast side of Church Road with the Southwest side of Downey Dale Drive, thence running with and binding on part of said first line and running with and binding on part of the second line of said courses and distances North 42 degrees 10 minutes 47 seconds East 177.55 feet and South 16 degrees 07 minutes 15 seconds East 746.43 feet to the Northeast side of Proposed Clifmar Road, 60 feet wide, thence binding on the said Southwest side of Clifmar Road and on the Northeast side of Proposed Church Road the four following courses and distances South 12 degrees 11 minutes 51 seconds West 152.75 feet, South 86 degrees 54 minutes 41 seconds West 114.06 feet, Northwesterly by a line curving to the West with a radius of 605.00 feet for a distance of 106.20 feet and Northwesterly by a line curving to the North with a radius of 645.00 feet for a distance of 123.30 feet to the place of beginning.

Being Lots #1 through #4 inclusive Block E as shown on attached Plat.

Beginning for the second on the Southwest side of said proposed Clifmar Road at a point in and distant 156.45 feet South 16 degrees 07 minutes 15 seconds East from the beginning of the second line of this heretofore described tract of land and thence running with and binding on part of said second line South 45 degrees 07 minutes 18 seconds East 115.67 feet, thence South 42 degrees 11 minutes 51 seconds West 171.55 feet to the said Northeast side of Proposed Church Road, thence binding on the said Northeast side of Church Road and on the said Southwest side of Proposed Clifmar Road the three following courses and distances North 42 degrees 10 minutes 47 seconds East 177.55 feet, North 42 degrees 06 minutes 58 seconds West 118.92 feet and North 42 degrees 11 minutes 51 seconds East 156.45 feet to the place of beginning.

Being the property of Carl and Edward Jallo, as shown on plat plan filed with the Zoning Department.

Hearing Date: MONDAY, MAY 17, 1965 at 10:00 A.M.
Public Hearing: Room 301 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Ross
Zoning Commissioner Of Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 28, 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 17th day of May, 1965, the first publication appearing on the 29th day of April 1965.

THE TIMES.

Manager.
John H. Martin

Cost of Advertisement \$ 43.00
Purchase Order A9507
Requisition No. P426

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1965.

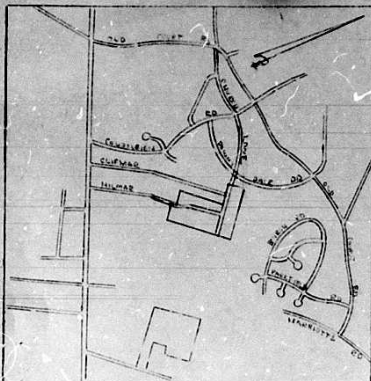
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md. once in each of successive weeks before the 19th day of May, 1965, the first publication appearing on the 29th day of April 1965.

THE JEFFERSONIAN.

Cost of Advertisement \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District. 2ND Date of Posting May 1, 1965
Posted for Variance
Petitioner: Carl & Edward Jallo
Location of property: 265 Church Rd. 165.27 ft. S. of Downey Dale Rd.
Location of Signs: 265 Church Rd. Clifmar Rd. Church Rd. @ N.E. Cor.
Clifmar Rd. and Church Rd.
Remarks:
Posted by J. G. Ross Date of return May 6, 1965
Signature
2 signs

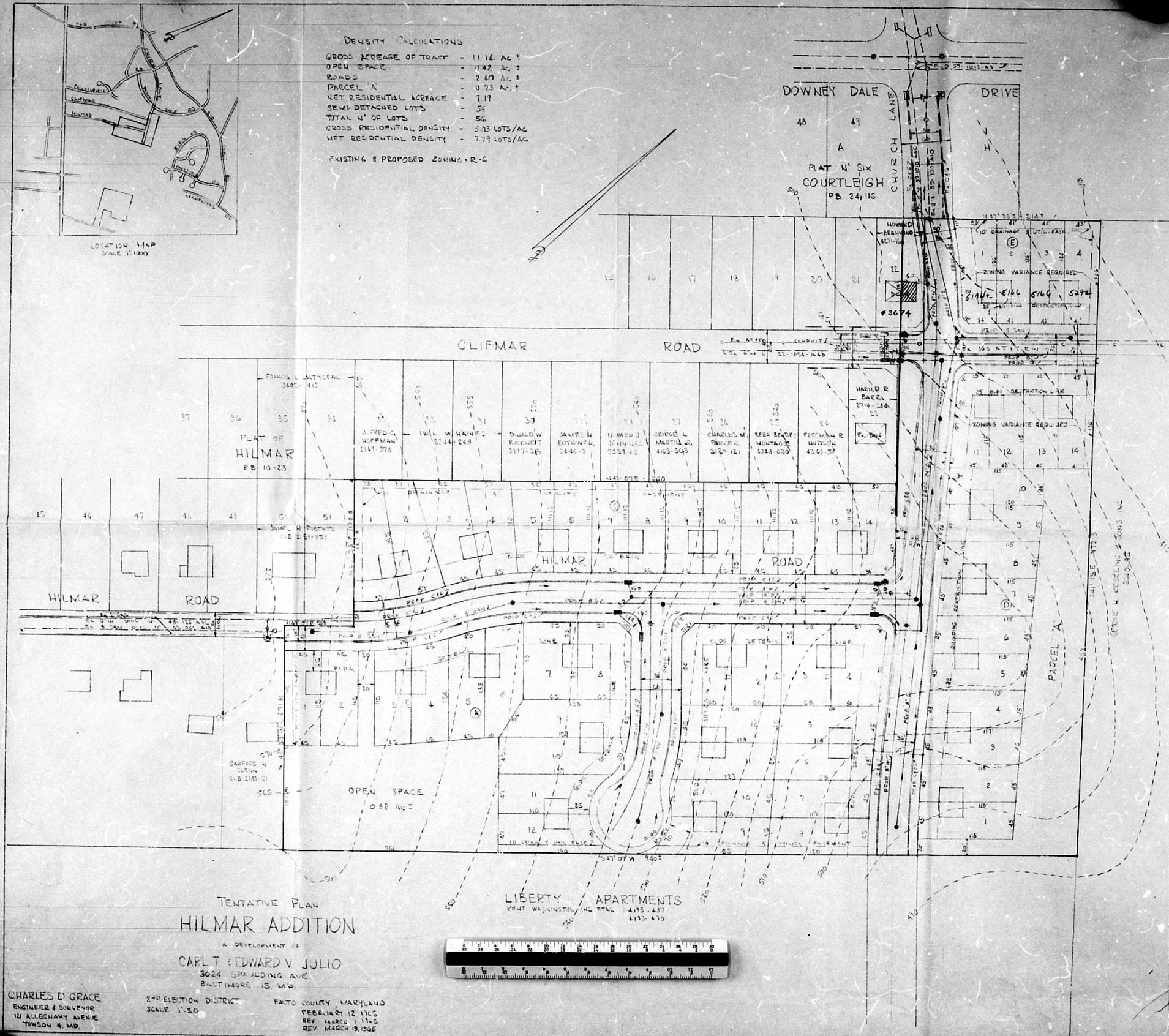


LOCATION MAP
SCALE 1"=100'

DENSITY CALCULATIONS

GROSS ACREAGE OF TRACT	- 11.14 AC.
OPEN SPACE	- 0.82 AC.
ROADS	- 2.40 AC.
PARCEL 'A'	- 0.73 AC.
NET RESIDENTIAL ACREAGE	- 7.17
SEMI-DETACHED LOTS	- 56
TOTAL N° OF LOTS	- 56
GROSS RESIDENTIAL DENSITY	- 5.13 LOTS/AC
NET RESIDENTIAL DENSITY	- 7.19 LOTS/AC

EXISTING & PROPOSED ZONING - R-6



TENTATIVE PLAN HILMAR ADDITION

A DEVELOPMENT OF
CARL T. EDWARD V. JULIO
3024 SPANGLING AVE.
BALTIMORE 15, MD.

CHARLES D. GRACE
ENGINEER & SURVEYOR
121 ALLEGHAM AVENUE
TOWSON 4, MD.

2ND ELECTION DISTRICT
SCALE 1"=50'

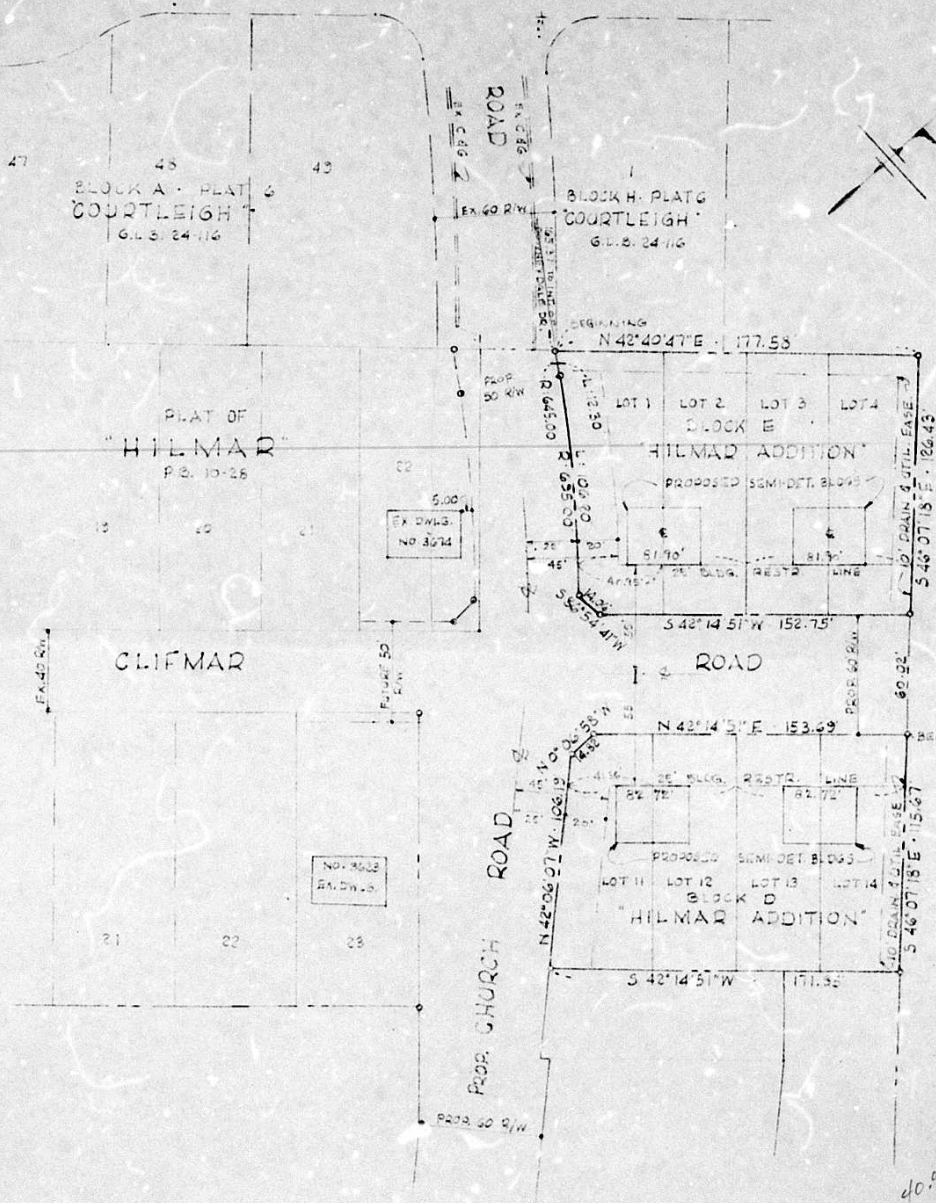
BALTO COUNTY, MARYLAND
FEBRUARY 12, 1965
REV. MARCH 1, 1965
REV. MARCH 9, 1965



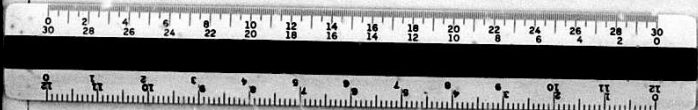
EXISTING DOWNEY DALE

DRIVE

EX. CHURCH



GEORGE H. KESELING & SONS, INC.
G.L.B. 2640-1-E



LOTS NO 11 THROUGH NO 14 - BLOCK D
&
LOTS NO 1 THROUGH NO 4 - BLOCK E
"HILMAR ADDITION"

CHARLES D. GRACE
ENGINEER & LAND SURVEYOR
121 ALLEGHANY AVE. TOWSON 4, MD.

Charles D. Grace

2ND ELECTION DISTRICT
BALTIMORE COUNTY, MD.

MARCH 28, 1965
SCALE: 1" = 50'