

65-333-4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

To: THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Walter L. Thomson, and
ESTELLE THOMSON, 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 11-1 to permit a width at the front building line of 50 feet instead of the required 55 feet.

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

a. Plot was recorded as 50 feet lots.

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.

Walter L. Thomson
Estelle Thomson
Contract purchaser
Address 320 S. Taylor Avenue
Baltimore, Md. 21221
Protestant's Attorney
Maguire & Brennan
825 Eastern Blvd.
Baltimore, Md. 21221

ORDERED by The Zoning Commissioner of Baltimore County, this 6th 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 through out Baltimore County, that postage be paid, 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 24th day of May, 1965, at 10:00 o'clock.

Walter L. Thomson
Estelle Thomson
County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

April 21, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave
Towson, Md. 21204

Your petition has been received and accepted for filing this 6th day of April, 1964.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Walter Thomson
Reviewed by: James S. Ryan

11494

65-333-4

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15-14 Date of Posting: 5-8-65

Posted for Hearing: May 24-65 at 10:00 A.M.

Petitioner: Walter Thomson

Location of property: 320 S. Taylor Ave. 200' x 100' S 1/4

Location of Sign: 320 S. Taylor Ave. 200' x 100' S 1/4

Remarks: Level ground, front 20' wide.

Posted by: Robert L. Smith Signature Date of return: 5-13-65

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 further appearing that by reason of

a Variance to permit a width at the front building line of 50' instead of the required 55' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of May 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 width at the front building line of 50 feet instead of the required 55 feet.

Alfred L. Brennan, Esquire
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 14th day of May 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. 21204

April 20, 1965

GEORGE E. BRENNAN, Esquire
825 Eastern Blvd.
Baltimore, Maryland 21221

JOHN G. ROSE
Zoning Commissioner

RE: Let area variance for Walter Thomson located 475 George Avenue S of Hutchinson Avenue-District 15

Dear Mr. Brennan:

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

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

1th

WILLIAM M. LEE
4604 Mainfield Avenue
Baltimore 14, Maryland

Phone: MA 6-2413

March 23, 1965

Lot 7 Resubdivision of lots 14 to 25 Block W The Taylor Land Co.
W.S. George Avenue 250 feet S. Hutchison Street
15th District Baltimore County, Maryland

Beginning for the same on the west side of George Avenue at the distance of 250 feet measured southerly along the west side of George Avenue from the south side of Hutchison Street, said point of beginning being at the division line between lots numbered 7 and 8 as shown on the plat of Resubdivision of lots 14 to 25 Block W plat of The Taylor Land Co. recorded among the land records of Balto. Co. in Plat Book 9 folio 73 and thence running and binding on the west side of George Avenue 50 feet wide South 25 degrees 39 minutes West 50 feet to the southern outline of lot 7 thence leaving George Avenue and binding on the southern outline of lot 7 North 64 degrees 21 minutes West 150 feet to the centre of a 10 foot alley thence running and binding on the centre of said alley North 25 degrees 39 minutes East 50 feet to the division line between lots numbered 7 and 8 above referred to and thence running and binding on said division line South 64 degrees 21 minutes East 150 feet to the place of beginning.

Lot 8 Resubdivision of lots 14 to 25 Block W The Taylor Land Co.
W.S. George Avenue 200 feet S. Hutchison Street

Beginning for the same on the west side of George Avenue at the distance of 200 feet measured southerly along the west side of George Avenue from the south side of Hutchison Street, said point of beginning being at the division line between lots numbered 8 and 9 as shown on the plat of Resubdivision of lots 14 to 25 Block W plat of The Taylor Land Co. recorded among the land records of Balto. Co. in Plat Book 9 folio 73 and thence running and binding on the west side of George Avenue 50 feet wide South 25 degrees 39 minutes West 50 feet to the division line between lots numbered 7 and 8 thence leaving George Avenue and binding on said division line North 64 degrees 21 minutes West 150 feet to the centre of a 10 foot alley thence running and binding on the centre of said alley North 25 degrees 39 minutes East 50 feet to the division line between lots numbered 8 and 9 above referred to and thence running and binding on said division line South 64 degrees 21 minutes East 150 feet to the place of beginning.



CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 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 14th day of May 1965.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John R. News, Zoning Commissioner Date: May 6, 1965

FROM: George M. Carroll, Director of Planning

SUBJECT: Petition No. 65-333-A - Variance to permit a width at the front building line of 50 feet instead of the required 55 feet. West side of George Avenue 250 feet South of Hutchison Street and the West side of George Avenue 200 feet South of Hutchison Street. Being the property of Walter and Estelle Thomson.

15th District

REMARKS: Monday, May 24, 1965 (10:00 A.M.)

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

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD. MAY 7, 1965

THIS IS TO CERTIFY, that the annexed advertisement of

Walter Thomson

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the

4th day of May 1965; that is to say, the same was inserted in the issues of 5-5-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

of Hutchison Street and the west side of George Avenue 200 feet South of Hutchison Street. Being the property of Walter and Estelle Thomson. May 24, 1965 at 10:00 A.M. County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

Beginning for the same on the west side of George Avenue at the distance of 200 feet measured southerly along the west side of George Avenue from the south side of Hutchison Street, said point of beginning being at the division line between lots numbered 8 and 9 as shown on the plat of Resubdivision of lots 14 to 25 Block W plat of The Taylor Land Co. recorded among the land records of Balto. Co. in Plat Book 9 folio 73 and thence running and binding on the west side of George Avenue 50 feet wide South 25 degrees 39 minutes West 50 feet to the division line between lots numbered 7 and 8 above referred to and thence running and binding on said division line North 64 degrees 21 minutes East 50 feet to the centre of a 10 foot alley thence running and binding on the centre of said alley North 25 degrees 39 minutes East 50 feet to the division line between lots numbered 8 and 9 above referred to and thence running and binding on said division line South 64 degrees 21 minutes East 150 feet to the place of beginning.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR A VARIANCE
15th DISTRICT
BONNING: Petition for a Variance for front building line of 50 feet instead of the required 55 feet. West side of George Avenue 250 feet South of Hutchison Street

TELEPHONE
823-3000

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

No. 30636

DATE 5/28/65

To:
Messrs. McGuire & Brennan
825 Eastern Ave.
Baltimore 21, Md.

BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT
\$62.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Advertising and posting of property for Walter Thomason	62.00
	865-333-A	
	PAD - Baltimore County, Md. - Office of Finance	
	5-2865 8219 * 30636 TTP--	62.00
4		

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.

TELEPHONE
823-3000

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

No. 30545

DATE 5/28/65

To:
Messrs. McGuire & Brennan
825 Eastern Ave.
Baltimore 21, Md.

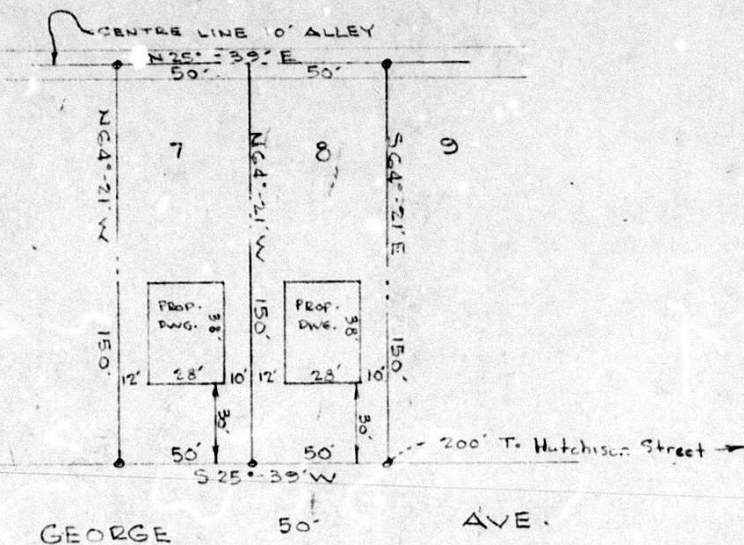
BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

TOTAL AMOUNT
\$25.00

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Variance for Walter Thomason	25.00
	865-333-A	
	PAD - Baltimore County, Md. - Office of Finance	
	4-3065 4405 * 30545 TTP--	25.00
4		

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.



LOTS 7 & 8 RESUBDIVISION OF LOTS 14-25 BLOCK W
THE TAYLOR LAND CO.

PLAT BOOK 9/73
15TH District Baltimore Co., Maryland
Scale: 1" = 50' Date: 3-23-65

ZONED R-G
AREA OF EACH LOT 7,500 SQ. FT.



NOTE: - SAN. SEWER & WATER IN GEORGE AVE.

Willard M. Lee
REG. CIVIL ENGR.

