

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John L. Fischer
1100 W. Chesapeake Ave., Baltimore, Md. 21205
hereby petition for a Variance from Section 211.1, to permit leaving a width
at the building line of 44' instead of the required 55'

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

Permission to divide 100 foot lot on Balrose Avenue, 100 Feet West of
Chesapeake Avenue, to legal size lot for building. Leaving illegal size lot.
Other houses in the area are on illegal size 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.

Contract purchaser: John L. Fischer
Address: 1100 W. Chesapeake Avenue, Baltimore County, Md. 21205
Petitioner's Attorney: Elizabeth E. Fischer
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day
of May, 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 the petition be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 17th day of June, 1965, at 1:00 o'clock
P.M.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

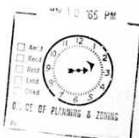
TO: Mr. James Dyer Date: 5-10-65
FROM: George H. Pryor
SUBJECT: Petition for Variance - John Fisher 55 Delrose Ave. W. of Chesapeake Ave.

Review of the subject plan, dated May, 1965, results in the following

comments:

Based upon the applicants' submitted plan it is assumed by this office that said
applicant is attempting to create an undersized lot of such depth as to be undesirable.
It would appear that the total lot involved should be developed to encompass one
dwelling.

GHP/cs



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 above

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

to permit a width at the building line of 44 feet
a Variance instead of the required 55 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th

day of June, 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 building
line of 44 feet instead of the required 55 feet.

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 June, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 23, 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 a week
for successive weeks before the 23rd day of May, 1965.

day of May, 1965, the first publication
appearing on the 23rd day of May, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

Beginning at the said point on the southeast side of Delrose
Avenue, said point being situated 700 ft. west of southeast
side of Chesapeake Avenue, and running along south side of Delrose
Avenue east for 44 ft. to dividing line. Then running south of
point to 225 ft. thence east 44 ft. to point parallel to south
side of Delrose Avenue, thence north 225 ft. to place of be-
ginning.

PETITION FOR A VARIANCE

18th DISTRICT

SECTION 211.1 - Lot Area and

Width-Width at front building

line of not less than 55 feet.

All that parcel of land in the

Fifteenth District of Baltimore

County.

The Zoning Regulations to be

excepted as follows:

Section 211.1 - Lot Area and

Width-Width at front building

line of not less than 55 feet.

All that parcel of land in the

Fifteenth District of Baltimore

County.

Beginning at the said point on

the southwest side of Delrose

Avenue, said point being situated

400 ft. west of southwest side

of Chesapeake Avenue, and running

along south side of Delrose Ave-

nue west for 44 ft. to dividing

line. Then running south of point

to 225 ft. thence east 44 ft. to

point parallel to south side of

Delrose Avenue, thence north

225 ft. to place of beginning.

Being the property of John L.

Fischer and Elizabeth E. Fischer

as shown on plat plan filed with

the Zoning Department.

Hearing Date: Thursday, June 17,

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

OFFICE OF
The Community Press

DUNDALK, MD. May 26, 1965

THIS IS TO CERTIFY that the annexed advertisement of
"John L. Fischer"
was inserted in THE COMMUNITY PRESS, a weekly news-
paper published in Baltimore County, Maryland, once a week
for 1 successive week before the
25th day of May 1965; that is to say,
the same was inserted in the issues of 5-26-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 30690 DATE 5/22/65
TO: John L. Fischer 7945 Delrose Ave. Baltimore, Md. 21206	BILLED Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$25.00
Advertising and posting of property	6-2260 7648 * 30690 119-	\$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.		

May 11, 1965

Mr. John L. Fischer
7945 Delrose Ave.
Baltimore, Md. 21206
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

4TH day of MAY, 1964.

JOHN G. ROSE
Zoning Commissioner

Owner Name: John L. Fischer

Reviewed by: [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 4, 1965
FROM: Mr. George E. Gerrells, Director of Planning
SUBJECT: Petition No. 65-370-A. "Variance to permit a width at the building line of 44 feet instead of the required 55 feet. South side of Delrose Avenue 360 feet West of Chesapeake Avenue. Being the property John L and Elizabeth E. Fischer"
5th District
HEARING: Thursday, June 17, 1965 (1:00 P.M.)

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

This petition is tantamount to a request for a subdivision of land. Section 44-40 of the Baltimore County Subdivision Regulations states, with regard to lots created, that "Excessive depth in relation to width shall be avoided." The ratio of depth to width for the subject parcel would be over 3:1 to 1.

A better way for the petitioner to obtain relief and a realistic utilization of his property would be a subdivision resulting in one rectangular and one "panhandle" lot. Not only would this avoid any need for a variance, but it would comply with the Subdivision Regulations as well.

CERTIFICATE OF POSTING

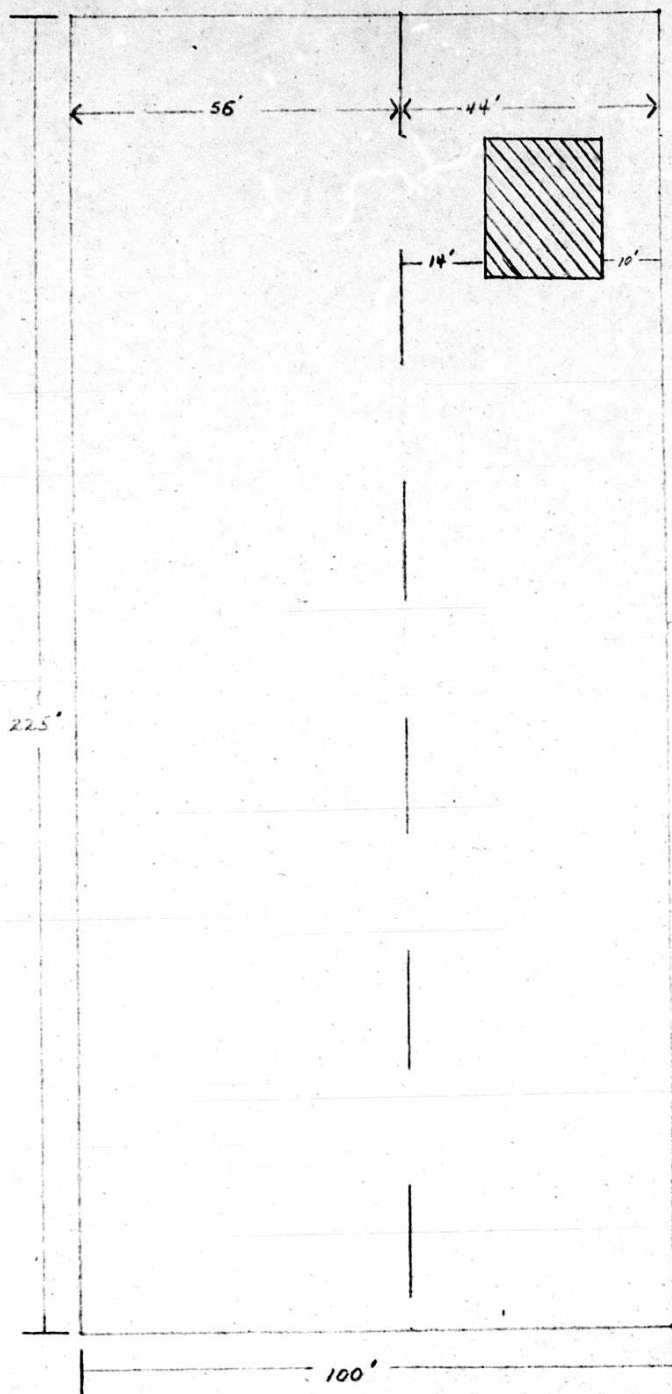
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Hearing this is June 17, 1965 at 1:00 P.M.
Petitioner: John L. Fischer
Location of property: 7945 Delrose Ave. 360' W. of Chesapeake Ave.
Location of Signs: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 6-3-65

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 30625 DATE 5/25/65
TO: John L. Fischer 7945 Delrose Ave. Baltimore, Md. 21206	BILLED Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	TOTAL AMOUNT \$25.00
Petition for Variance	6-2260 7648 * 30690 119-	\$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.		

DALROSE AVE

3rd' To
Chesaco Ave



$\frac{1}{4}'' = 5'$

