

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Katherine Chenoweth, 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 238.2 required 30' offset to 4' offset on west side and 10' offset on east side. From Sec. 238.2 to existing setback established by adjacent properties.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty): This lot is a recorded 50' lot with developed lots on either side. This request has been made since the existing zoning requirement would inflict unreasonable hardship.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

Katherine Chenoweth
Katherine Chenoweth
Legal Owner
Address: 5022 Old Harbor Road
Baltimore, Maryland 21214

Petitioner's Attorney Protestant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this 1st day of June, 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 the 7th day of July, 1965, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

J. Walter Jones & Company
7905 Harford Road
Baltimore, Md. 21234

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

1st day of June, 1965

Owners Name: Katherine Chenoweth
Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

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 strict compliance with Section 238.2 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety and general welfare of the neighborhood,

the above Variance should be had, and it further appearing that by reason of the following facts that the above Variance should be granted:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of July, 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

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 strict compliance with Section 238.2 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety and general welfare of the neighborhood,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of July, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 22, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition No. 66-7-A. "Variance to permit a side yard setback of 4 feet on the west side and 10 feet on the east side instead of the required 30 feet. North side of Joppa Road 270 feet East of Edgington Road. Being the property of Katherine Chenoweth."

9th District

HEARING: Wednesday, July 7, 1965 (11:00 a.m.)

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

If the variance requested should be granted, we request that the granting be made subject to approval of the site plan by this office.

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
121 ALLEGANY AVENUE
TOWSON, MD. 21204
VALLEY 5-6080

DESCRIPTION FOR VARIANCE Lot #30

BEGINNING for the same on the Northernmost side of Joppa Road, 40 feet wide, at the division line between Lot #30 and #31 Section G as shown on a Plat of Rosina Dei filed among the Plat Records of Baltimore County in Plat Book W.P.C. #7 Part 2 folio 147, distant 270 feet more or less measured Southwesterly from the West side of Edgington Road, thence binding on said side of Joppa Road South 87 degrees 33 minutes 26 seconds West 49.97 feet to the division line between Lot #29 and #30 Section G as shown on said Plat, thence binding on said division line and on the Northernmost line of said Lot #30 as shown on said Plat the two following courses and distances:

North 7 degrees 39 minutes 00 seconds West 105.74 feet and

North 75 degrees 47 minutes 00 seconds East 50.09 feet to the said division line between Lot #30 and #31 Section G as shown on said Plat, thence binding on said division line South 7 degrees 39 minutes 00 seconds East 116.00 feet to the place of beginning.

CONTAINING 0.127 Acres of land more or less.

BEING Lot #30 Section G as shown on a Plat of Rosina Dei filed among the Plat Records of Baltimore County in Plat Book W.P.C. #7 Part 2 folio 147.

5/20/65

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31951

DATE 7/8/65

TO: J. Walter Jones & Co., Inc.
7905 Harford Road
Baltimore, Md. 21234

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT DUE
QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Katherine Chenoweth		44.75
66-7-A		
		44.75

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.

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

No. 30683

DATE 6/15/65

TO: J. Walter Jones & Co.
7905 Harford Road
Baltimore, Md.

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT DUE
QUANTITY	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Variance for Katherine Chenoweth		25.00
66-7-A		
		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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

June 3, 1965

J. Walter Jones & Company
7905 Harford Road
Baltimore, Maryland 21234

SUBJECT: 20' yard and front yard variances for Katherine Chenoweth, located on the north side of Joppa Road 270' west of Edgington Road

Gentlemen:

The Zoning Advisory Committee has reviewed the subject petition and make the following comments:

OFFICE OF PLANNING AND ZONING: The petitioner has requested a 16' side yard variance on the east side. However, the plans indicate a 15'-3/4" side yard. Details concerning the parking and general development plan will be made at the building permit stage if the request is granted.

The above comments are 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 & the Deputy Director of the Office of Planning and Zoning will submit recommendations in the appropriateness of the requested zoning ten (10) days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

Bureau of Traffic Engineering State Roads Commission
Board of Education Fire Bureau
Bureau of Engineering Health Department
Buildings Department Industrial Development Commission

Very truly yours,

John G. Rose
Petition and Permit Processing

cc: Mr. J. Quisby,
Office of Planning and Zoning

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 6-17-65
Posted for: Katherine Chenoweth
Petitioner: Katherine Chenoweth
Location of property: N. side of Joppa Rd. 270' W. of Edgington Rd.
Location of Sign: On lot north of J. Walter Jones & Co. 7905 Harford Road, Baltimore, Md.
Remarks: See property line of 1756' from Rd.
Posted by: Robert L. Smith Date of return: 6-24-65

66-7

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 one week ~~one month~~ before the 7th day of July, 19 65, the first publication appearing on the 18th day of June, 19 65.

THE JEFFERSONIAN,
L. Frank Street
Manager

[illegible]

OFFICE OF

DUNDALK, MD., June 16, 1965

Stromberg Publications, Inc.[illegible]

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOMLIN, MD. 21204
VA. 5-2000

GEORGE E. GAVRELIS
DIRECTOR

JOHN G. ROSE
JUNIOR COMMISSIONER

Mrs. Katherine Chenoweth
6029 Old Harford Road
Baltimore, Maryland 21211

Date: October 4, 1965

Subject: Approved Site Plans
Zoning file # 66-7
Bldg. # _____

Northside of Joppa Road
West of Eddington Road

Gentlemen:

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order # _____.

This plan has been inserted in our Zoning file # 66-7

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office.

Very truly yours,

James E. Dyer
JAMES E. DYER, Chief
Petition and Permit Processing

JED/h

