

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Matthew Kibler, 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 211.1

To permit an area of 8500 square feet instead of the required 10,000 square feet, and to permit a front building line of 85 feet instead of the required 90 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

same to build a semi-detached house on this size piece of land

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 _____ Legal Owner _____
Address _____ Address 3648 Washington Blvd.
_____ Baltimore 27, Md.
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 2-8000

GEORGE E. GAVELIN
DIRECTOR
JOHN G. ROSE
ASSISTANT COMMISSIONER

Mr. Matthew Kibler
3648 Washington Boulevard
Baltimore, Maryland 21227

July 1, 1965

Re: Lot Area and Width Variance
For Matthew Kibler, located S/2
of Front Avenue S of Charleston
Avenue, 13th District
(Item 10 June 22, 1965)

Dear Mr. Kibler:

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

The above comments 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 10 days before the Zoning Commissioner's hearing.

Very truly yours,

John G. Rose
John G. Rose, Chief
Permit and Petition Processing

JED:ylb

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 Sec. 211.1 of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variance requested would grant relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and to permit 8500 square feet in area instead of the required 10,000 square feet; and to permit a front building line of 85 feet instead of the required 90 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th 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 to permit 8500 sq. ft. in area instead of required 10,000 sq. ft., and to permit a front building line of 85 feet instead of 90 feet, and the Office of Planning and Zoning, Baltimore County, is directed to issue a Zoning Ordinance to 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

All that parcel of ground, beginning at a point on the South side of Fourth Avenue, 240 feet East of Charleston Avenue, thence running in a Southerly direction 100 feet to a point, thence running Westerly 85 feet to a point, thence running Northerly 100 feet to a point, thence running Westerly on the South side of Fourth Avenue 85 feet to the point of beginning.

This being known as lots 861, 860, 859 and easterly 10 feet of lot 858, Block 23, plat of Lansdowne, 1-49, 13th District of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting July 1, 1965
Posted for Matthew Kibler
Petitioner: Matthew Kibler
Location of property: S/2 of Front Avenue S of Charleston Ave.
Location of Signs: 100 ft. S of Front Avenue S of Charleston Ave.
Remarks: _____
Posted by _____ Signature _____ Date of return: July 1, 1965

July 1, 1965
Mr. Matthew Kibler
3648 Washington Blvd.
Baltimore, Md. 21227
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 22nd day of June, 1965

Owner Name: Matthew Kibler

Reviewed by: John G. Rose

JOHN G. ROSE
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 31997 DATE 7/23/65
TO: The Kibler Bros. Contracting Co. 3648 Washington Blvd. Baltimore 27, Md.		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 66-622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$5.50
QUANTITY	Advertising and posting of property for Matthew Kibler #6-27-A	45.50
FID - Baltimore County, Md. - Chief of Finance		
1-2360 9337 • 31997 TTP-		5.50

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 31938 DATE 7/4/65
TO: The Kibler Bros. Contracting Co. 3648 Washington Blvd. Baltimore 27, Md.		BILLED BY: Zoning Dept. of Balto. Co.
DEPOSIT TO ACCOUNT NO. 66-622	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$5.00
QUANTITY	Advertisement Variance for Matthew Kibler #6-27-A	25.00
FID - Baltimore County, Md. - Chief of Finance		
1-665 8345 • 31938 TTP-		25.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, July 16, 1965

FROM: George E. Gavelin, Director

SUBJECT: Petition #66-27-A. Variance to permit 8500 square feet in area instead of the required 10,000 square feet; and to permit a front building line of 85 feet instead of the required 90 feet. South side of 4th Avenue 240 feet East of Charleston Avenue. Being the property of Matthew Kibler.

13th District

HEARING: Wednesday, July 28, 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

TOWSON, MD. July 8, 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 week, consecutive weeks before the 28th day of July, 1965, the first publication appearing on the 8th day of July, 1965.

THE JEFFERSONIAN

Cost of Advertisement, \$...

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 8, 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 week, consecutive weeks before the 19th day of July, 1965, the first publication appearing on the 19th day of July, 1965.

THE TIMES

Cost of Advertisement, \$...

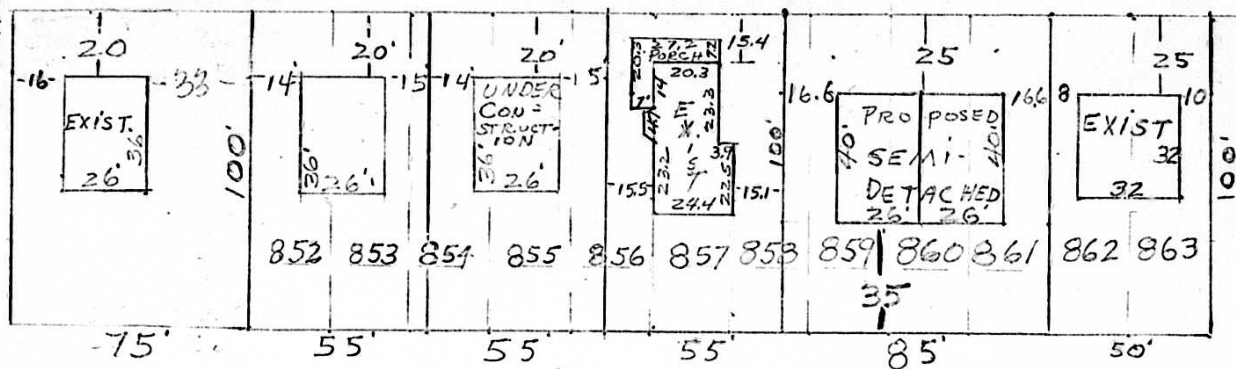
PETITION FOR A VARIANCE - 13TH DISTRICT
ZONING: Petition for Variance for Lot Area and front building line.
LOCATION: South side of 4th Avenue 240 feet East of Charleston Avenue.
DATE & TIME: Wednesday, July 28, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing for a Variance to the Zoning Regulations of Baltimore County to permit 8500 square feet in area instead of the required 10,000 square feet, and to permit a front building line of 85 feet instead of the required 90 feet.
The Zoning Regulation to be accepted as follows:
Section 211.1 - Lot Area and Width - 10,000 square feet for each residential dwelling and 90 feet for front building line for pair of lots for a semi-detached dwelling.
All that parcel of land in the Thirteenth District of Baltimore County
Kibler, as shown on plat also filed with the Zoning Department, July 21, 1965 at 10:00 A.M.
Hearing Date: Wednesday, July 28, 1965 at 10:00 A.M.
County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of: JOHN G. ROSE
Zoning Commissioner of Baltimore County
July 8, 1965

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Being the property of Matthew Kibler, as shown on plat plan filed with the Zoning Department.
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By Order Of: John G. Rose

CHARLESTON

FOURTH AVE.



PLAT OF LANSDOWNE
1-49

$$1'' = 40'$$
