

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Lucille M. Custis, 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 211.3 To permit side yard setbacks of 7 feet instead of the required 8 feet and 12 feet; Section 211.4 To permit a lot of 600 square feet and an area of 6200 square feet for a two family dwelling instead of the required 90 feet and 10,000 square feet in area.

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

Having to move from my present location in Baltimore City on account of Urban Renewal Operations. Planning to use one of the houses being sold at Fort Meade which has dimensions of 26' x 38'.

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 _____
Petitioner's Attorney _____ Protester's Attorney _____
Address _____ Address _____

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

of _____ August _____ 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 _____ 9th _____ day of _____ September _____, 1965, at 1:30 o'clock p.m.

Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District _____ Date of Posting _____
Posted for _____
Petitioner: _____
Location of property: _____
Location of Signs: _____
Remarks: _____
Posted by _____ Signature _____ Date of return _____

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 further appearing that by reason of:

To permit a side yard setback of 7 feet instead of the required 8 feet and 12 feet; to permit a lot of 600 feet and an area of 6200 square feet for a two family dwelling instead of the required 90 feet and 10,000 square feet in area.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____ September _____ 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 side yard setback of 7 feet instead of the required 8 feet and 12 feet; to permit a lot of 600 feet and an area of 6200 square feet for a two family dwelling instead of the required 90 feet and 10,000 square feet in area, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and 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 _____ September _____ 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

petition for zoning variance from Area and Height Regulations;

To The Zoning Commissioner of Baltimore County:

I, Mrs. Lucille M. Custis, legal owner of the following described property in Cherry Heights, same being known as lot no. 65, as shown on plat of Cherry Heights, recorded in Plat Book No. 3, Folio 71, and being located 230.1 feet along the North-east side of Beech Avenue from its intersection with the South side of Sullerton Avenue, said lot being 40 feet wide and 100 feet deep, giving an area of 4000 square feet.

Said lot being described on the plat accompanying this description and thus being a part thereof, hereby petition for a Variance from Section 211.3 to permit side yard setback of 7 feet instead of the required 8 feet and 12 feet; Section 211.4 to permit a lot of 60 feet with a total area of 6200 square feet for a two-family dwelling instead of the required 90 feet and 10,000 square feet in area of the zoning regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons:

being compelled to move from my present location, 1338 W. Lafayette Avenue, in the City of Baltimore, because of the Urban Renewal activities, and having purchased one of the houses at Fort Meade, which are no longer needed there, the size of which is 26 feet wide and 38 feet long; which I am planning to have moved to the lot in question, as soon as I can get the necessary clearance from the Housing Board of Baltimore County.

The lot being 40 feet wide and the house 26 feet wide leaving only 14 feet to be divided between the two sides, giving 7 feet to each side.

Anxiously awaiting your decision in the matter, I am, respectfully,

Date _____

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave. August 31 1965
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for variance-Lucille M. Custis-66-67-A was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 9th day of September 1965; that is to say, the same was inserted in the issues of August 16, 1965

Stromberg Publications, Inc.
Publisher.

By _____

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 29, 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 one (1) successive weeks before the 29th day of September, 1965, the last publication appearing on the 19th day of August 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 20, 1965
FROM: George E. Govevris
SUBJECT: 66-67-A. Variance for side yard setback and two family dwelling. Northeast side of Beech Avenue 230.1 feet from South side of Sullerton Avenue. Being the property of Lucille M. Custis.
14th District
HEARING: Thursday, September 9, 1965 (1:30 P.M.)

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

It would appear that granting of this petition would conflict with Section 307 of the Zoning Regulations. This section stipulates that no increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any grant of a variance from height or area regulations. Granting the variance would double the density of development in the lot to a figure approaching 14 dwellings per acre rather than the 7.55 dwellings now permitted. (See Section 211.5).

Mrs. Lucille M. Custis
1338 Lafayette Ave.
Baltimore, Md. 21217

August 10, 1965

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 3rd day of August 1965

Owners Name: Lucille M. Custis

Reviewed by _____

JOHN G. ROSE
Zoning Commissioner

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No 31979
DATE 7/19/65

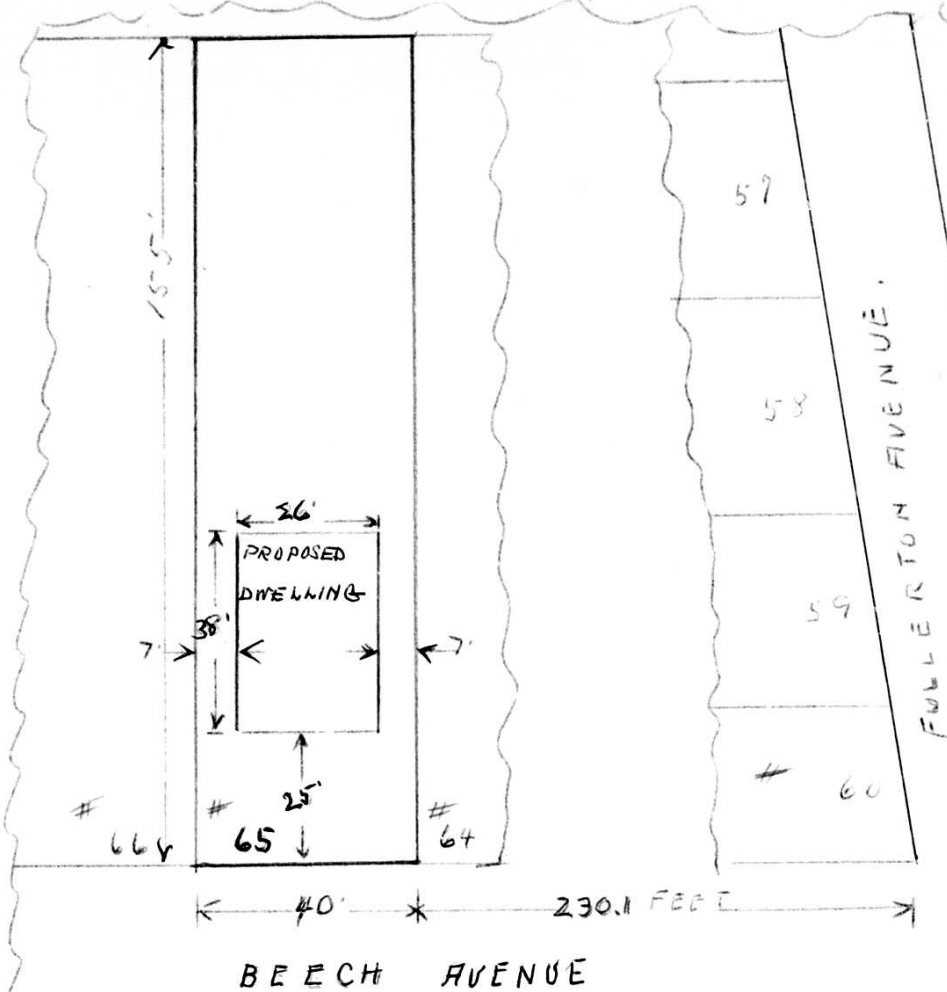
DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Petition for Lucille M. Custis	75.00
		75.00

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.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No.32096
DATE 9/9/65

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	Cost of advertising and posting property No. 66-67-A	\$36.40
		36.40

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND



PLAT, LOT NO 65 CHERRY HEIGHTS DEVELOPMENT

OFF BELAIR ROAD BALTIMORE COUNTY MD

Scale 1"=24' JUN 71465

MRS. LUCILLE CUSTIS, 1338, W. LAFAYETTE AVE, BALTO. MD. 21217