

66-79-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lucetta B. Fisher
I, or we, Arthur K. Bosley, 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 a distance at the front building line of 85 feet and 87 feet for semi-detached houses 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)
The zoning regulations would permit four duplexes, units which we feel would not be as desirable or saleable and would not be as congenial to the neighborhood. These lots particularly adapt to four semi-detached units as there is ample space for side yards and access for rear and total area.

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 of Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 27th day of September 1965, at 10:00 o'clock

A.M.
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

August 30, 1965

George E. Gavelis
John G. Rose
Zoning Commissioner

Mrs. Lucetta B. Fisher
1707 Nuxton Road
Towson, Maryland 21204

Re: lot width variances for
Lucetta B. Fisher, located
at 1707 Nuxton Road, 9th District
(Item 3 August 24, 1965)

Dear Mrs. Fisher:

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

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 and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning to the Zoning Commissioner's hearing.

Very truly yours,

James H. Rose, Jr.
Petition and Permit Processing

JD:lyb

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

to permit a distance at the front building line of 85 feet and 87 feet for semi-detached houses instead of the required 90 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6 day

of October 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 distance at the front building line of 85 feet and 87 feet for semi-detached houses instead of the required 90 feet.

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.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 17, 1965

FROM: George E. Gavelis

SUBJECT: Petition 66-79-A, for a variance for width at the front building line on property on the north side of Limit Avenue, 377 feet east of Sherwood Road, 9th District. (Arthur K. Bosley, et al; hearing: September 27, 1965.)

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

1. The petitioner's lotting of the subject parcel does not result in an optimum subdivision of land. While we have no objection to the placement of four semi-detached houses on the tract, we recommend that the new middle and east lot lines be relocated so as to reduce the lot-width at the building line for the semi-detached pair of houses on the eastern portion of the tract to 90 feet (45 feet per lot), and that a 45-foot width for the east house of the other pair be provided. In this way only the westernmost lot would have less than 45 feet of width at the building line and desirable 5000-square-foot minimum areas for all four lots would result. (If the tract were subdivided as shown on the petitioner's plot, one lot would be only 4200 square feet in area).
2. In addition to the lot-width variance, a variance from the local open space provisions of Sec. 211.1 of the Zoning Regulations would also be required.

PETITION FOR VARIANCE

9th District
ZONING: Petition for a Variance for front building line.
LOCATION: North side of Limit Avenue 377 feet East of Sherwood Road.
DATE & TIME: MONDAY, SEPTEMBER 27, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for a Variance to the Zoning Regulations of Baltimore County, to permit a distance at the front building line of 85 feet and 87 feet for semi-detached houses instead of the required 90 feet.

The Zoning Regulation to be granted as follows:
Section 211.1 - Lot Width - 90 feet for the pair of lots occupied by semi-detached dwelling.
All that parcel of land in the 9th District of Baltimore County.

Beginning for the same at a point on the North side of Limit Avenue, at the distance of 377 ft. measured Easterly along the North side of said Avenue from the East side of Sherwood Road, thence running North 04 degrees 28 minutes West 130.00 ft. to the South side of Rockwood Road, thence running along the side of Rockwood Road North 85 degrees 31 minutes East 40 ft. to the South side of Rockwood Road, thence running South 04 degrees 28 minutes East 130.00 ft. to the North side of Limit Avenue, thence running Due West along the North side of Limit Avenue 160 ft. to the point of beginning.

Containing 0.24 of an acre more or less and being a part of the land covered in the deed from Nigel Alberman to Lucetta Fisher, et al, dated Oct. 19, 1964 and recorded among the Land Records of Baltimore County, in Liber R.R.G. No. 674 folio 191 v.6.

Hearing Date: Monday, September 27, 1965 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., September 6, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Arthur K. Bosley" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 7th day of September 1965; that is to say, the same was inserted in the issues of 9-6-65

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement printed and published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each 2 days, 2 times successive weeks before the 24th day of September 1965, the first publication appearing on the 21st day of September 1965.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

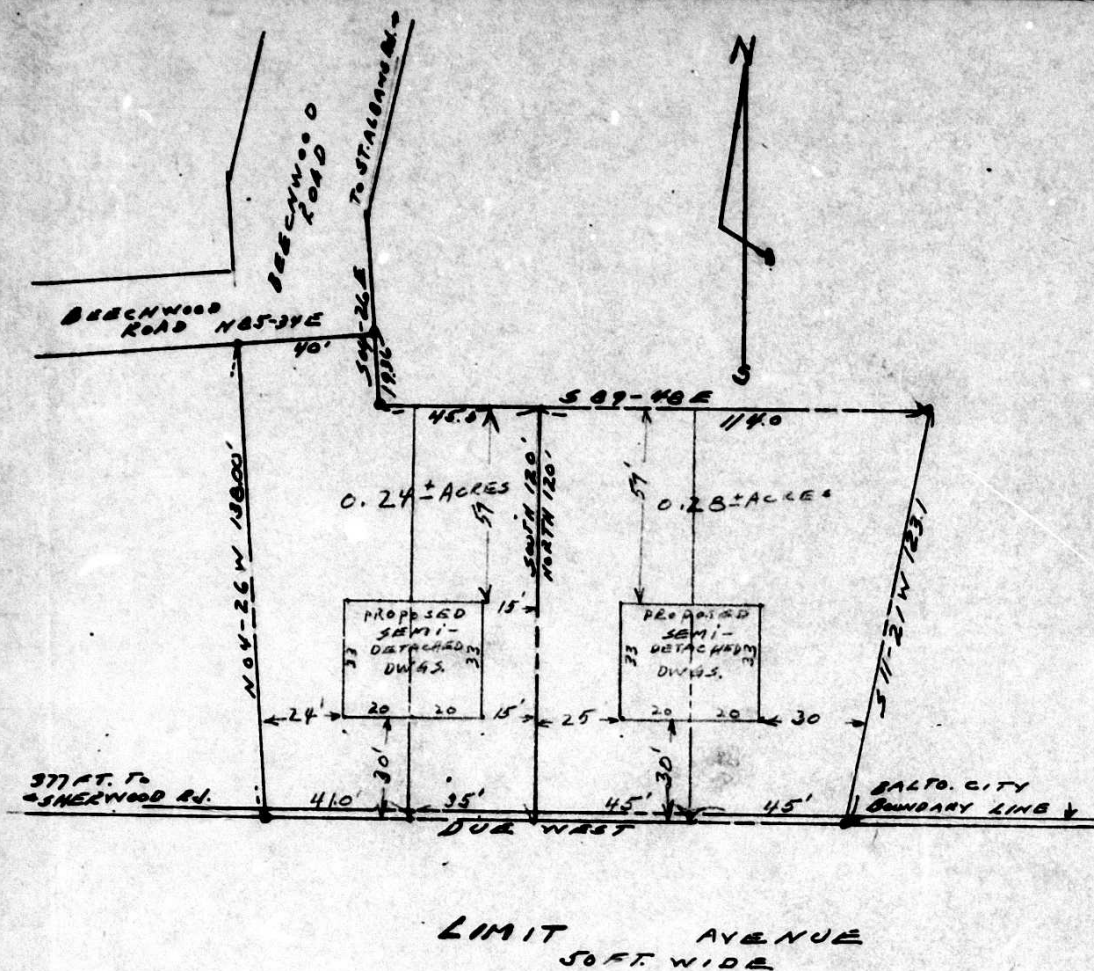
Towson, Maryland

District: 9th Date of Posting: 9/19/65
Posted for: Hearing on Pet. 27-65 at 10:00 A.M.
Petitioner: Arthur K. Bosley
Location of property: N.E. Limit Ave. 377' E. of Sherwood Rd.
Location of Sign: On Limit Ave. Across from Rockwood Ave. and Across from House #1235
Remarks: Robert E. Bell
Posted by: Robert E. Bell Date of return: 9/16/65

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 33427 DATE 9/23/65
To: Lucetta B. Fisher 1707 Nuxton Road Towson, Md. 21204		
BILL TO: Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. 66-79-A	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL DOLLARS \$4.50
QUANTITY	Advertising and posting of property	46.50
9-23-65 2124 * 33427 TWP		150
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. 32089 DATE 9/21/65
To: Lucetta B. Fisher 1707 Nuxton Road Towson, Maryland		
BILL TO: Zoning Dept. of Balto. Co.		
REPORT TO ACCOUNT NO. 66-79-A	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL DOLLARS \$5.00
QUANTITY	Petition for Variance	25.00
9-16-65 1224 * 32089 TWP		2500
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		

Patitioner: Lucetta B. Fisher, et al
Patitioner's Attorney: _____
Notarized by: _____
Notary Public: _____
Zoning Commissioner: _____
Zoning Department: _____
Date: September 31, 1965



GARDEN APTS.

GROUP HOUSES THIS SIDE
WARD No. 27 - BLK 5210-C

Plat showing proposed dwellings on Limit Avenue,
Ninth District, Balto. Co., Maryland

Present zoning - R-6, unimproved.

Proposed variance of lot width of 76 ft. instead of 90 ft.

Scale 1 in. to 40 ft. July 1965

Robert C. Norris, Reg. Surveyor, No. 759
Old Court Road, Balto. # 7, Md.