

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anderson R. Lewis, of the County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a Variance from Section 211.3, To permit sideyard setbacks of 5 feet instead of the required 8 feet and 12 feet.

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

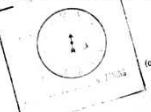
Let also law not permit construction of the proposed home.

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 \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_  
 Address \_\_\_\_\_ Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September, 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, the 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 25th day of October, 1965, at 11:00 o'clock A.M.



Zoning Commissioner of Baltimore County.

66-101-A  
ANDERSON R. LEWIS  
N/S OAK ST., 407.5' W. OF PINE ST.  
66-101-A  
66-101-A

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 unreasonable hardship

the above Variance should be had; and it is hereby ordered that the same be granted.

a Variance to permit side yard setbacks of 5' instead of the required 8' and 12'. 22

IT IS ORDERED by the Zoning Commissioner of Baltimore County this \_\_\_\_\_ day of \_\_\_\_\_, 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 side yard setbacks of 5' instead of the required 8' and 12', subject to approval of the site plan by the Bureau of Public Services and 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 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

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. G. G. Rose, Zoning Commissioner Date: October 15, 1965  
 FROM: Mr. George E. Gorrilli, Director, Office of Planning and Zoning  
 SUBJECT: Petition #66-101-A. Variance to permit a side yard setback of 5 feet instead of the required 8 feet and 12 feet. North side of Oak Street, 407.5 feet West of Pine Street. Being the property of Anderson R. Lewis.

12th District  
 HEARING: Monday, October 25, 1965 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

- 2 -

Anderson R. Lewis - No. 66-101-A  
 Street, is 8 feet from Mr. Lewis' property line, and the house located at 112 Oak Street is 8 feet 6 inches from Mr. Lewis' property line. Granting the variance requested by Mr. Lewis would still leave a distance of 13 feet between his house and the house located at 110 Oak Street, and 13-1/2 feet between his house and the house located at 114 Oak Street. This is greater than the distance between the majority of homes already built on the north side of Oak Street.

**ORDER**

For the reasons set forth in the foregoing Opinion, it is this 16th day of December, 1966, by the County Board of Appeals, ORDERED that the variance petitioned for be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, Subtitle B, of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

R. Bruce Alderman

PETITION FOR A VARIANCE FROM SECTION 211.3 OF THE ZONING REGULATIONS OF BALTIMORE COUNTY FOR A VARIANCE TO PERMIT A SIDE YARD SETBACK OF 5 FEET INSTEAD OF THE REQUIRED 8 FEET AND 12 FEET. NORTH SIDE OF OAK STREET, 407.5 FEET WEST OF PINE STREET. BEING THE PROPERTY OF ANDERSON R. LEWIS.

**CERTIFICATE OF PUBLICATION**

OFFICE OF The Community Press  
 DUNDALK, MD., October 6, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Anderson R. Lewis" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 2 successive weeks before the 5th day of October 1965; that is to say, the same was inserted in the issues of 10-6-65

**Stromberg Publications, Inc.**  
 Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 12th  
 Date of Posting: 10-8-65  
 Posted for: Monday, Oct 25, 65 AT 11:00 A.M.  
 Petitioner: Anderson R. Lewis  
 Location of property: N/S Oak St. 407.5' W of Pine St.  
 Location of Sign: Corner of Oak St. and 114 Oak St.  
 Remarks: Robert B. Bunker  
 Posted by: Robert B. Bunker Date of return: 10-14-65

RE: PETITION FOR VARIANCE FROM SECTION 211.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS, N/S OAK STREET 407.5' W. OF PINE STREET, 12th DISTRICT ANDERSON R. LEWIS, PETITIONER

**OPINION**

This matter comes before the Board on the petition of Anderson R. Lewis for a variance to permit a side yard setback of 5 feet for the dwelling he proposes to build instead of the required setbacks of 8 feet on one side and 12 feet on the other side. Mr. Lewis proposes to build his dwelling on a lot known as 112 Oak Street in the area of the Twelfth Election District of Baltimore County known as Turner's Station. Mr. Lewis' lot fronts on the north side of Oak Street, for a width of 37 feet 6 inches. Petitioner's Exhibit No. 1 is a plot plan showing the outlines of the lot and the proposed brick veneer dwelling Mr. Lewis intends to build. The Board was impressed with Mr. Lewis and his honesty and sincerity when he testified that prior to purchasing this lot in August 1962, he was under the impression, after discussing the matter with employees of Baltimore County, that he could erect a dwelling on this lot with a side yard setback of 5 feet on either side. Petitioner's Exhibit No. 3 is a rough (not to scale) diagram, prepared by Mr. Lewis, showing the distances between houses already erected along the 100 block of Oak Street. The fact that there is a total side yard setback of 11 to 14 feet between most of the existing dwellings on the north side of Oak Street lends credence to Mr. Lewis' testimony of his belief that he would be allowed to build his home with 5 foot side yard setbacks.

The Board, therefore, feels, from the testimony and exhibits presented, that Mr. Lewis has sufficiently shown unforeseeable difficulty and undue hardship so as to warrant granting his petition for a variance from the required 8 foot and 12 foot setbacks. As shown on Petitioner's Exhibit No. 3, the house, located at 110 Oak





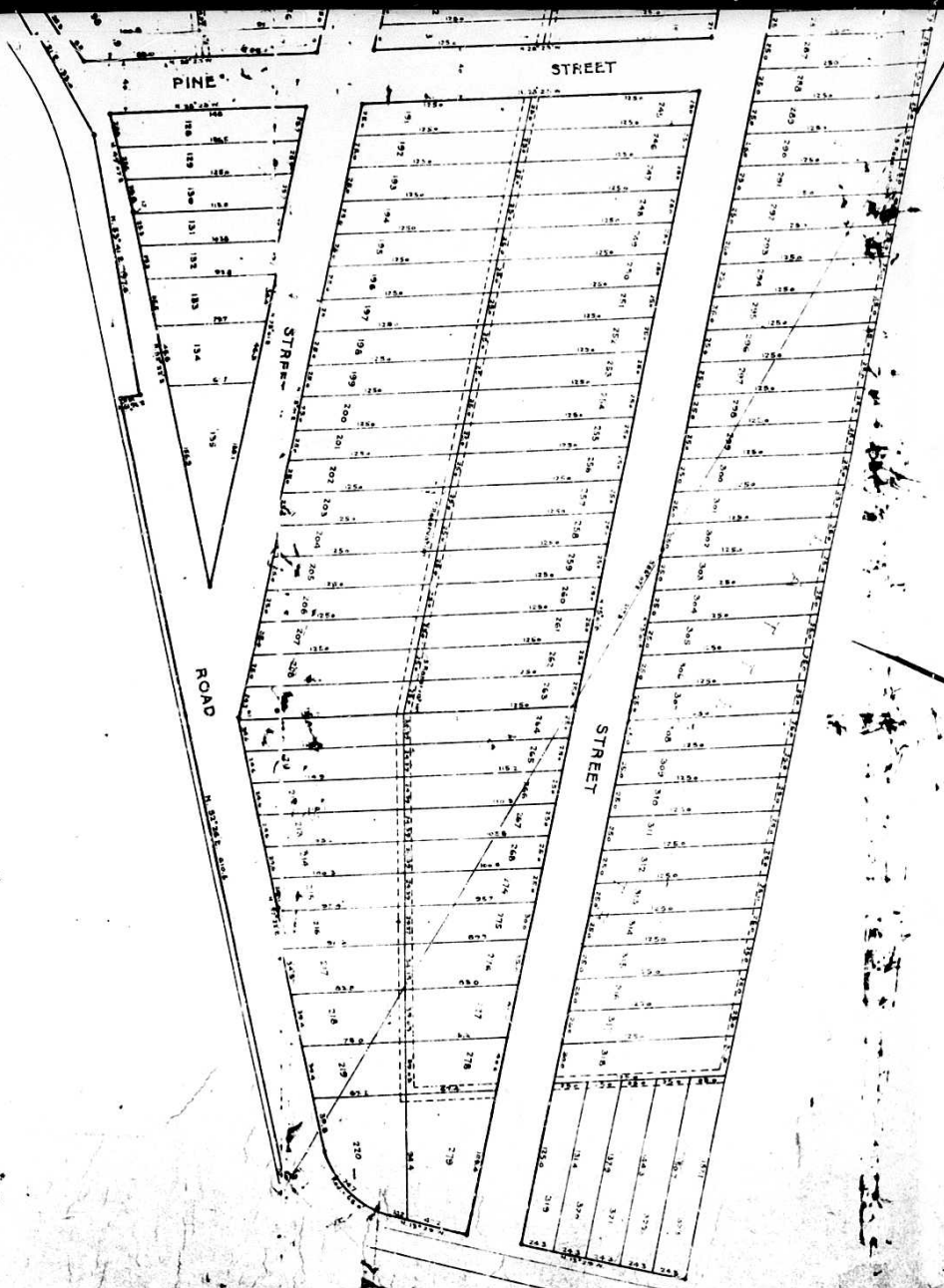
FS

-LEGEND  
 Roads, Streets, Lanes and Paths are shown on this plat for the purpose of description only and do not constitute a guarantee of title.  
 The boundaries of lots are shown by the pattern of the lines.  
 The boundaries of lots and other parcels of land are shown by solid lines.  
 The boundaries of streets and other highways are shown by double lines.  
 The boundaries of all restrictions, except those shown by a different pattern, are shown by short dashes.

Pet #2

AND

100 #9



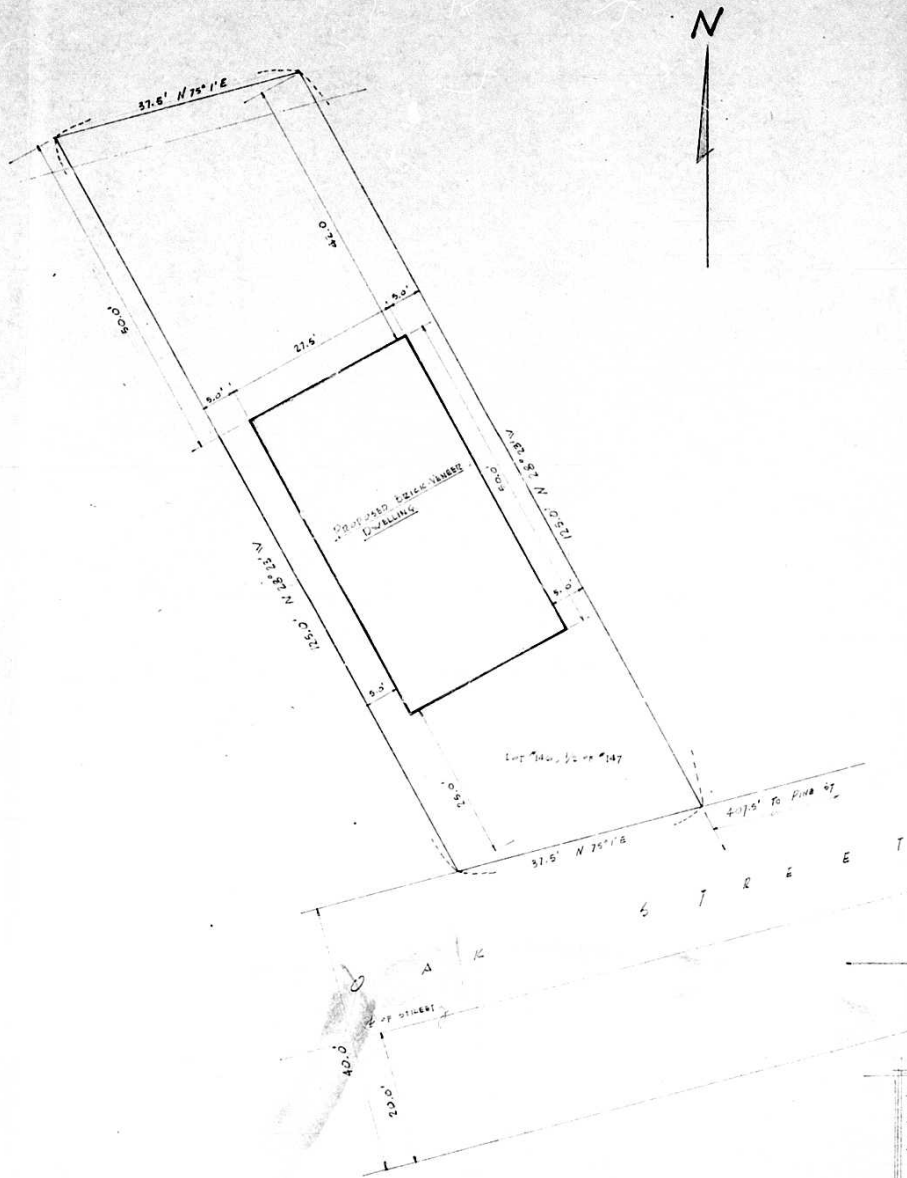
PLAT OF *7/36*  
**TURNER**  
 BEING A  
 RESUBDIVISION OF STEELTON PARK  
 AND PARTS OF RAYME AND KLATTE TRACTS  
 PROPERTY OF THE DUNDALK COMPANY  
 -DUNDALK-  
 BALTIMORE CO., MD.  
 DECEMBER 5, 1921 SCALE 1/4" = 50 FT.

NO. 10  
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*W. H. ...*  
 Surveyor  
 BALTIMORE, MD.

*F4*  
*W*

Pet  
Exp #1



PLOT PLAN  
SCALE 1"=10.0'

PROPOSED RESIDENCE FOR  
MR. & MRS. ROOSEVELT LEWIS  
BALTIMORE COUNTY, MARYLAND

DRAWN BY CHARLES C. BOWDEN

SEPT. 2, 1965

