

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas G. Jewell
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 205.3 Side Yards - For Dwellings.

Except that for a corner lot, the building line along the side street shall be not less than 40 feet from the side lot line and not less than 65 feet from the center line of the street. To permit a 25' setback from the side lot and 10' from the center line of the street instead of 40' and 65' respectively.

Adherence to the total of a 15' and 65' side yard would only allow a building width on the average of 12' wide, which is not adequate for any residential use, with the result that this building lot would be worthless.

Adherence to a 40' right side yard permits an adequate building width.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I 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
Address 5918 Fenwick Avenue
Baltimore, Maryland 21212

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of November 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 December 1965, at 10:00 o'clock A.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavelis
Director
John G. Hoke
Zoning Commissioner

Mr. Thomas G. Jewell
5918 Fenwick Avenue
Baltimore, Maryland 21212

Re: Side Yard Variance for
Thomas G. Jewell, located
1076 Terrace Rd. S. of Smith Ave.
2nd district
(Item 1, November 23, 1965)

Dear Sir:

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 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,

James E. Hoke
James E. Hoke, Director
Petition and Permit Processing

J. E. Hoke

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 further appearing that such hardship is

to permit a 25' setback from side lot line instead of the 40' required a Variance 10' from the center line of the street instead of the required 65'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of December 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 25' setback from side lot line instead of the 40' required and 10' from the center line of the street instead of the required 65', subject to approval of the side plan by the 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of December 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. G. Hoke Date: December 17, 1965

FROM: Mr. G. Hoke

SUBJECT: Mr. Thomas G. Jewell - Variance to permit a side yard setback of 25 feet and 10 feet from the center line of the street instead of the required 40 feet from side lot line and 65 feet from the center line of the street. Northeast side of Terrace Road 1500 feet North of Smith Avenue. Being the property of Thomas G. Jewell and Dorothy S. Jewell.

District 3

RECEIVED: December 27, 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.

MCA
KATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1080 Crumwell Bridge Rd., Baltimore, Md. 21204, Tel. 331-623-0900

DESCRIPTION

LOT 42 - "THE TERRACES" - THIRD ELECTION DISTRICT -

BALTIMORE COUNTY, MARYLAND

PRESENT ZONING -

PROPOSED ZONING -

Beginning for the same at a point in the center line of Terrace Road West, said road being shown on a plat entitled "Revised Plat of The Terraces" and recorded among the Land Records of Baltimore County in Plat Book WPC 8, page 72, said point being located at the division line between Lots 41 and 42 as shown on said plat, and at the distance of 1600 feet, more or less, as measured northerly along the center line of Terrace Road and the center line of said Terrace Road West, from the intersection of the center line of Terrace Road and Smith Avenue, thence binding on the outlines of said Lot 42, N 49°34'20" W - 189.00 feet, N 36°23'25" E - 100.00 feet to the center line of another road as shown on said plat, thence binding thereon, the three following courses and distances, (1) S 45°07'30" E - 123.16 feet, (2) southeasterly, by a curve to the left with a radius of 125.00 feet, the distance of 58.65 feet, and (3) S 72°00'30" E - 3.19 feet to the center line of Terrace Road West, thence binding thereon, the two following courses and distances, (1) southwesterly, by a curve to the left with a radius of 200.00 feet, the distance of 72.23 feet and (2) S 25°47'50" W - 29.84 feet to the place of beginning.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

Mr. Thomas G. Jewell
5918 Fenwick Ave.
Baltimore, Md. 21212

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 27th day of November 1965.

Petitioner Thomas Jewell
Petitioner's Attorney

John G. Hoke
Zoning Commissioner

Reviewed by James E. Hoke
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3 Date of Posting: Dec 11, 1965
Posted for: James E. Hoke
Petitioner: Thomas Jewell
Location of property: 1076 Terrace Rd. S. of Smith Ave.
Location of Signs: 1076 Terrace Rd. S. of Smith Ave.
Remarks: None
Posted by: James E. Hoke
Signature: James E. Hoke
Date of return: Dec 16, 1965

Page 2

Containing 0.40 of an acre of land.

Rsmpl

J.O. #63264

November 9, 1955



TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35703

DATE 12/27/65

TO: Mr. Thomas G. Jewell
5918 Fenwick Ave.
Baltimore, Md. 21212

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property #66-147-A		\$54.50
		\$4.50
		\$4.50

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.

TELEPHONE 823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33546

DATE 11/29/65

TO: Thomas G. Jewell
5918 Fenwick Avenue
Baltimore, Md. 21212

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Variance #66-147-A		\$5.00
		\$5.00

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.

**PETITION FOR A VARIANCE
3rd DISTRICT**

ZONING: Petition for a Variance for a side yard setback.
LOCATION: Northeast side of Terrace Road 1600 feet North of Smith Avenue.
DATE & TIME: Monday, December 27, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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 from the Zoning Regulations of Baltimore County to permit a side yard setback of 25 feet and 40 feet from the center line of the street instead of the required 40 feet from side lot line and 65 feet from the center line of the street.

The Zoning Regulation to be excepted as follows:

Section 203.3—Side Yards—40 feet from the side lot line and 65 feet from the center line of the street.
All that parcel of land in the Third District of Baltimore County, Beginning for the same at a point in the center line of Terrace Road West, said road being shown on a plat entitled "Revised Plat of The Terraces" and recorded among the Land Records of Baltimore County in Plat Book WPC 8, page 72, said point being located at the division line between Lots 41 and 42 as shown on said plat, and at the distance of 1600 feet, more or less, as measured northerly along the center line of Terrace Road and the center line of said Terrace Road West, from the intersection of the center line of Terrace Road and Smith Avenue, thence binding on the outlines of said Lot 42, N 49° 34' 20" West—189.00 feet, N 36° 23' 25" E—100.00 feet to the center line of another road as shown on said plat, thence binding thereon, the three following courses and distances, (1) S 45° 07' 30" E—123.16 feet, (2) southeasterly, by a curve to the left with a radius of 125.00 feet, the distance of 58.65 feet, and (3) S 72° 00' 30" E—3.19 feet to the center line of Terrace Road West, thence binding thereon, the two following courses and distances, (1) southwesterly, by a curve to the left with a radius of 200.00 feet, the distance of 72.23 feet and (2) S 25° 47' 50" W—29.84 feet to the place of beginning.

Being the property of Thomas G. Jewell and Dorothy E. Jewell, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 27, 1965 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By order of
JOHN G. ROSE,
Zoning Commissioner of
Baltimore County.

Dec. 9.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 9, 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., on ~~December 13, 1965~~ of 1 time ~~successive weeks~~ before the 27th day of December, 1965, the first publication appearing on the 9th day of December 1965.

THE JEFFERSONIAN,

L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

**PETITION FOR A VARIANCE
3rd DISTRICT**

ZONING: Petition for a Variance for a side yard setback.
LOCATION: Northeast side of Terrace Road 1600 feet North of Smith Avenue.

DATE & TIME: MONDAY, DECEMBER 27, 1965 at 10:00 A.M.

PUBLIC HEARING: Room 108, 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 from the Zoning Regulations of Baltimore County to permit a side yard set back of 25 feet and 40 feet from the center line of the street instead of the required 40 feet from side lot line and 65 feet from the center line of the street.

The Zoning Regulation to be excepted as follows:

Section 203.3—Side Yards—40 feet from the side lot line and 65 feet from the center line of the street.

All that parcel of land in the Third District of Baltimore County

Beginning for the same at a point in the center line of Terrace Road West, said road being shown on a plat entitled "Revised Plat of The Terraces" and recorded among the Land Records of Baltimore County in Plat Book WPC 8, page 72, said point being located at the division line between Lots 41 and 42 as shown on said plat, and at the distance of 1600 feet, more or less, as measured northerly along the center line of Terrace Road and the center line of said Terrace Road West, from the intersection of the center line of Terrace Road and Smith Avenue, thence binding on the outlines of said Lot 42, N 49 degrees 34'20" W - 189.00 feet, N 36 degrees 23'25" E - 100.00 feet to the center line of another road as shown on said plat, thence binding thereon, the three following courses and distances, (1) S 45 degrees 07'30" E - 123.16 feet, (2) southeasterly, by a curve to the left with a radius of 125.00 feet, the distance of 58.65 feet, and (3) S 72 degrees 00'30" E - 3.19 feet to the center line of Terrace Road West, thence binding thereon, the two following courses and distances, (1) southwesterly, by a curve to the left with a radius of 200.00 feet, the distance of 72.23 feet and (2) S 25 degrees 47'50" W - 29.84 feet to the place of beginning.

Containing 0.40 of an acre of land.

Being the property of Thomas G. Jewell and Dorothy E. Jewell, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 27, 1965 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Dec. 9.

ORIGINAL

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Roisertown, Md

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 13, 1965

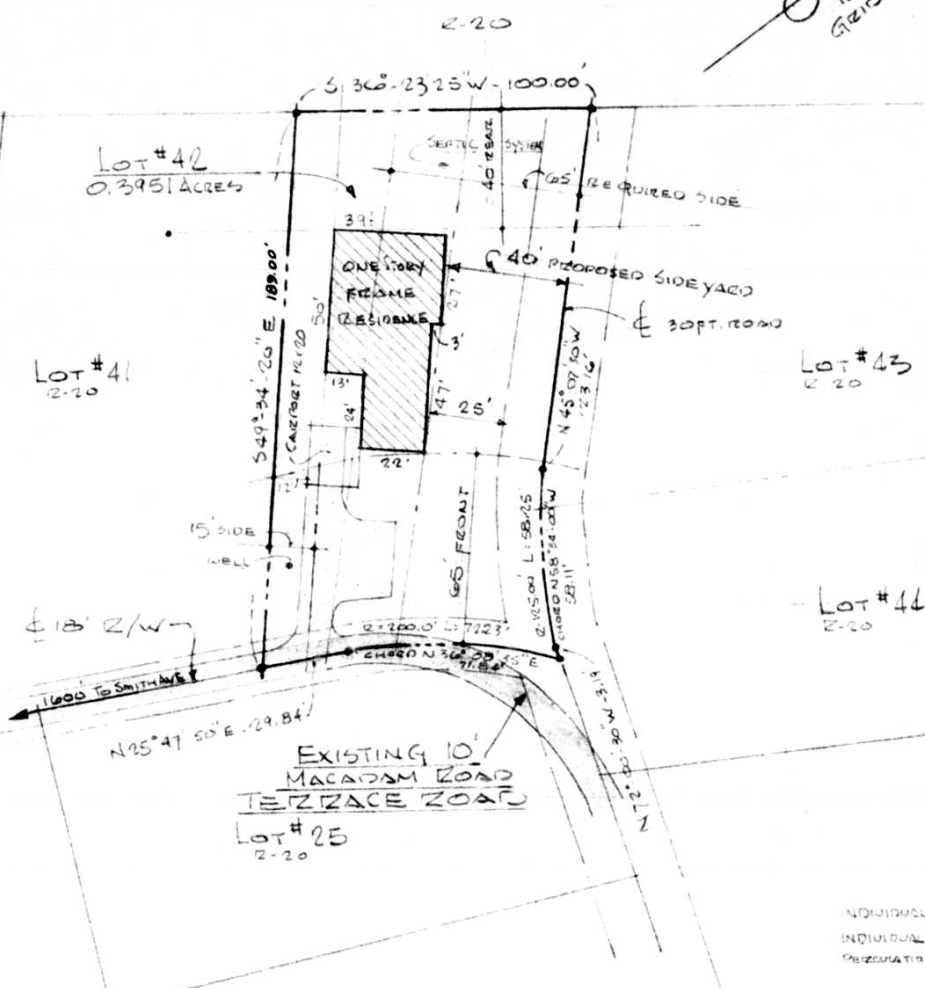
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of ~~three~~ weekly newspapers published in Baltimore County, Maryland, once a week for One ~~successive~~ week before the 13th day of December, 1965, that is to say the same was inserted in the issues of

December 9, 1965.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
Editor and Manager *et al.*



ZONING - R-20

PLAT & LOT #42 — SCALE 1" = 50.0'

REVISED PLAT OF THE TERRACE

W.P.C. 8-72

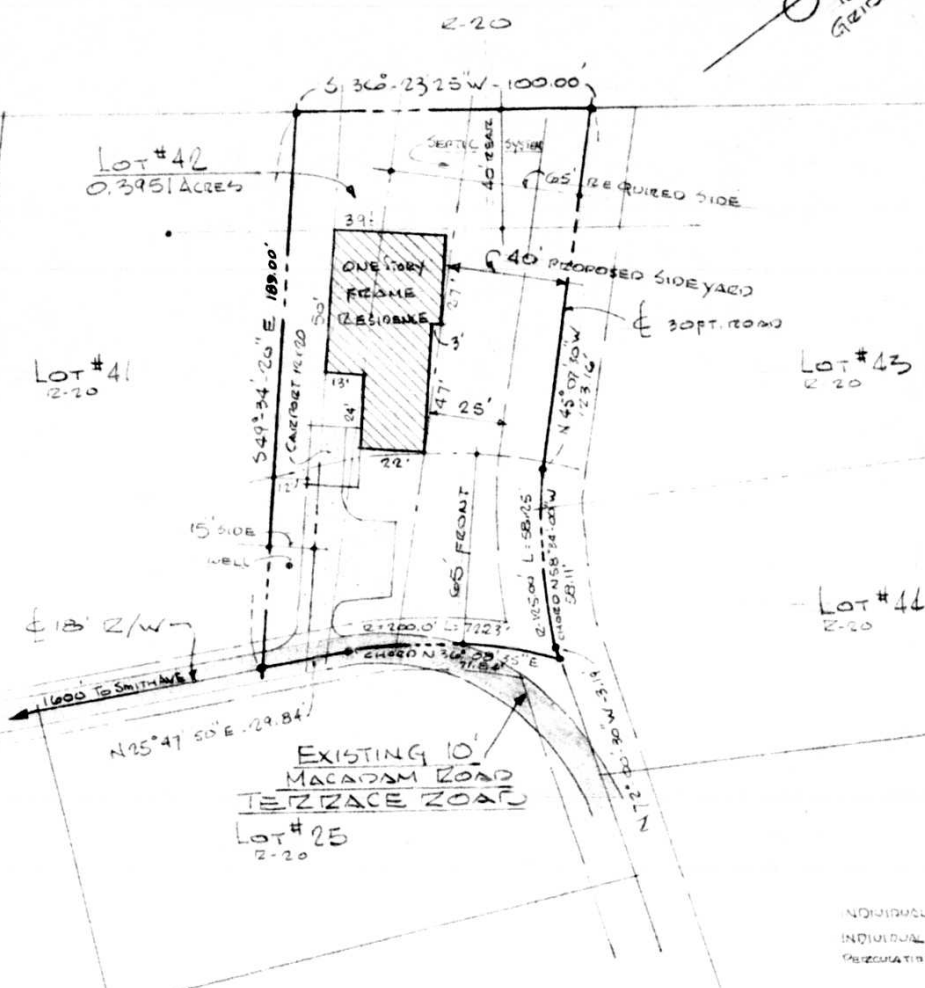
PROPOSED RESIDENCE - MR & MRS THOMAS G. JEWELL

ELECTION DISTRICT NO 3

DRAWING PREPARED BY THOMAS G. JEWELL AIA-ARCHITECT

NOV. 8, 1965

1206 W.M.T. ROYAL AVE. BALT. 21217, MD.



ZONING - R-20

PLAT & LOT #42 — SCALE 1" = 50.0'

REVISED PLAT OF THE TERRACE

W.P.C. 8-72

PROPOSED RESIDENCE - Mr & Mrs THOMAS G. JEWELL

ELECTION DISTRICT NO 3

DRAWING PREPARED BY THOMAS G. JEWELL AIA-ARCHITECT

Nov. 8, 1965

1206 W.M.T. ROYAL AVE. BALT. 21217, MD.