

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Laird, Rock, Small and Wilkinson, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto, do make a part hereof, hereby petition for a Variance from Section 211.2 to permit a front yard setback of 15.9 feet instead of the required 25 feet.

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

Conversion of the existing structure into a dwelling would require this variance.

See attached description

Property is to be sold 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 for her agreement and are to be bound by the zoning regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser Laird, Rock, Small and Wilkinson
Address 318 Chapel Wood Lane
Lutherville, Md. 21093

Petitioner's Attorney John G. Rose Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of January, 1966, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

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 the reasons are

a Variance to permit a front yard setback of 15.9 feet instead of the required 25 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd

day of January, 1966, 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 front yard setback of 15.9 feet instead of the required 25 feet, subject to approval of the site plan by the Bureau of Public Services and Office of Planning and Zoning.

Deputy 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 19th day of November, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
400 YORK ROAD - TOWSON, MD. 21204

DATE Nov. 15, 1965 Description for Zoning Purpose FILE 1-11 1-1

Beginning for the same at a point on the west side of the Jarrettville Pike at the distance of 1393 feet measured northerly along said west side of the Jarrettville Pike from the outline of the property belonging to the Mayor and City Council of Baltimore City and known as the Loch Haven Watershed, and running thence binding on said road, (1) North 35° 51' 30" East 101.67 feet, leaving said road, (2) South 82° 47' 30" East 20.43 feet, (3) South 61° 17' 10" East 27.36 feet, (4) South 18° 13' 30" East 236.10 feet, (5) North 52° 08' 10" East 276.12 feet to the place of beginning.

Being all of lot No. 10 as shown on the plat entitled "Hypn 1961" and recorded among the Land Records of Baltimore County in Plat Book B.5.1, p. 30, Folio 101.



Laird, Rock, Small and Wilkinson
318 Chapel Wood Lane
Lutherville, Md.

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

10th day of November, 1965.

Petitioner Laird, Rock, Small & Wilkinson

Petitioner's Attorney John G. Rose Reviewed by James S. Spamer
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavelis, Director, Office of Planning and Zoning

SUBJECT: Petition 66-155-A, Variance to permit a front yard of 15.9 feet instead of the required 25 feet. West side of Jarrettville Pike 1393 feet from intersection of Dulany Valley Road. Being the property of Laird, Rock, Small and Wilkinson.

10th District

HEARING: Monday, January 3, 1966. (10:00 a.m.)

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

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 35731	
OFFICE OF FINANCE		Date 1/11/66			
TOWSON, MARYLAND 21204		Zoning Dept. of Baltimore Co.			
TO: Laird, Rock and Small 318 Chapel Wood Lane Lutherville, Md. 21093					
DEPOSIT TO ACCOUNT NO. 66-155-A					
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT			
Advertising and posting of property	66-155-A	44.75			
1-1066 6607 • 35/31 TRF-		44.75			
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.					

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 16, 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 the 11th day of December, 1965, before the 3rd day of January, 1966, the first publication appearing on the 16th day of December, 1965.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.

December 20, 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 three successive weeks before the 20th day of December, 1965, that is to say the same was inserted in the issues of

December 16, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Morsey
Editor and Manager, P.M.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 10th Date of Posting 12-20-65
Posted for Advertising, Monday, December 20, 1965, at 10:00 a.m.
Petitioner Laird, Rock, Small and Wilkinson
Location of property 318 Chapel Wood Lane, Lutherville, Md.
Location of Signs On the property of the petitioner, at the intersection of Jarrettville Pike and Dulany Valley Road.
Remarks See attached description.
Posted by John G. Rose Date of return 12-22-65

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Laird, Rock, Small & Wilkinson
318 Chapel Wood Lane
Lutherville, Md.

FILED BY: Zoning Dept. of Baltimore Co.

DEPOSIT TO ACCOUNT NO. 66-155-A

QUANTITY

Petition for Variance

66-155-A

TOTAL AMOUNT

25.00

10136 6629 • 33570 TRF- 25.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
EX. 82001

GEORGE E. GAVELIS
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Laird, Rock, Small and Wilkinson
318 Chapel Wood Lane
Lutherville, Md. 21093

Dear Sirs:

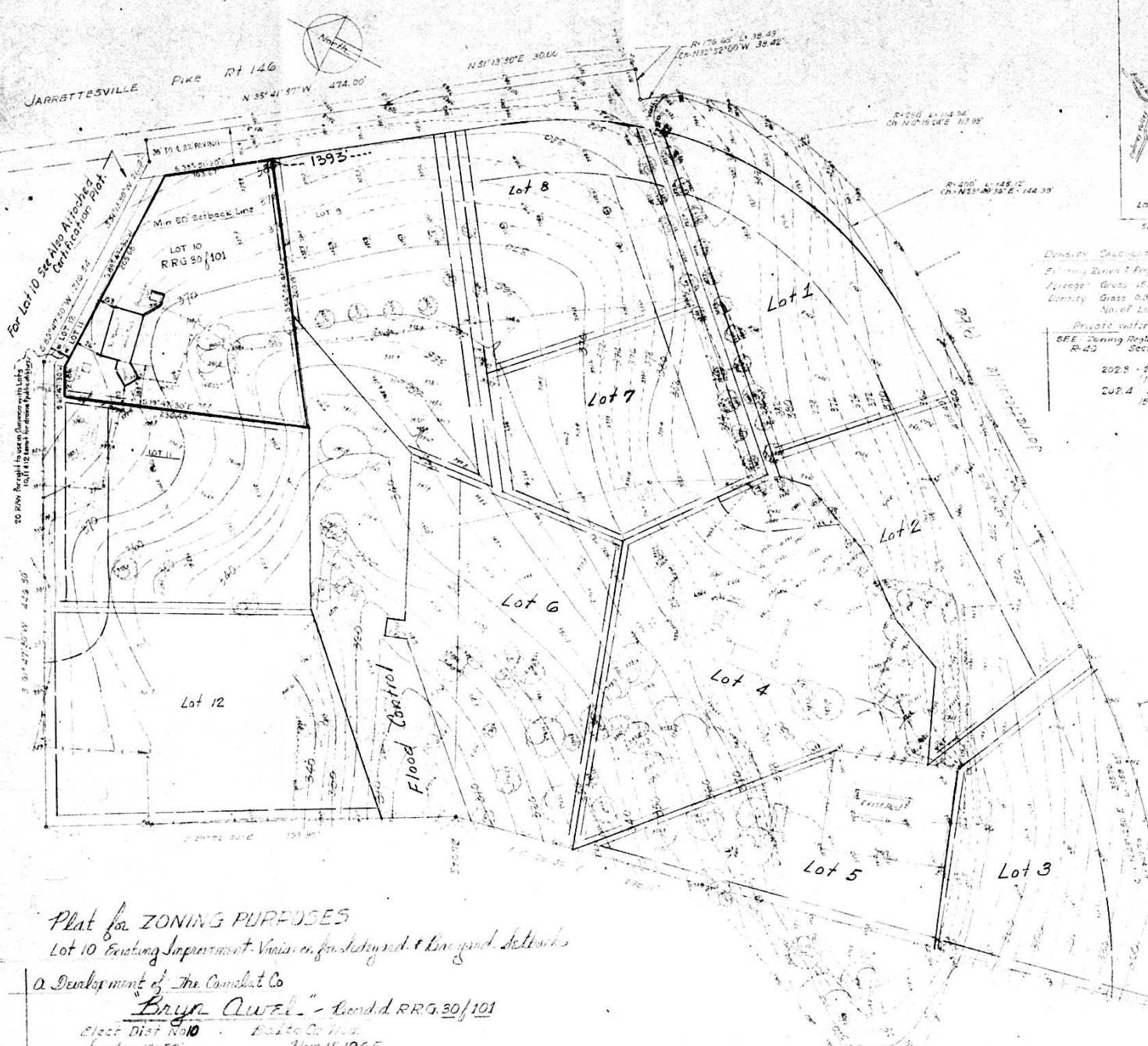
The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

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 10 days before the Zoning Commissioner's hearing.

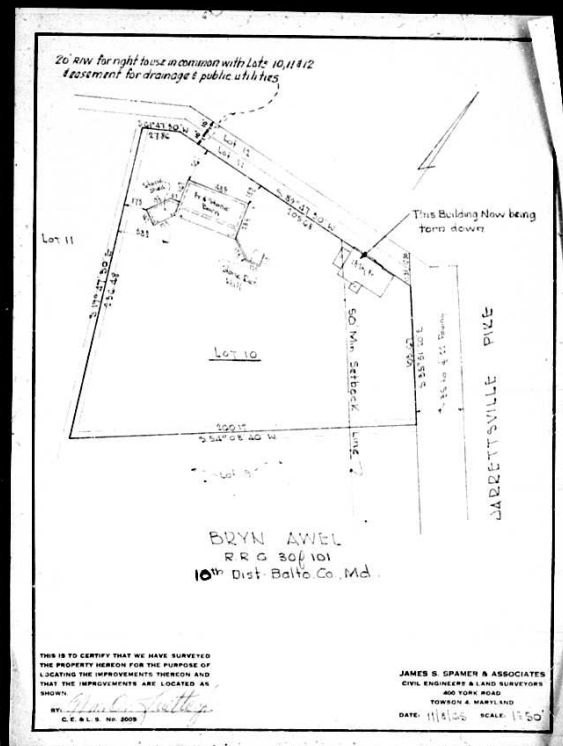
Very truly yours,

James S. Spamer
JAMES S. SPAMER, Principal
Zoning Technician

JDS:lyb



DENSITY CALCULATIONS
 Existing Zoned: Proposed use R-40 40,000' min.
 Average Gross 18.13% Net: 14.5%
 Density Gross 0.89 /A Net 0.82 /A
 No. of Lots 12
 Private water & sewer
 SEE Zoning Regulations
 R-40 Sect. 202.1 OK
 202.2 OK
 202.3 - 20' Setback required
 173' variance requested
 202.4 - 50' Rear yard required
 158' for east & 55' for west
 variance requested



Plat for ZONING PURPOSES
 Lot 10 Existing Improvement: Various on for driveway & line yard, setbacks
 A Development of The Comstock Co
Bryn Awel - Cond'd RRG 30/101
 Elect Dist No 10 Balto Co Md.
 Scale 1"=50' Nov. 15, 1965
 For: Laird, Rock & Smith, 313 Chapelwood Lane - Lutherville, P.O. Md.
 by: James S. Spamer & Associates - 400 York Rd. Towson, Md. 21204

