

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, William J. Beach and Ella P. Beach, 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 211-4 to permit a rear yard of 11 feet

instead of the required 30 feet.

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

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 William J. Beach Legal Owner
Address 5604 Oakland Rd., #21222

Protestant's Attorney
Address 1903 Dumontway, #21222

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of December 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 108, County Office Building in Towson, Baltimore County, Maryland, on the 10th day of January, 1966, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

George D. Edwards, Esq.
6903 Dumontway
Baltimore, Md. 21222

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

7th day of December, 1965.

Petitioner William J. Beach

Petitioner's Attorney Geo. D. Edwards

Reviewed by John G. Reuss
Chairman of
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 166 Date of Posting Dec 27, 1965
Posted for William J. Beach
Petitioner William J. Beach
Location of property at corner of Oakland Ct. & Oakland Rd.
Location of Sign at corner of Oakland Ct. & Oakland Rd.
Remarks Advised owner on plot should be 38.04
Posted by John G. Reuss Date of return Dec 3, 1965

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 with conditions requiring that sign be removed

a Variance to permit a rear yard of 11' instead of the required 30' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11

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 rear yard of 11' instead of the required 30', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

John G. Reuss
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 11

day of January, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No. 33588 DATE 12/15/65
To: <u>George D. Edwards, Esq.</u> <u>6903 Dumontway</u> <u>Baltimore, Md. 21222</u>		
BILLED BY <u>Zoning Dept. of Balto. Co.</u>		
REPORT TO ACCOUNT NO. <u>01-622</u>	QUANTITY	TOTAL AMOUNT
Petition for Variance for William Beach		25.00
<u>566-166-A</u>		
141045 0050 * 33588 ZIP-		25.00
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. 35744 DATE 1/19/66
To: <u>George D. Edwards, Esq.</u> <u>6903 Dumontway</u> <u>Baltimore, Md. 21222</u>		
BILLED BY <u>Zoning Department of Baltimore County</u>		
REPORT TO ACCOUNT NO. <u>01-622</u>	QUANTITY	TOTAL AMOUNT
Advertising and posting of property for William J. Beach		59.50
<u>566-166-A</u>		
1-2766 7191 * 35744 ZIP-		59.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		

David W. Dallas, Jr.
Civil Engineer

AREA CODE 301-665-7412

BALTIMORE, MD. 21234

ZONING DESCRIPTION
566 OAKLAND ROAD

8713 OLD HARFORD ROAD

BEGINNING for the same on the westernmost side of Oakland Road, (60 feet wide) at the point of tangency forming the return into the northernmost side of Oakland Court, 50 feet wide, as shown on the subdivision of Part of Block C and E - Section Two Wynneswood as filed among the Land Records of Baltimore County in Plat Book OLS No. 20 folio 155, thence running with and binding on the westernmost side of said Oakland Road the two following courses and distances as shown on said plat north 21 degrees 05 minutes 00 seconds west 11.00 feet and northerly by a line curving to the west with a radius of 1500.00 feet for a distance of 69.85 feet to the division line between Lots number 8 and 9 Block E as shown on said plat, thence binding on said division line south 66 degrees 14 minutes 55 seconds west 92.87 feet to the division line between Lot number 7 and 8 Block E as shown on said Plat, thence binding on said division line south 24 degrees 41 minutes 06 seconds east 101.70 feet to the northernmost side of said Oakland Court, thence binding on the northernmost side of said Oakland Court the two following courses and distances as shown on said Plat north 66 degrees 55 minutes east 63 feet and easterly by a line curving to the north with a radius of 25 feet for a distance of 39.27 feet to the place of beginning.

BEING and comprising Lot 8 Block E as shown on the subdivision of Part of Block C and E - Section Two Wynneswood, filed as aforesaid.

Registered Professional Engineer and Land Surveyor

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, 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 in each of 1 successive weeks before the 10th day of January, 1966, the first publication appearing on the 10th day of January, 1966.

THE JEFFERSONIAN

A. L. Lankford Manager

Cost of Advertisement, \$ 59.50

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Reuss
Zoning Commissioner
Mr. George E. Gavell, Director
Office of Planning and Zoning

Date December 23, 1965

SUBJECT: Petition 566-166-A. Variance to permit a rear yard of 11 feet instead of the required 30 feet. Northeast corner of Oakland Court and Oakland Road. Being the property of William J. Beach and Ella P. Beach.

13th District

HEARING: Monday, January 10, 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.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. 19

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of 1 successive weeks before the 10th day of January, 1966, the first publication appearing on the 10th day of January, 1966.

THE TIMES

John G. Reuss Manager

Cost of Advertisement, \$ 59.50

PETITION FOR A VARIANCE 13th DISTRICT

ZONING: Petition for a Variance to permit a rear yard.

LOCATION: Northeast corner of Oakland Court and Oakland Road.

DATE & TIME: MONDAY, JANUARY 10, 1966 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 rear yard of 11 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 211-4. Rear Yard - 30 feet.

All that parcel of land in the Thirteenth District of Baltimore County.

Beginning for the same on the westernmost side of Oakland Road, (60 feet wide) at the point of tangency forming the return into the northernmost side of Oakland Court, 50 feet wide, as shown on the subdivision of Part of Block C and E - Section Two Wynneswood as filed among the Land Records of Baltimore County in Plat Book OLS No. 20 folio 155, thence running with and binding on the westernmost side of said Oakland Road the two following courses and distances as shown on said plat north 21 degrees 05 minutes 00 seconds west 11.00 feet and northerly by a line curving to the west with a radius of 1500.00 feet for a distance of 69.85 feet to the division line between Lots number 8 and 9 Block E as shown on said plat, thence binding on said division line south 66 degrees 14 minutes 55 seconds west 92.87 feet to the division line between Lot number 7 and 8 Block E as shown on said Plat, thence binding on said division line south 24 degrees 41 minutes 06 seconds east 101.70 feet to the northernmost side of said Oakland Court, thence binding on the northernmost side of said Oakland Court the two following courses and distances as shown on said Plat north 66 degrees 55 minutes east 63 feet and easterly by a line curving to the north with a radius of 25 feet for a distance of 39.27 feet to the place of beginning.

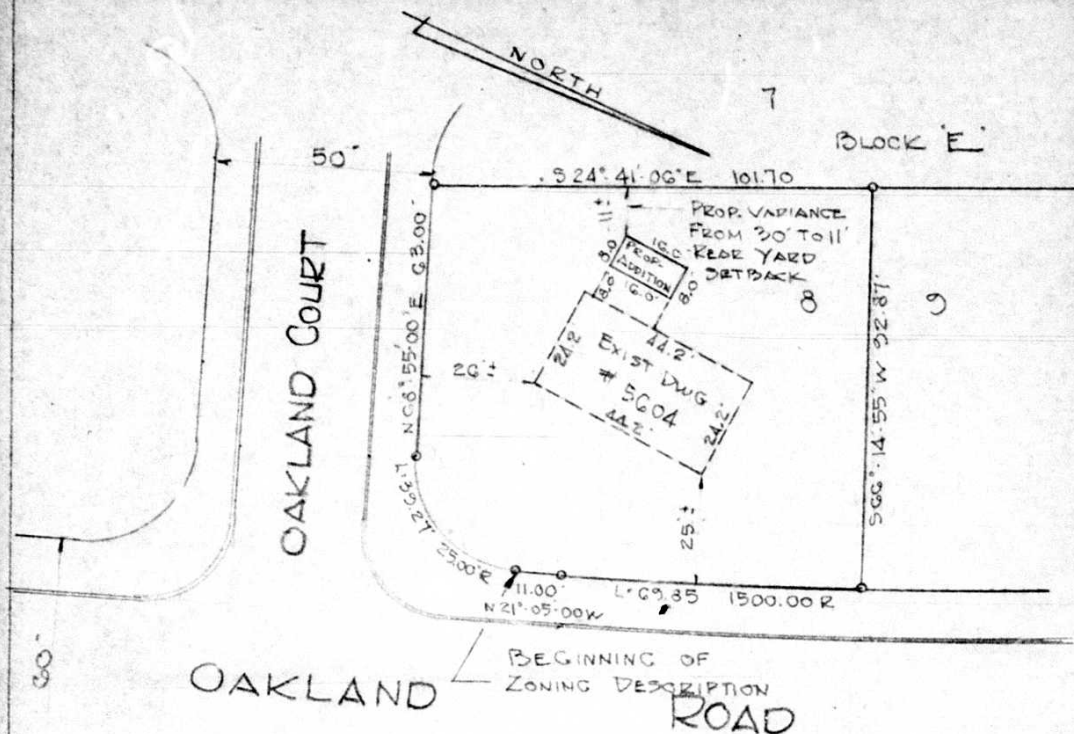
BEING and comprising Lot 8 Block E as shown on the subdivision of Part of Block C and E - Section Two Wynneswood, filed as aforesaid.

Being the property of William J. Beach and Ella P. Beach, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, January 10, 1966 at 10:00 A.M.

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

By Order Of John G. Reuss Zoning Commissioner Of Baltimore County



ZONING PLAT

5604 OAKLAND ROAD

13TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE 1" = 30'

Nov 22, 1965

PROPERTY OF

WILLIAM J. BEACH & WIFE

GLB 2845 - 52

C/o GEORGE D. EDWARDS

ATTORNEY, PROFESSIONAL BLDG

G903 DUNMANWAY, BALTO MD 21222

Phone AT 5-0800

Know A3:

LOT 8 BLOCK E

PLAT OF PART OF BLOCK C&E
SECTION TWO.

SECTION TWO

WYNNEWOOD

PLAT Book 20-155

ZONING DATA

1. EXISTING ZONING R.C
2. PROPOSED ZONING R.C
3. PROPOSED VARIANCE DIST 2114
FROM 30' TO 11' REAR YARD SETBACK
4. AREA OF PROP. ADDITION
8.0' x 16.0' = 128 Sq. Ft.



DAVID W. DALLAS JR.

CIVIL ENGINEER

8713 DED HAZARD P.D. BALTO. 14 MD

NO 5722

PARAGON 563224

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KEUFFEL & ESSER CO

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