PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Milford Land Corp., 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 of the Baltimore County Zoning Regulations, to...a 23 feet rear yard setback in lieu of a 30 feet rear yard setback on the Lot #8 and permitting a 19 feet rear yard setback in lieu of a 30 feet rear yard setback on Lot #7.

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

Construction of two (2) houses was already underway, building permits having been granted thereon, before it was discovered that the location of said buildings were in violation of said section of the Regulations and the builder would suffer extreme hardship unless said variance is granted.

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

Address

Milford Land Corp.
Richard Lowell Vice-Pres
Legal Owner

Address 843 Milford Mill Rd. 8

W. Lee Harrison
Petitioner's Attorney

Address 807 Loyola Federal Building
Towson, Maryland 21204

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 196 6 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January, 196 6 at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

MILFORD LAND CORP.
W/S of Leafdale Terrace 695.11' SW of Milford Mill Rd.
#66-171-A
3rd

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 practical difficulty

the above Variance should be had; and it further appearing that by reason of

to permit a rear yard of 23' instead of the required 30' on Lot #8 and to permit a Variance to a rear yard setback instead of the required 30' on Lot #7. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of January, 196 6, 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 23' instead of the required 30' on Lot #8 and to permit 19' rear yard setback instead of the required 30' on Lot #7, 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 ...day of ..., 196..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

Lester Matz, P.E.
John C. Childs, L.S.
Associates
George W. Bushby, L.S.
Robert W. Craban, P.E.
Leonard M. Glass, P.E.
Norman F. Herrmann, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE,
NO. 618 LEAFYDALE TERRACE, WILLOW GLEN ADDITION,
THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 695.11 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 7 and 8, Block "I", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, (1) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 57.13 feet to the dividing line between Lots Nos. 8 and 9 of said Block "I", thence binding on said last mentioned dividing line, (2) S 86°17'40" W - 109.06 feet to a point on the westernmost outline of said plat, thence binding thereon, (3) N 16°58'05" E - 88.46 feet to the dividing line first herein referred to, and thence, binding thereon, (4) S 76°59'55" E 89.82 feet to the place of beginning.

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

MCA
MATZ, CHILDS & ASSOCIATES, INC.

Page 2

Being Lot No. 8, Block "I", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150.

RS:mpl J.O. #58197-A December 3, 1965

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

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DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE,
NO. 620 LEAFYDALE TERRACE, WILLOW GLEN ADDITION,
THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 637.03 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 6 and 7, Block "I", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, the two following courses and distances: (1) S 28°51'00" W - 3.34 feet, and (2) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 54.74 feet to the dividing line between Lots Nos. 7 and 8 of said Block "I", thence binding on said last mentioned dividing line, (3) N 76°59'55" W - 89.82 feet to a point on the westernmost outline of said plat, thence binding thereon, (4) N 16°58'05" E - 83.76 feet to the dividing line first herein referred to, and thence, binding thereon, (5) S 61°09'00" E - 96.29 feet to the place of beginning.

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

MCA
MATZ, CHILDS & ASSOCIATES, INC.

Page 2

Being Lot No. 7, Block "I", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150.

RS:mpl J.O. #58197-A December 3, 1965

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

TELEPHONE 823-3000

No. 35705

DATE 12/27/65

To: Mr. Lee Harrison, Esq.
Loyola Federal Building
Towson, Md. 21204

Bill to: Mr. Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT No. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITANCE	TOTAL AMOUNT
		$25.00
	Petition for Variance for Milford Land Corp.	COST
	#66-171-A	25.00
	12 0865 0396 * 35705 TIP-	25.00
4		

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

TELEPHONE 823-3000

No. 40628

DATE 2/3/66

To: W. Lee Harrison, Esq.
807 Loyola Federal Building
Towson, Md. 21204

Bill to: Mr. Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT No. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITANCE	TOTAL AMOUNT
		$50.00
	Advertising and posting of property for Milford Land Corp.	COST
	#66-171-A	50.00
4		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner
Mr. George E. Gavrelis, Director
Date January 7, 1966

FROM Office of Planning and Zoning

SUBJECT Petition #66-171-A. Variance to permit a rear yard of 23 feet instead of the required 30 feet on Lot #8; and to permit 19 feet rear yard setback instead of the required 30 feet on Lot #7. West side of Leafydale Terrace 695.11 feet Southwest of Milford Mill Road. Being the property of Milford Land Corporation.

3d District

HEARING: Monday, January 17, 1966. (1:00 p.m.)

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

December 16, 1965

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

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

16th day of December, 1965.

JOHN G. ROSE
Zoning Commissioner

Petitioner Milford Land Corp.

Petitioner's Attorney W. Lee Harrison Reviewed by Chairman of Advisory Committee

66-171-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3RD Date of Posting Dec 31 1965

Posted for: Variance

Petitioner: Milford Land Corp.

Location of property: W/s of Leafydale Terr. 695.11' S of Milford Mill Rd.

Location of Signs: W/s of Leafydale Terr. 700' S of Milford Mill Rd.

Remarks:

Posted by J. Boone Signature Date of return: Jan 6, 1966

PETITION FOR A VARIANCE
3rd DISTRICT

ZONING: Petition for a Variance for a rear yard.

LOCATION: West side of Leafydale Terrace 695.11 feet southwest of Milford Mill Road.

DATE & TIME: MONDAY, JANUARY 17, 1966 at 1:00 P.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 23 feet instead of the required 30 feet on Lot #6; and to permit 19 feet rear yard setback instead of the required 30 feet on Lot #7.

The Zoning Regulations to be excepted as follows:

Section 211.4 - Rear Yard - 30 feet.

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

Lot No. 7

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 627.83 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 6 and 7 Block "1", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, the two following courses and distances: (1) S 21 Degrees 51'00" W - 3.26 feet, and (2) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 54.74 feet to the dividing line between Lots Nos. 7 and 8 of said Block "1", thence binding on said last mentioned dividing line, (3) N 76 Degrees 59' 53" W - 88.25 feet to a point on the westernmost outline of said plat, thence binding thereon, (4) N 16 Degrees 58'05" E - 83.76 feet to the dividing line first herein referred to, and thence binding thereon (5) S 61 Degrees 09'00" E - 96.29 feet to the place of beginning.

Being Lot No. 7, Block "1", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book OTG, No. 30, Page 150.

Lot No. 8

Beginning for the same at a point on the westernmost side of Leafydale Terrace as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 695.11 feet as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 7 and 8, Block "1" as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, (1) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 57.13 feet to the dividing line between Lots Nos. 8 and 9 of said Block "1", thence binding on said last mentioned dividing line (2) S 86 Degrees 17'40" W - 109.06 feet to a point on the westernmost outline of said plat, thence binding thereon, (3) N 16 Degrees 58'05" E - 86.46 feet to the dividing line first herein referred to, and thence, binding thereon, (4) S 76 Degrees 59'53" E - 89.82 feet to the place of beginning.

Being Lot No. 8, Block "1", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150.

Being the property of Milford Land Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 17, 1966 at 1:00 P.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. 30.

ORIGINAL

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Reisterstown, Md. — THE HERALD - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

January 3, 1966.

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 weeks~~ before the 3rd day of January, 1966, that is to say the same was inserted in the issues of December 30, 1965.

THE BALTIMORE COUNTIAN

By Paul J. Moyay
Editor and Manager.

PETITION FOR A VARIANCE
3rd DISTRICT

ZONING: Petition for a Variance for a rear yard.

LOCATION: West side of Leafydale Terrace 695.11 feet southwest of Milford Mill Road.

DATE & TIME: Monday, January 17, 1966 at 1:00 P.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 23 feet instead of the required 30 feet on Lot No. 6; and to permit 19 feet rear yard setback instead of the required 30 feet on Lot No. 7.

The Zoning Regulations to be excepted as follows:

Section 211.4 - Rear Yard - 30 feet.

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

Beginning for the same at a point on the westernmost side of Leafydale Terrace, as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 627.83 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 6 and 7, Block "1", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, the two following courses and distances: (1) S 21 Degrees 51'00" W - 3.26 feet, and (2) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 54.74 feet to the dividing line between Lots Nos. 7 and 8 of said Block "1", thence binding on said last mentioned dividing line, (3) N 76 Degrees 59' 53" W - 88.25 feet to a point on the westernmost outline of said plat, thence binding thereon, (4) N 16 Degrees 58'05" E - 83.76 feet to the dividing line first herein referred to, and thence binding thereon (5) S 61 Degrees 09'00" E - 96.29 feet to the place of beginning.

Being Lot No. 7, Block "1", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book OTG, No. 30, Page 150.

Lot No. 8

Beginning for the same at a point on the westernmost side of Leafydale Terrace as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150, at the distance of 695.11 feet, as measured southerly along said westernmost side of Leafydale Terrace from its intersection with the southwest side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 7 and 8, Block "1", as shown on said plat, and running thence, binding on said westernmost side of Leafydale Terrace, (1) southwesterly, by a curve to the left with a radius of 197.91 feet, the distance of 57.13 feet to the dividing line between Lots Nos. 8 and 9 of said Block "1", thence binding on said last mentioned dividing line (2) S 86 Degrees 17'40" W - 109.06 feet to a point on the westernmost outline of said plat, thence binding thereon, (3) N 16 Degrees 58'05" E - 86.46 feet to the dividing line first herein referred to, and thence, binding thereon, (4) S 76 Degrees 59'53" E - 89.82 feet to the place of beginning.

Being Lot No. 8, Block "1", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 30, Page 150.

Being the property of Milford Land Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 17, 1966 at 1:00 P.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. 30.

CERTIFICATE OF PUBLICATION

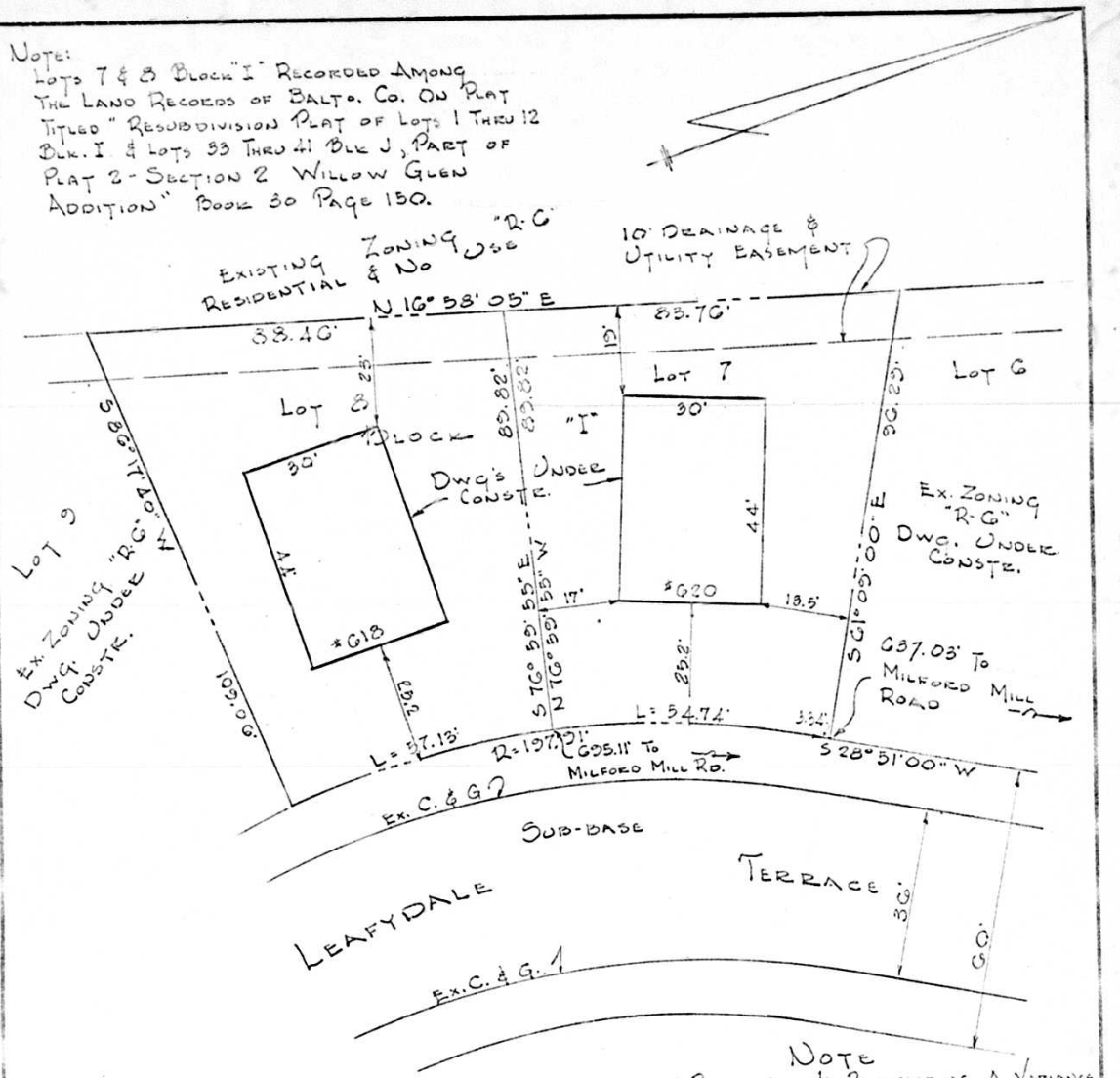
TOWSON, MD., December 30, 19 65

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 time successive weeks before the 30th day of December, 19 65, the first publication appearing on the 30th day of December, 19 65.

THE JEFFERSONIAN,
L. Leach Stricklen
Manager.

Cost of Advertisement, $ .....

NOTE:
LOTS 7 & 8 BLOCK "I" RECORDED AMONG THE LAND RECORDS OF BALTO. CO. ON PLAT TITLED "RESUBDIVISION PLAT OF LOTS 1 THRU 12 BLK. I & LOTS 33 THRU 41 BLK J, PART OF PLAT 2 - SECTION 2 WILLOW GLEN ADDITION" BOOK 30 PAGE 150.

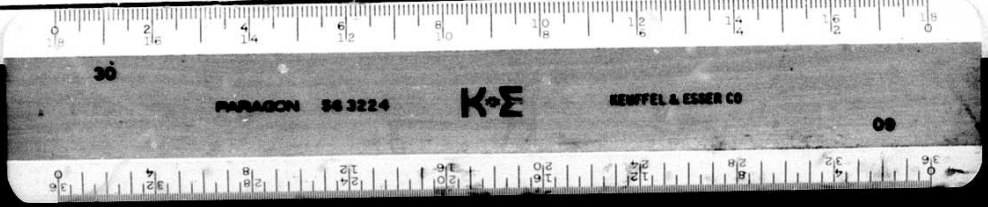


PLAT TO ACCOMPANY PETITION
FOR REAR YARD VARIANCE
Nº 618 & Nº 620 LEAFYDALE TERRACE
ELECTION DIST. 3 BALTO. CO., MD.

NOTE

1. PETITIONER IS REQUESTING A VARIANCE TO SEC. 211.4 OF THE ZONING CODE FROM 30' TO 23' & 19'.
2. SEE DRWG. G4-550 A-4-6 FOR EX. 8" WATER & DRWG G4-563 A-10 FOR EX. 8" SAN.

STATE OF MARYLAND
LEONARD MATZ
No. 2001
REGISTERED PROFESSIONAL ENGINEER

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD, TOWSON, Maryland 21204

Scale: 1"=50' Issued: 11-30-65
J.O. 58197-A