

66-181-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Morris F. Harden, 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 211.3. To permit a side yard of 8 feet instead of the required 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)

Lot size not sufficient to meet required setbacks. Not possible to acquire more ground.

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 Morris F. Harden Legal Owner
Address 111 Brightside Ave.
Petitioner's Attorney John G. Rose Protestor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of January 1966, 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 23rd day of February, 1966, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 382 Date of Posting Feb 5 1966
Posted for Variance
Petitioner Morris F. Harden
Location of property 111 Brightside Ave. 965' W of Reisterstown Rd.
Location of Sign 111 Brightside Ave. 970' W of Reisterstown Rd.
Remarks See above
Posted by John G. Rose Date of return Feb 12 1966

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 19th day of January, 1966.

Petitioner Morris F. Harden
Petitioner's Attorney John G. Rose Reviewed by James S. Hays Chairman of Advisory Committee

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and an unreasonable hardship upon the petitioner and the variance requested would give relief without substantial injury to the public health, safety or general welfare, the above variance should be granted to permit a side yard of 8 feet instead of the required 12 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of February, 1966, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, which permits a side yard of 8' instead of the required 12', subject to approval of the site 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of February, 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. 35779
DATE 2/23/66

TO: Morris F. Harden
111 Brightside Ave.
Pleasantville, Md. 21129

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	ADVERTISING AND POSTING OF PROPERTY	TOTAL AMOUNT
01-622	1	Advertising and posting of property #66-181-A	\$56.00
			56.00

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. 35748
DATE 1/23/66

TO: Morris F. Harden
111 Brightside Ave.
Baltimore, Md. 21203

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	PETITION FOR VARIANCE	TOTAL AMOUNT
01-622	1	Petition for Variance #66-181-A	\$25.00
			25.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

Robert C. Morris, Jr., Esq.
Old Court Road, Baltimore 7, Md.

Dec. 31, 1965

Description for Lot No. 26 on Brightside Ave., Balaton, Third District, Baltimore, Md.
Beginning for the same at a point on the South side of Brightside Ave., 965 feet measured westerly along the South side of said avenue from the West side of the Reisterstown Road, said point being on the division line between lots 25 and 26 as shown on the Plat of Balaton, recorded in the Land Records of Balto. Co. in Plat Book No. 1 folio 275, thence running southerly along the division line between lots 25 and 26 for a distance of 120.00 ft., thence running westerly and along the rear line of lot 26 for a distance of 40 ft. to the division line between lots 26 and 27, thence running southerly along the division line between lots 26 and 27 for a distance of 119.94 feet to the South side of Brightside Ave., thence running and binding on the South side of Brightside Ave. as now laid out 50 feet wide, in a westerly direction for a distance of 40 ft. to the point of beginning. Containing 0.11 of an acre more or less and being all of Lot No. 26 as shown on the aforesaid Plat of Balaton.

Robert C. Morris, Jr.
Esq. 12.7.59

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., 1966

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 successive weeks before the day of February, 1966, the first publication appearing on the day of February, 1966.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

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

Date: February 11, 1966

SUBJECT: "Petition #66-181-A. S/S of Brightside Avenue 965 feet West of Reisterstown Road. Petition for a Variance to permit a side yard of 8 feet instead of the required 12 feet." Morris F. Harden-Petitioner.

3rd District

HEARING: Wednesday, February 23, 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.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rindertown, Md.

THE HERALD - ARGUS
Crownsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

February 7, 1966

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

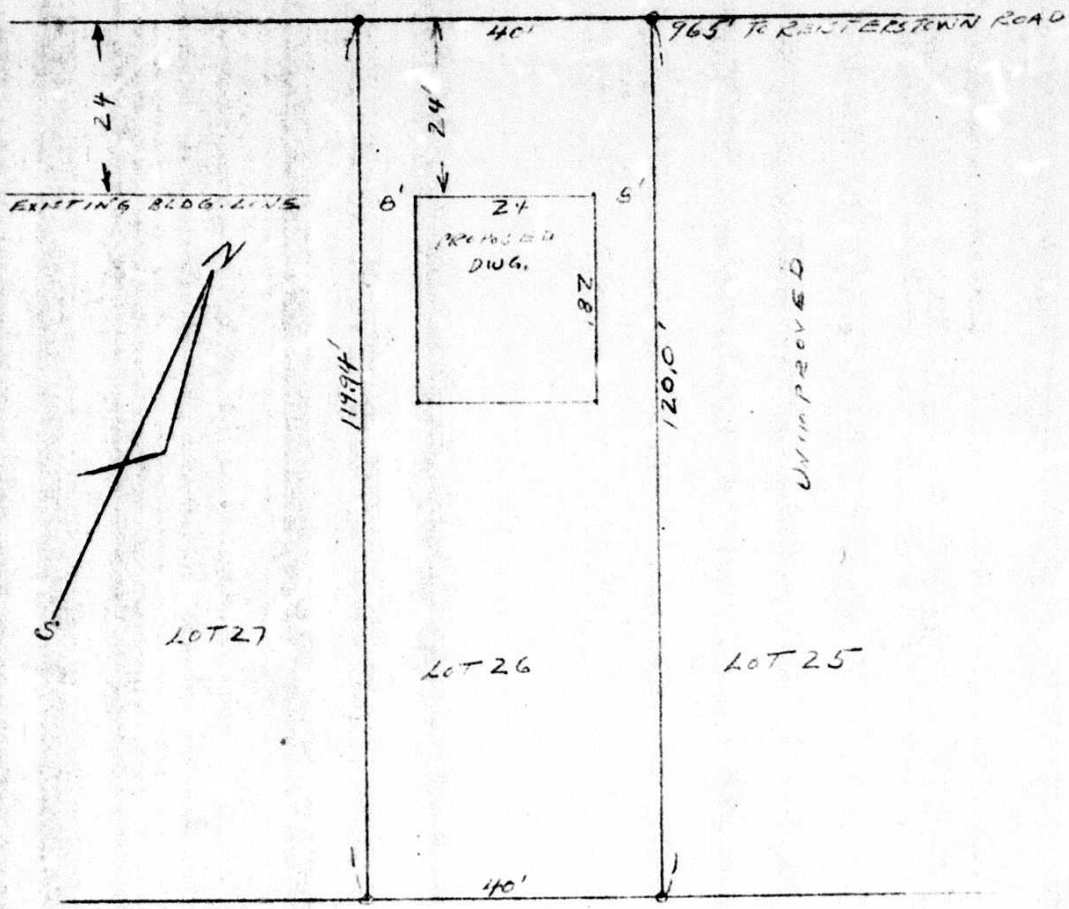
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 7th day of February, 1966, that is to say the same was inserted in the issues of February 3, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

PETITION FOR A VARIANCE
AND INTEREST
ZONING: Petitioner for a Variance for a side yard.
LOCATION: South side of Brightside Avenue 965 feet West of Reisterstown Road.
DATE & TIME: WEDNESDAY, FEBRUARY 23, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 106, 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, to the Zoning Regulations of Baltimore County to permit a side yard of 8 feet instead of the required 12 feet.
The Zoning Regulations to be accepted as follows:
Section 211.3 - Side Yards - 8 feet wide for one side yard and not less than 20 feet for the corner lot the building line along the side street shall be not less than 20 feet from the side lot line and not less than 50 feet from the corner line of the side street.
All that parcel of land in the Third District of Baltimore County.
Beginning for the same at a point on the South side of Brightside Ave., 965 feet measured westerly along the South side of said avenue from the West side of the Reisterstown Road, said point being on the division line between lots 25 and 26 as shown on the Plat of Balaton, recorded in the Land Records of Balto. Co. in Plat Book No. 1 folio 275, thence running southerly along the division line between lots 25 and 26 for a distance of 120.00 ft., thence running westerly and along the rear line of lot 26 for a distance of 40 ft. to the division line between lots 26 and 27, thence running southerly along the division line between lots 26 and 27 for a distance of 119.94 feet to the South side of Brightside Ave., thence running and binding on the South side of Brightside Ave. as now laid out 50 feet wide, in a westerly direction for a distance of 40 ft. to the point of beginning. Containing 0.11 of an acre more or less and being all of Lot No. 26 as shown on the aforesaid Plat of Balaton.

BRIGHTSIDE AVE.
50' WIDE



Plat of Lot No. 26 of Balston, Plat recorded in Plat Book No. 1 Folio 275
Third District, Balto. Co., Md.

Robert C. Morris

Scale 1 in. to 20 ft. July 1965
Robert C. Morris, Reg. Surveyor, No. 759
Old Court Road, Balto. # 7, Md.

