

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
J. Frazer

I, Paul H. Frazer & Martha J. Frazer, 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 211.2 to permit a set back of 45' from the CL of Clover Avenue instead of the prescribed 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The Petitioners are requesting the variance because they have been attempting to have approved a sub-division plan for the subject property. They applied for a building permit based on a 45' set back and proceeded to build a house on the last lot known as 721 Clover Ave. It was later learned that the permit was changed to show a 50' set back. It would indeed be a great hardship to have to move this house back 5'. In requesting the variance for this particular lot, the Petitioners feel that the variance should apply to the balance of the lots, to conform with the existing house, 721 Clover Ave.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, Paul H. Frazer & Martha J. Frazer, 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 Paul H. Frazer
Martha J. Frazer Legal Owner
Address: 1317 Dursay Avenue
Baltimore, Maryland 21221

BY Alfred L. Brennan
Maguire & Brennan
825 Eastern Blvd. - 21221
687-3434

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on 31st day of March, 1966, at 10:00 o'clock.

A. M. 10:00 day of March, 1966, at 10:00 o'clock
Zoning Commissioner of Baltimore County.

(over)
116 Oppenheimer

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 37601

DATE 3/1/66

TO: Paul H. Frazer
1317 Dursay Ave.
Baltimore, Md. 21221

BILLED BY Zoning Dept. of Balim. Co.

REPORT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY Petition for Variance TOTAL AMOUNT 25.00

66-215-A

3-460 8005 • 37601 TIP- 2500

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.

Alfred L. Brennan
Maguire & Brennan
825 Eastern Blvd.
Baltimore, Maryland 21221

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

2 day of MAR., 1966.

John G. Rose
Zoning Commissioner

Petitioner Paul H. Frazer

Attorney Alfred L. Brennan

Reviewed by James E. Nye

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, hardship shown:

the above Variance should be had; and it further appearing that the same should be granted.

a Variance to permit a front yard setback of 45 feet from the center line of the street instead of the required 50 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31

day of March, 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 45 feet from the center line of the street instead of the required 50 feet, subject to approval of the site plan by the Bureau of Public Services and 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 day

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

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE 15th DISTRICT

ZONING: Petition for a Variance from front yard setback.

LOCATION: South side of Clover Avenue 175 feet North of Myrtle Avenue.

DATE & TIME: THURSDAY, MARCH 31, 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 Law and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 45 feet instead of the required 50 feet.

The Zoning Regulation to be excepted is as follows:

Section 211.2 - Front Yard - 25 feet from the front lot line and not less than 50 feet from the center line of the street.

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

BEGINNING for the same on the southeast corner of Clover Avenue (28 feet wide) as shown on the Plat of Subdivision of Johnson Property, as filed among the Land Records of Baltimore County in Plat Book No. 7, folio 179 at a point distant 175.00 feet measured Northwesterly along the southeastermost side of said Avenue from the northwestermost side of Myrtle Avenue (20 feet wide) said point being at the end of the second or South 25 degrees 27 minutes East 660.00 foot line of that tract of land which by deed dated January 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4413 folio 534, etc. was conveyed by John F. Botzon, Jr. and wife to Paul H. Frazer and wife and running thence binding on the southeast side of said Avenue and on the said second line reversely and referring all courses to True Meridian as established by Baltimore County Metropolitan District North 13 degrees 27 minutes 30 seconds East 660.00 feet to the beginning thereof thence binding on the fourth line of said deed reversely South 19 degrees 27 minutes 30 seconds West 660.00 feet to the beginning thereof thence binding on the third line of said deed reversely North 70 degrees 32 minutes 30 seconds West 104.33 feet to the place of beginning.

BEING all of that tract of land which by deed dated January 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4413 folio 534 etc. was conveyed by John F. Botzon, Jr. and wife to Paul H. Frazer and wife.

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CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., March 9, 1966

THIS IS TO CERTIFY, that the annexed advertisement of

"Paul H. Frazer"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for

1

successive week before the

8th. day of March

1966;

that is to say, the same was inserted in the issues of 3-9-66

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

JOSEPH D. THOMPSON, P.E. & L.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150
101 SHELL BUILDING • 200 EAST JOFFA ROAD
TOWSON • 4 • MARYLAND • VAl 1-7, 3 • 8820

ZONING DESCRIPTION PROPERTY OF PAUL H. FRAZER AND WIFE

BEGINNING for the same on the southeastermost side of Clover Avenue (28 feet wide) as shown on the Plat of Subdivision of Johnson Property, as filed among the Land Records of Baltimore County in Plat Book No. 7, folio 179 at a point distant 175.00 feet measured Northwesterly along the southeastermost side of said Avenue from the northwestermost side of Myrtle Avenue (30 feet wide) said point being at the end of the second or South 25 degrees 27 minutes West 660.00 foot line of that tract of land which by deed dated January 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4413 folio 534, etc. was conveyed by John F. Botzon, Jr. and wife to Paul H. Frazer and wife and running thence binding on the southeast side of said Clover Avenue and on the said second line reversely and referring all courses to True Meridian as established by Baltimore County Metropolitan District North 13 degrees 27 minutes 30 seconds East 660.00 feet to the beginning of said second line thence leaving the southeastermost side of said Avenue and binding on the first line of said deed reversely South 70 degrees 32 minutes 30 seconds East 104.33 feet to the beginning thereof thence binding on the fourth line of said deed reversely South 19 degrees 27 minutes 30 seconds West 660.00 feet to the beginning thereof thence binding on the third line of said deed reversely North 70 degrees 32 minutes 30 seconds West 104.33 feet to the place of beginning.

BEING all of that tract of land which by deed dated January 9, 1965 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4413 folio 534 etc. was conveyed by John F. Botzon, Jr. and wife to Paul H. Frazer and wife.

Joseph D. Thompson, P.E. & L.S. #1130 March 1, 1966

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 10, 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 a week for 1 successive week before the 10th day of March, 1966, the first publication appearing on the 10th day of March 1966.

THE JEFFERSONIAN

B. Frank Struth
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 18, 1966

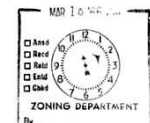
FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition 66-215-A, "South side of Clover Avenue 175 feet North of Myrtle Ave. Petition for Variance to permit front yard setback of 45 feet from center line of the street instead of the required 50 feet." Paul Frazer - Petitioner

15th District

HEARING: Thursday, March 31, 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 POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 3-10-66

Posted for Paul H. Frazer

Petitioner: Paul H. Frazer

Location of property: South side of Clover Avenue 175 feet North of Myrtle Ave.

Location of Signs: At the intersection of Clover Avenue and Myrtle Avenue

Remarks: See attached description

Posted by Robert L. Paul Date of return 3-17-66

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 37653

DATE 3/1/66

TO: Mr. Paul H. Frazer
1317 Dursay Ave.
Baltimore, Md. 21221

BILLED BY Zoning Dept. of Balim. Co.

REPORT TO ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY Advertising and posting of property TOTAL AMOUNT 51.70

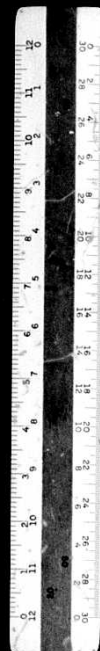
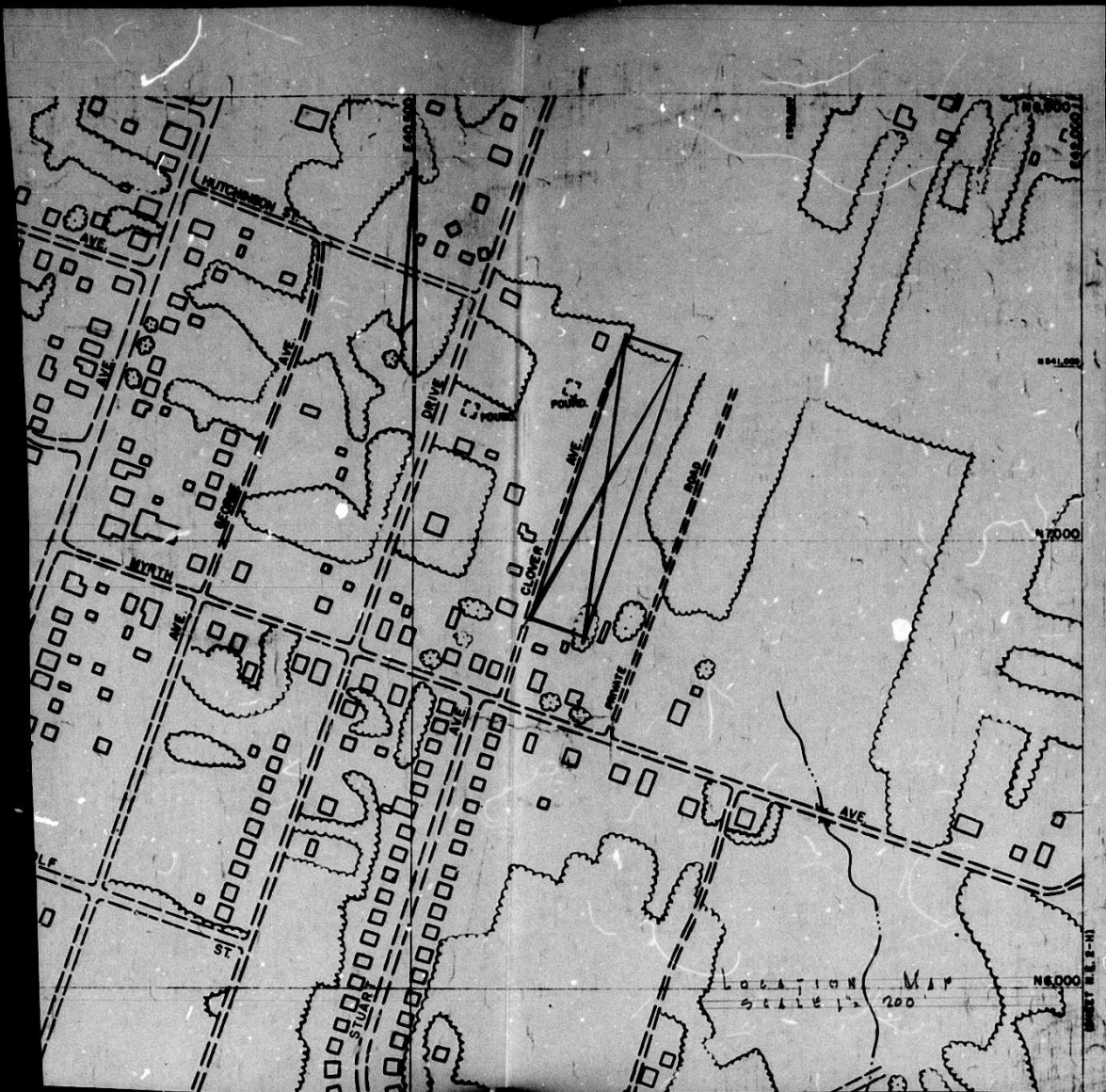
66-215-A

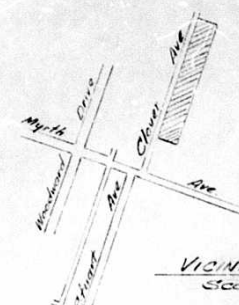
3-116 37653 TRU- 5170

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

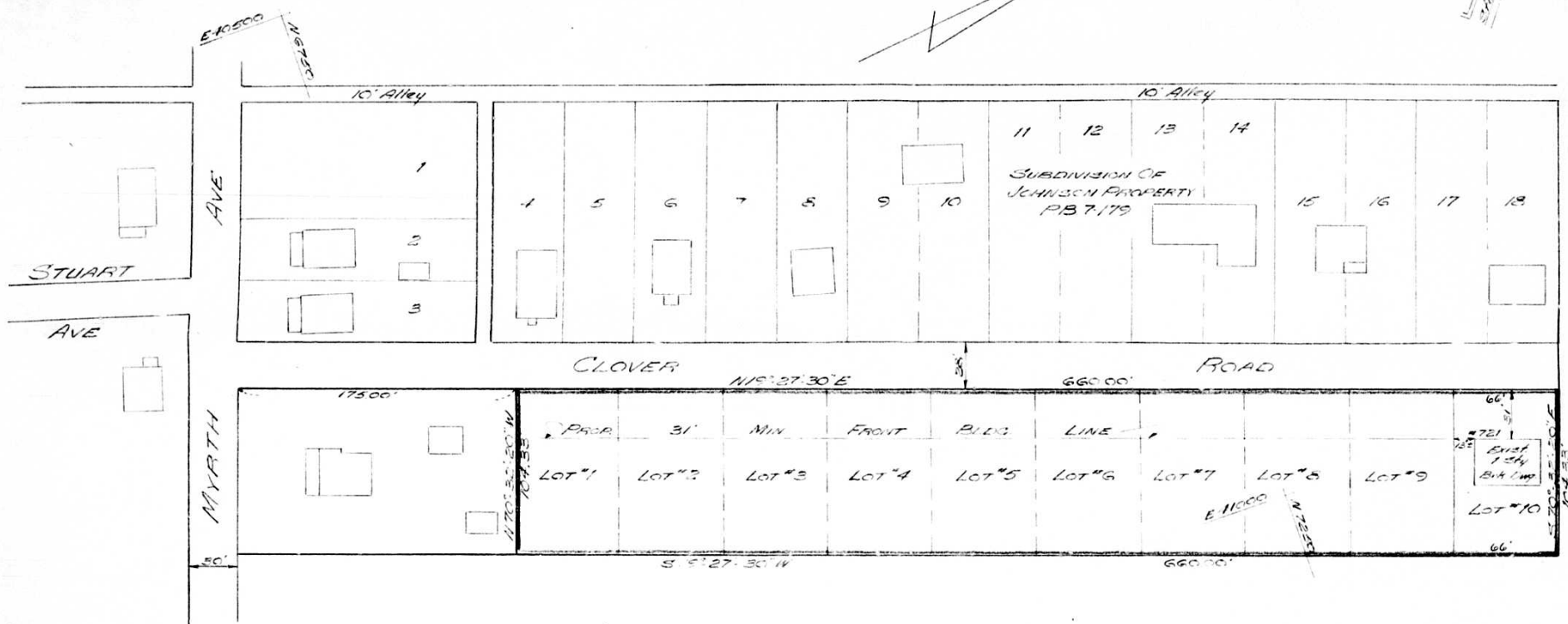
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.





VICINITY SKETCH
Scale: 1"=500'



BOARD OF EDUCATION



Joseph D. Thompson
J.D. THOMPSON, P.E. #1150

PLAT TO ACCOMPANY
ZONING PETITION
PROPERTY OF
PAUL H. FRAZER & WIFE
15th ELECTION DIST. BALTO. COUNTY
SCALE: 1"=50' DATE: MAR 1, 1966

J.D. THOMPSON INC.
200 E. JOPPA RD.
TOWSON, MD.

