PFTMIC OR ZONING ARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we have been supported in the description and plat attached hereto and made a part hereof,
301.1
bereby petition for a Variance from Section_ 208.2 to persit a surport to be
setback 16.67 ft. front the front propertyline instead of the required 22.5 ft.

109.30' SF of Bth

towarm reasons indicate marking or practical unitedly)

We gail into building of our more 1945 to 6 for "extrain" to accompant
to future imports markly, acting the house back for enough to
samewhate all foot import. This required corts accompany work,
for many, when integers seeing size labor. Included was company
to the fort minimized seeing size labor. Included was company
to the contract of line from "init's style to an "A" style to the
or cort and a contract size of the forther of the forther

ter rebuilting an application for a permit, we were actified at the house was not get back for apough.

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 petitiog, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County, dopted pursuant to the Zoning Law For Balimore County.

amount county suspice parsuant to the zoning	Law For Baltimore County.
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	William Tree! Monter
Contract purchaser	Finely Clipy Mater Legal Owner
ndress	Address 2125 Entily Fd
§	Temmer Med. 2
Petitioner's Attorney	H Lee Alle RY Protestant's Attorney
ddress	Equitable Bldg

County, on the a 50 pt 25th day of April 1966, at 11:00 clock

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE from Sections 308.2 and 201.1 from Sections 308.2 and 201.
of the Zoning Regulations
SE/S Eastridge Road 109.30'
SE of Locknell Road,
8th District
William Fred Martin,

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 66-234-A

OPINION

The petitioners here, Mr. and Mrs. William F. Martin, appealed from a decision of the Deputy Zoning Commissioner, May 4, 1966, denying a variance from Sections 308.2 and 301.1 to permit a front yard setback for a carport of 16.67 feet from the front property line instead of the required 22.5 feet setback which is required under Section 301.1 of the Zoning Regulations.

While the Board is in sympathy with Mr. Martin and we feel that his dilamma is not his own fault but rather caused by a mistaky or misrepresentation perhaps on the part of the builder, we do not feel that the petitioner has shown a practical difficulty or unreasonable hardship that would allow the Board to grant his requested variance

Under the existing Zoning Regulations, Mr. Mortin could erect a one car carport without any variance from the Zoning Regulations. Also there arose in the hearing the question of deed restrictions applicable to the property. Of course, the Board being a zoning authority has no control over any deed restrictions which is a matter of private contract. However, we do at least consider that even if we granted the requested variance, the petitioner could possibly be barred from using any such variance by an Equity action brought by his neighboring property owners.

For the reasons given before, the variance will be denied

It should be noted in this opinion that one of the Board members, Mr. W. Giles Parker, rointed out that according to his computations the County Zoning Regula tions would allow a carport 15.17 feet wide, whereas the dead restrictions, if they are valid, would allow 12.67 feet wide, the difference between those two widths is only tw and one half feet. In effect, that is the additional width of the carport that Mr. Martin

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 the above Variance should be had; and it further appearing that by reason of It IS ORDERED by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order 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 failure to show practical difficulty or unreasonable the awaye Variance should NOT BE GRANTED IT IS ORDERED by the Zoniag Commissioner of Baltimore County, this

William Fred Martin - 66-234-A

ORDER

- 2 -

For the reasons set furth in the aforegoing Opinion, it is this $2 \frac{\#}{}$ of August, 1966 by the County Board of Appeals, OR DERED that the variance petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Precedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Reginning S. E. wide of Sestridge Rd., 109.30 S./E.

Then running along the C.E. side of E.stridge Rd. for s distance of 71.03 ft.; them S. 75 11 12" W. 156.02 ft. Then N.00° 30' 00" E 172 ft. then N. 08° . 1 . W. 91.70'

Located in the 8th Election District 'Baltimore County

Re: Petition for Variance to Sec. 301.1 and 208.2 of Zoning Regulations -S/E Side Eastridge Road 109.30' S/E Locknell Road

No. 66-234-A

Mr. John G. Rose, Zening Commissioner of Balto Co., County Office Building Tewson, Maryland 21204

Please enter an appeal from the decision rendered in the above matter to the Board of Appeals of Baltimore Countyk and transmit all records to said Board.

William F. Martin, 2125 Eastridge Road, Timonium, Maryland 21093

Date: May 27, 1966



. /	ALECCIAL AND IN MICHIGAN	
g th	Date of Posting 4-7-66	
District	a 1 10 - 11 at 11 ' a 1 -	
Posted for: Hanney	More Grand 25 66 Ct 1/ 30 A. A.	
SF/c	Gasthey, Pd. 109.30'54/6 Jack	nall R
Location of property:	O. Control of the Con	
· · · · · · · · · · · · · · · · · · ·	the front lawn of 2125 East Ri	190 Re
Location of Signs.	0	
Remarks:	2 . 117 - 4	
Posted by Hobert	to a 11 Date of return 4.14.66	

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

BALTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

or Planning
SUBJECT ... "Petition 16-234-A. Southeast side of Easthidge Road 109.30 feet Southeast of
Locknell Road. Petition for a Variance to permit a carport to be setback 16.67'
from the front property line instead of the required 22.5'. William F. Martin-Pa

TO Mr. John G. Rose, Zoning Commissioner Date. April 14, 1966

HEARING: Monday, April 25, 1966. (11:00 A.M.)

FROM. Mr. Leslie H. Groef, Deputy Director of Planning

TELEPHONE 823-3000	BALTIMORE COUNTY, MARYLA OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21104	
2125 E	no F. Martin Matridge Read m. nd. 21093	ng Stepte of Baltim Co.
DEPOSIT TO ACCOUNT	NO. 89	TOTAL AMOUNT
	itiding and positing of property	W.75-
	PAD-Manyone	NA Office of Storma
	≥1366 2014 * 3861	11 1194

THE BALTIMORE COUNTIAN PETITION FOR VANIANCE
BIS DISTRICT
ZONDEE Petition for Variance
or front pard setback.
LOCATION: Southeast side of
Satridge Road 109.30 feet Southast of Lockenel Road.
DATE & TIME: MONDAY,
PHIL 23, 1966 at 1150 A.M.
PUBLE HEARING: Boom 108,
out/y Office Building. 118

Petition for a Variance Front Ibe Zoning Regulations of Baltimes County to permit a carport to be sethech 18-77 feet from the sethech 18-77 feet from the sethech 18-77 feet from the required 22-5 feet.

The Zoning Regulation to be excepted as follows:
Section 301-1-2 shaddlen; a carport or a one-stee; openporch with or without a root, may extend into any required yard not more than 325's of the midismum regulared of the minimum required width of a side part.

ment.
Hearing Date: Yonkay, April 25, 1966 at 11:90 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Tonson, Md.
BY ORDER OF
JOIN G. ROSE,
ZONNG COMMISSIONER
OF BALTIMORE COUNTY.

PETITION FOR VARIAN

CATONSVILLE, MD. No. I Newburg Avenue

April 11, 19 66.

ORIGINAL

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 these weekly newspapers published in Baltimore County, Maryland once a week for One the 11th day of April. 1966 , that is to say the same was inserted in the issues of April 7, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgany Saleman Manager

BALTIMORE COUNTY, MARYLAND TELEPHONE Ma.38665 OFFICE OF FINANCE COURT HOUSE
WSON MARYLAND 2120 100.00 6-666 4103 . 30665 MI-MORTANTI 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.

PETITION FOR VARIANCE	
ONING: Publion for Variance for front yard setback. GCATION doubtness side of East- fide Road feet Southeast of Locknell Road feet Southeast of Locknell Road feet for the Market Southeast of Locknell Road feet for the Market Southeast of Locknell Road feet for the Market Southeast feet feet for the Market Southeast feet feet feet feet feet feet feet fe	CERTIFICATE OF PUBLICATION
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imore County, will hold a public searing	TOWSON, MDApril 7 19.66
Petition for a Variance from the Zoning Regulations of Baltimore	10w50N, MD.,
County to permit a carport to be setback 14.47 feet from the front	THIS IS TO CERTIFY, that the annexed advertisement w
property line instead of the re-	This is to contin i, that the annexed advertisement w
The Zoning Regulation to be ex-	published in THE JEFFERSONIAN, a weekly newspaper print
Section 301.1-205.2-17 attached to	,,,,,,,,,,,,
the main building, a carport or a emestory open porch, with or without a roof, may extend into any required yard not more than	and published in Towson, Baltimore County, Md., oznos.
depth of a front or rear yard or	xofx 1. Time xeccession meckex before the 2544
a side rard. All that parcel of land in the	day ofApril, 19.66, the first publication
Eightis Notrict of Paltimore Coun-	the state of the s
	appearing on the 7th day of 1-13

TOWSON, MD._____April 7____, 19.66_ THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., conce. - anoth: day of ___April_______ 19_66, the first publication 19.66

THE JEFFERSONIAN, G. Leank Structur

DATE OF MALE AND A STATE OF THE Cost of Advertisement, \$_

Mr. William Fred "artis 2125 Eastridge Road Tivonium, Maryland 21015 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 29 day of __MBQ. ___ Petitioner William Fred Hartin

Petitioner's Attorney

BALTHEDRE COUNTY, MARY AND Ma 37655 OFFICE OF FINANCE OUNT HOUSE SON, MARYLAND 21206 568 . 37655 HP-IMPORTALTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND INFORTALTI MAKE CHECKS PAYABLE TO BALLIMOTE COURT HOUSE, TOWLON 4. MARYLAND MALL TO DIVISION OF COLLECTION A PECEIPTS, COURT HOUSE, TOWLON 4. MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANLE.

SULT ZONING DEP ZYMENT	n, Muryland
District 8 54	Date of Posting 6-9-6
Posted for:	6 + A.G.
Location of property: 55/5 Eastrie	
Jocknell Red.	
Location of Signer O on the fra	et lustre of 2125
Damselte:	
Posted by Pabert Lee Beald &	Date of return: 6-16-66

No. I Newburg Avenue

- appeal

PETITION FOR VARIANCE 885 DESTRICT
ZONNICE Fellion for Variance for frost yard setback.
LOCATION, Sootheast ide of LOCATION, Sootheast ide of LOCATION, Sootheast ide of LOCATION, FIRE MONDAY, APRIL 28, 1986 at 11:90 A.M. COLONY, Offen Building, 111 W. Clarapsake Avenue, Torson, Maryland, Gormissioner of Baltimer County, by subscrity of the Young Act and Regulations of Bullimore County, by subscrit of the Young Act and Regulations of Bullimore County, by subscrit of the Young Act and Regulations of Bullimore County, by subscrit of the Young Act and Regulations of Bullimore County, by subscrit of the Young Act and Regulations of Bullimore County, by subscrit of the Young Act and Regulations of Bullimore County, by subscriptions of the Young Act and Regulations of Bullimore County, will hold a poblic hearing.

Baltimes—County, by authority of the county of the barrieg: A county will habit a politic hearing: A county of the county o

filed with the Zoning Lepara-ment. Hearing Date: Monday, April 25, 1966 at 11:00 A.M. Public Hearing: Boom 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. sapeake Avenue, Towson, Md BY ORDER OF JOHN G. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

THE BALTIMORE COUNTIAN THE COMMUNITY NEWS THE HERALD - ARGUS

4 66-234-4

April 11, 19 66.

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Pose, Zoning Commissioner of Buttimore Jounty

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the sessessisz weeks before day of April, 1966 , that is to say

the same was inserted in the issues of Apr'1 7, 1966.

THE BALTIMORE COUNTIAN

By Paul J Morgan

