

66-234-47 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harry G. Rose, 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 211.1 to permit 15 ft. rear yard instead of the required 30 ft. and Section 211.1 to permit 15 ft. rear yard instead of the required 30 ft. and Section 211.1 to permit 15 ft. rear yard instead of the required 30 ft.

It is impossible to place a dwelling on this lot in any manner without a variance, because of the size shape of the lot.

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 Harry G. Rose Legal Owner
Address 1119 Providence Road
Towson, Maryland 21204
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of April 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 108, County Office Building in Towson, Baltimore County, on the 18th day of May, 1966, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Mr. Harry G. Rose
1119 Providence Road
Towson, Maryland 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 5 day of April, 1966

JOHN G. ROSE
Zoning Commissioner

Petitioner Harry G. Rose

Petitioner's Attorney _____

Reviewed by James S. Ryan
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting April 14, 1966
Posted for Variance
Petitioner Harry G. Rose
Location of property corner of Notre Dame Ave. & Talbot Ave.
Location of Sign at corner of Notre Dame Ave. & Talbot Ave.
Remarks See above
Posted by John G. Rose Signature Date of return April 21, 1966

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; and it further appearing that UNREASONABLE HARDSHIP

to permit Lot Area of 5,500 square feet instead of the required 6,000 square feet; and to permit a rear yard of 15 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7 day

of June, 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 Lot Area of 5,500 square feet instead of the required 6,000 square feet; and to permit a rear yard of 15 feet instead of the required 30 feet, subject to approval of the site plan by the Bureau of Public Services and the 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 UNREASONABLE HARDSHIP

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7 day of June, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE
BY

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 37633	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 3/22/66	
To: Cash				BALTIMORE Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 01-422		QUANTITY		RETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$35.00	
		Petition for Variance for Harry G. Rose				25.00	
						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		No. 37695	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 5/2/66	
To: Cash				BALTIMORE Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 01-422		QUANTITY		RETAIL UPPER SECTION AND RETURN WITH YOUR REMITTANCE		TOTAL AMOUNT \$37.25	
		Advertising and posting of property for Harry G. Rose				37.25	
						37.25	
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.							

Variance Description
For Harry G. Rose
5th Election District
Balto. Co., Md.

Located on the South-East corner of Notre Dame Ave. and Talbot Ave. Being Parcel A recorded in Section 2 of the Subdivision of Hilltop View in Liber G.L.B. 29, Folio 96.

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Rosedown, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

April 18, 1966.

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

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks before the 18th day of April, 1966, that is to say the same was inserted in the issues of

April 14, 1966.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 14, 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., 5648-10-0627 on 1 time successive weeks before the 14th day of April, 1966, the first publication appearing on the 14th day of April 1966.

THE JEFFERSONIAN
By Frank Smith
Manager

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
8th DISTRICT
ZONING: Petition for a Variance for Lot Area and Rear Yard
LOCATION: Southeast corner of Notre Dame Avenue and Talbot Avenue.
DATE & TIME: Monday, May 2, 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 the authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit Lot Area of 5,500 square feet instead of the required 6,000 square feet; and to permit a rear yard of 15 feet instead of the required 30 feet.
The Zoning Regulation to be excepted as follows:
Section 211.1 - Lot Area and Width - 6000 square feet.
Section 211.1 - Rear Yard - 30 feet.
All that parcel of land in the Eighth District of Baltimore County, located on the South-East corner of Notre Dame Ave. and Talbot Ave. Being Parcel A recorded in Section 2 of the Subdivision of Hilltop View in Liber G.L.B. 29, Folio 96. Being the property of Harry G. Rose, as shown on plan filed with the Zoning Department. Hearing Date: Monday, May 2, 1966 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
April 14.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 22, 1966

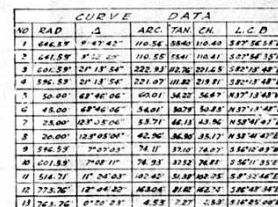
FROM: Mr. George E. Gouvalis, Director of Planning

SUBJECT: "Petition #66-236-A, Southeast corner of Notre Dame and Talbot Avenues. Petition for variance to permit Lot Area of 5000 square feet instead of the required 6000 square feet; and to permit a rear yard of 15 feet instead of the required 30 feet.

8th District

HEARING: Monday, May 2, 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.



RECEIVED for Record
NOV 13 1958 at A.M.
P.M.
same day recorded in liber
G.L.B. No. folio
One of the Records of
Baltimore County and ex-
amined, per

Bayer & Company

A RESUBDIVISION OF
LOTS #23 THRU #30 INCL. BLK "Z"
LOTS #8 THRU #19 INCL. BLK "T"
LOTS #1 THRU #4 INCL. BLK "F"
TALBOTT MANOR
BALTO. CO. MD. ELECT. DIST. NO. 8
SCALE 1" = 50 FT. AUG. 21, 1957

WM. E. RIDDLE SR. - DEVELOPER
RICE'S LANE-BALTO 7, MD.

George William Stephens, Jr.,
and Associates, Inc.
Engineers
5 McCurdy Avenue,
Towson, 4, Maryland

P.W. & Completed #85713 JH
Final Plat Checked
Planning JH
Engineered JH-GB
Date 11-10-68

NOTE:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the Grantors of the deed to which this plat is attached, their heirs and assigns.

Certification is hereby made that this plat was computed by G.W. Stephens Jr. & Associates Inc. and that it meets the requirements of Section 72-D Article 17 of the Annotated Code of Maryland 1947 Supplement.

James C. Arnold
Reg. No. 2086

Lucas G. Dzyk 11/30/58
Roads Engineer of Baltimore Co. Md.

Frederick H. Dices Mar. 10, 1958
Director

Certification is hereby made that all the requirements of the Annotated Code of Maryland Chapter 1016 Acts of 1945 have been complied with on this date.

William E. Lusk, Jr.

Outline of Plot shown thus: _____
 Boundary of Roads shown thus: _____
 Lot lines shown thus: _____
 Lot Nos. shown thus: _____ 10
 Block Nos. shown thus: _____ ①
 House Nos. shown thus: _____ #502
 Entries for Utilities & Drains shown thus: _____

William H. F. Warriner M.D.
Deputy State and County Health Officer

NOTE:
Coordinates are referred to traverse of Baltimore
County Metropolitan District.

SECTION TWO
HILLTOP VIEW

GLB 25 FOLIO 94

SCALE 1"=20' 3/19/66

ELECT. DIST. N° 8 BALTO. CO., MD

