

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph L. Berk, 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 7' instead of the required 8'. To permit a side yard of 15' along the side street instead of the required 25' and to permit 10' from the center line of the street instead of the required 50'.

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

1. The 15' side yard setback from George Avenue and 7' side yard setback from division line due to 50' wide recorded 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 Joseph L. Berk Legal Owner
Address 2600 Jerald Drive
Baltimore, Maryland 21234
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 106, County Office Building in Towson, Baltimore County, on the 16th day of May, 1966, at 10:30 o'clock

by Joseph L. Berk, Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 14, 1966

Mr. Joseph L. Berk
2600 Jerald Drive
Baltimore, Maryland 21234

RE: Side Yard Variance for
Joseph L. Berk, located
on George Avenue and
Wolf Street, 15th District
(Item 6, April 12, 1966)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Ryan
James E. Ryan, Principal
Zoning Technician

JER:ym

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 denied

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

to permit a side yard of 7 feet instead of the required 8 feet; to permit a side yard of 15 feet along the side street instead of the required 25 feet; and to permit 10 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 12th 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 a side yard of 7 feet instead of the required 8 feet; to permit a side yard of 15 feet along the side street instead of the required 25 feet; and to permit 10 feet from the center line of the street instead of the required 50 feet, subject to approval of the site plan DEPUTY Zoning Commissioner of Baltimore County 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 12th day of June, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Joseph L. Berk
2600 Jerald Drive
Baltimore, Maryland 21234

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
12th day of April, 1966.

Petitioner: Joseph L. Berk
Petitioner's Attorney

Reviewed by James E. Ryan
Chairman of
Advisory Committee

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

TO: Joseph L. Berk
2600 Jerald Drive
Baltimore, Md. 21234

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY 1 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property
66-251-A

49.50

49.50

49.50

49.50

49.50

49.50

49.50

CHARLES D. GRACE
PROFESSIONAL ENGINEER & LAND SURVEYOR
181 ALLEGHENY AVENUE
TOWSON, MD. 21204
VALLEY 8-8600
LOT # 30 - BLOCK S

BEGINNING for the same at the corner formed by the intersection of the North-east side of Wolf Street and the Southeast side of George Avenue as shown on a Plat of Property of The Taylor Land Company recorded among the Plat Records of Baltimore County in Plat Book W.P.C. #5 folio 73, thence binding on the said Northeast side of Wolf Street South 64 degrees 33 minutes East 50 feet, thence for lines of division the two following courses and distances:

1. North 25 degrees 27 minutes East 170 feet and
2. North 64 degrees 33 minutes West 50 feet to the said Southeast side of George Avenue, thence binding on the said Southeast side of George Avenue South 25 degrees 27 minutes West 170 feet to the place of beginning.

BEING Lot #30 Block S as shown on a Plat of Property of The Taylor Land Company recorded among the Plat Records of Baltimore County in Plat Book W.P.C. #5 folio 73.

BEING part of that tract of land which by deed dated November 12, 1960 and recorded among the Land Records of Baltimore County in Liber W.J.R. #3812 folio 130 etc, was conveyed by John J. Cole and wife to Joseph L. Berk.

3/24/66

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		No.37682 DATE 4/21/66
TO: Charles D. Grace 121 Allegheny Ave.		BILLED BY: <u>Zoning Dept. of Balto. Co.</u>
DEPOSIT TO ACCOUNT NO. <u>01-622</u>		TOTAL AMOUNT <u>\$25.00</u>
QUANTITY <u>1</u> DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST
Petition for Variance for Joseph L. Berk <u>66-251-A</u>		<u>25.00</u>
4-2266 1248 * 37682 TIF-		<u>25.00</u>
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.		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Jobo G. Rose, Zoning Commissioner Date: May 6, 1966

FROM: George E. Gervais, Director of Planning

SUBJECT: "Petition 66-251-A", Northeast corner of Wolf Street and George Avenue.
Petition for Variance to permit a side yard of 7 feet instead of the required 8 feet; to permit a side yard of 15 feet along the side street instead of the required 25 feet; to permit 40 feet from center line of street instead of the required 50 feet.
Joseph L. Berk - Petitioner"

15th District

HEARING: Monday, May 16, 1966. (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment. We note, however, that it is contemplated that George Avenue adjacent to the subject property will be improved. We would thus recommend that the petitioner contact the Department of Public Works in order to determine what implications this proposed improvement will have regarding his property.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 22, 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., on 4-22-66, at 11:22 a.m., SUCCESSIVE WEEKS before the 16th day of May, 1966, the first publication appearing on the 22nd day of April, 1966.

THE JEFFERSONIAN,
James E. Ryan
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15A Date of Posting 4-28-66
Posted for Joseph L. Berk
Petitioner: Joseph L. Berk
Location of property: Wolf St. and George Ave.
Location of Signs: On southeast corner of Wolf St. and George Ave.
Remarks: Robert L. Gervais
Posted by Robert L. Gervais Signature Date of return: 5-5-66

**PETITION FOR
A VARIANCE
14th DISTRICT
ZONING:** Petition for a Variance for side yard.

LOCATION: Northeast corner of Wolf Street and George Avenue.

DATE & TIME: MONDAY, MAY 14, 1966 at 10:30 A.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 side yard of 7 feet instead of the required 8 feet; to permit a side yard of 15 feet along the side street instead of the required 25 feet; and to permit 40 feet from the center line of the street instead of the required 50 feet.

The Zoning Regulations to be excepted as follows:

Section 111.3 - Side Yard - 8 feet wide for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 30 feet from the center line of the side street.

All that parcel of land in the fifteenth District of Baltimore County

BEGINNING for the same at the corner formed by the intersection of the Northeast side of Wolf Street and the Southeast side of George Avenue as shown on a Plat of Property of The Taylor Land Company recorded among the Plat Records of Baltimore County in Plat Book W.F.C. No. 5 folio 73, thence binding on the said Northeast side of Wolf Street South 64 degrees 23 minutes East 50 feet, thence for lines of division the two following courses and distances:

1. North 25 degrees 27 minutes East 170 feet and

2. North 64 degrees 33 minutes West 50 feet to the said Southeast side of George Avenue, thence binding on the said Southeast side of George Avenue South 25 degrees 27 minutes West 170 feet to the place of beginning.

BEING Lot No. 30 Block 8 as shown on a Plat of Property of The Taylor Land Company recorded among the Plat Records of Baltimore County in Plat Book W.F.C. No. 5 folio 73.

BEING part of that tract of land which by deed dated November 12, 1960 and recorded among the Land Records of Baltimore County in Liber W.F.R. No. 2812 folio 120 etc. was conveyed by John J. Cole and wife to Joseph L. Berk.

Being the property of Joseph L. Berk, as shown on plat plan filed with the Zoning Department.

Hearing Dates: Monday, May 16, 1966 at 12:30 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN C. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF

The Community Press

DUNDALK, MD.,

April 27,

19 66

THIS IS TO CERTIFY, that the annexed advertisement of

"Joseph L. Berk"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the

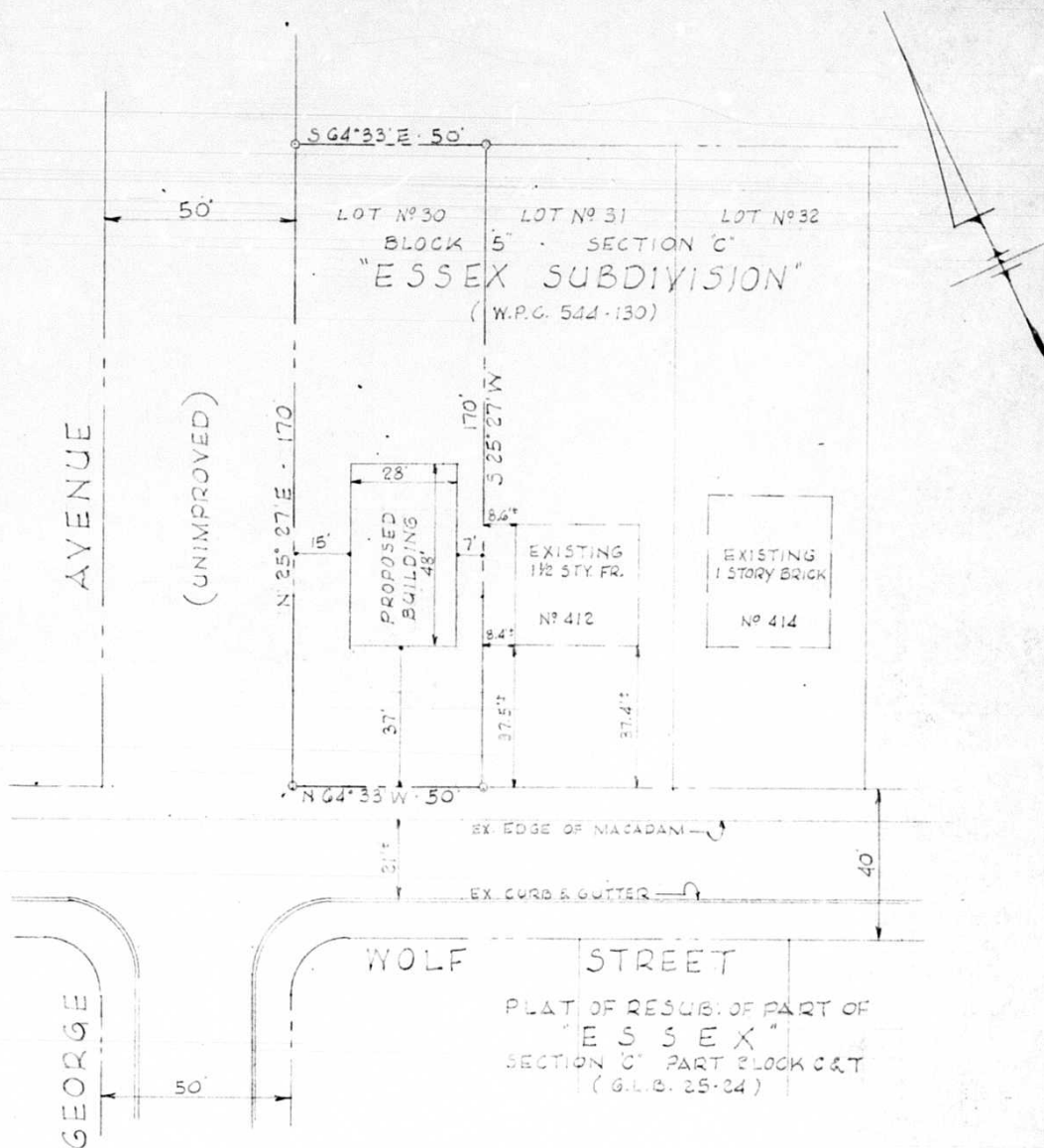
28th day of April 1966 ; that is to say, the same was inserted in the issues of 4-27-66

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price



CHARLES D. GRACE
ENGINEER & SURVEYOR
121 ALLEGHENY AVE., TOWSON 4, MD.

PLAT OF LOT NO. 30
BLOCK 5 · SECTION C
"ESSEX SUBDIVISION"
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
MARCH 23, 1966
SCALE: 1" = 30'

