

John P. Zebelen, Esq.,
826 Frederick Road,
Baltimore, Maryland 21228

Re: Petition for Variances to Sections
211.2 and 211.3 of Zoning Regula-
tions - 3/4 Cor. Gary and Locust
Ave., 1st Dist. Ernest W. Williams
and Kathryn P. Williams, Petitioners
No. 65-262-A

Dear Mr. Zebelen:

I have today passed my Order granting the
variances requested in the above matter, which permits a front
yard setback of 8 feet from the North 42° 26' East 154.55 foot
line instead of the required 25 feet and a side yard of 6.5 feet
from Gary Avenue and 31.5 feet from the center line of Gary Avenue
instead of the required 25 feet and 50 feet respectively.

The site plan for the development of said property
is subject to approval of the Bureau of Public Services and the Office
of Planning and Zoning.

Very truly yours

Zoning Commissioner

June 1, 1966

John P. Zebelen, Esq.,
826 Frederick Road,
Baltimore, Maryland 21228

Re: Petition for Variances to Sections
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tions - 3/4 Cor. Gary and Locust
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Zoning Commissioner

June 1, 1966

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8000

GEORGE E. GAVRILENKO
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

John P. Zebelen, Jr., Esquire
826 Frederick Road
Catonsville, Maryland 21228

May 5, 1966

RE: Front and rear yard Variances
For Ernest W. Williams
Located 3/4 Cor. Gary and Locust
Ave., 13th District
(Item 5, May 3, 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 Commission's hearing.

Very truly yours,

JAMES E. LEB, Principal
Zoning Technician

JED:ylm

PETITION FOR VARIANCE 1st DISTRICT

ZONING: Petition for Variances for Front and side yards.
LOCATION: Southwest corner of Gary and Locust Avenue.
DATE & TIME: WEDNESDAY, JUNE 1, 1966 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variances from the Zoning Regulations of
Baltimore County to permit a front yard setback of 8
feet from the north 42 degrees 26 minutes East 154.55
foot line instead of the required 25 feet; and to
permit a side yard of 6.5 feet from Gary Avenue and
31.5 feet from center line of Gary Avenue instead
of the required 25 feet and 50 feet respectively.

The Zoning Regulation to be accepted as follows:

Section 211.2 - Front yard - 25 feet.
Section 211.3 - Corner lot - 25 feet from the side lot line and not less than 50 feet
from the center line of the street.

All these parcels of land in the First District of Baltimore County

Being the property of Ernest W. Williams and Kathryn P. Williams, as shown on plat
plan filed with the Zoning Department.

Hearing Date: Wednesday, June 1, 1966 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

May 6, 1966

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ernest W. Williams and
Kathryn P. Williams, legal owners of the property situated 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 frontyard set-
back of 8 feet from the N 42° 26' E 154.55 foot line instead of the
required 25 feet. Section 211.3 to permit a sideyard of 6.5 feet

from Gary Avenue and 31.5 feet from center line of Gary Avenue
instead of the required 25 feet and 50 feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate hardship or practical difficulty) Because paper street

creates fictitious sub-back.

See Attached description

Property is to be posted and advertised as prescribed by Zoning Regulations
1, or we agree to pay expenses of above Var. re 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

Address

Ernest W. Williams
Kathryn P. Williams
Legal Owner

Address: 464 Kent Avenue

Catonsville, Maryland 21228

Protestant's Attorney

Address: 826 Frederick Road
Catonsville, Maryland 21228

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day

of May, 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 through-
out 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 3rd day of June, 1966, at 10:00 o'clock

A.M.

Zoning Commissioner of Baltimore County

(over)

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
the Baltimore County Zoning Regulations and the requested variances would give
unreasonable hardship upon the petitioner and the requested variances would be
granted without substantial injury to the public health, safety and general welfare
of the locality involved, a variance to Section 211.2 to permit a front yard setback
of 8 feet from the N 42° 26' E 154.55 foot line instead of the required 25 feet
and a variance to Section 211.3 to permit a side yard of 6.5 feet from Gary Ave.
and 31.5 feet from the center line of Gary Avenue instead of the required 25 feet
and 50 feet respectively, should be granted.

the above variances should be granted, and it is hereby ordered that the same be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day

of June, 1966, that the herein Petition for Variance should be and the

same is granted, from and after the date of this order, which permits a front yard of 8
feet from the N 42° 26' E 154.55 foot line instead of the required 25 feet and a variance to permit a side
yard of 6.5 feet from Gary Ave. and 31.5 feet from the center line of Gary Ave. instead of the required
25 feet and 50 feet respectively, subject to approval of the Zoning Commissioner of Baltimore County
and Office of Planning & 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 June, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DESCRIPTION OF ERNEST W. WILLIAMS AND
KATHRYN P. WILLIAMS, HIS WIFE, PROPERTY
FOR VARIANCES FROM FRONT YARD AND SIDE
YARD SET-BACKS.

Beginning for the same at the Southeast
corner of Gary and Locust Avenue thence South 71 degrees
49 minutes 20 seconds East 148.80 feet to a pipe now set;
thence running along the center of a ten foot easement for
utilities, heretofore granted to Baltimore County Maryland
North 03 degrees 25 minutes West 35.08 feet and North 14
degrees 30 minutes West 129.07 feet to the Southeast side
of Gary Avenue; thence running and binding on the Southeast
side of Gary Avenue, with the use thereof in common, South
48 degrees 26 minutes West 154.55 feet to the point of
beginning. Containing 0.24 of an acre more or less and
being a part of Lots 148, 149, and 153 as shown on the Plat
of Forest Spring Park in Plat Book W. P. C. No. 7, folio
115.

Being the same parcel of ground described in a
Deed dated May 6, 1965, and recorded among the Land Records
of Baltimore County in Liber E. R. G. No. 4455, folio 480,
from Charles W. Hoffmeister and Maude L. Hoffmeister, his
wife, to Ernest W. Williams and Kathryn P. Williams, his wife.

NOTICE OF HEARING

Re: Petition for Variance for Ernest W. Williams
65-262-A

TIME: 10:00 A.M.

DATE: Wednesday, June 1, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVE., TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

TELEPHONE 823-3000

No. 37700
DATE 5/5/66

TO: John P. Zebelen, Jr., Esq.
826 Frederick Road
Catonsville, Md. 21228

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance for Ernest W. Williams #66-262-A	25.00
1	Advertising and posting of property for Ernest W. Williams #66-262-A	25.00
		50.00

REPORT TO ACCOUNT NO. 01-622

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

TELEPHONE 823-3000

No. 38653
DATE 6/1/66

TO: John P. Zebelen, Jr., Esq.
826 Frederick Road
Catonsville, Md. 21228

BILLED BY: Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Ernest W. Williams #66-262-A	57.50
1	Advertising and posting of property for Ernest W. Williams #66-262-A	57.50
		115.00

REPORT TO ACCOUNT NO. 01-622

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.

PETITION FOR VARIANCE
1st DISTRICT

ZONING: Petition for Variance for Ernest W. Williams, Jr., Esq., 826 Frederick Road, Catonsville, Md. 21228. The petition is for a variance from the 1st District Zoning Ordinance, Section 211.2, which requires a minimum lot area of 1.5 acres. The petitioner is requesting a variance to a minimum lot area of 0.75 acres. The variance is requested because the property is currently zoned R-1 and the petitioner is requesting a variance to a minimum lot area of 0.75 acres. The variance is requested because the property is currently zoned R-1 and the petitioner is requesting a variance to a minimum lot area of 0.75 acres.

DATE: May 12, 1966

HEARING: Wednesday, June 1, 1966 (10:00 A.M.)

LOCATION: Southeast corner of Gary and Locust Avenue. Being the property of Ernest W. and Kathryn F. Williams.

1st District

HEARING: Wednesday, June 1, 1966 (10:00 A.M.)

The planning staff will offer no comment.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 5, 1966

John P. Zebelen, Jr., Esquire
826 Frederick Road
Catonsville, Maryland 21228

Re: Ernest W. Williams
(Item 5, May 3, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,
James E. Rose
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. George E. Gavrellis, Director

SUBJECT: Petition #66-262-A. Variance for front and side yards. Southeast corner of Gary and Locust Avenue. Being the property of Ernest W. and Kathryn F. Williams.

1st District

HEARING: Wednesday, June 1, 1966 (10:00 A.M.)

The planning staff will offer no comment.

John P. Zebelen, Jr., Esquire
826 Frederick Road
Catonsville, Maryland 21228

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 day of May, 1966.

Petitioner: Ernest W. Williams
Petitioner's Attorney: John P. Zebelen
Reviewed by: James E. Rose, Zoning Commissioner

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgester, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

May 10, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John W. 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 week before the 10th day of May, 1966, that is to say the same was inserted in the issues of May 12, 1966.

THE BALTIMORE COUNTEAN
By: Paul J. Morgan, Sales Manager R.W.

PETITION FOR VARIANCE
1st DISTRICT

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DATE: May 12, 1966

HEARING: Wednesday, June 1, 1966 (10:00 A.M.)

LOCATION: Southeast corner of Gary and Locust Avenue. Being the property of Ernest W. and Kathryn F. Williams.

1st District

HEARING: Wednesday, June 1, 1966 (10:00 A.M.)

The planning staff will offer no comment.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st

Posted for: Ernest W. Williams

Date of Posting: May 14, 1966

Petitioner: Ernest W. Williams

Location of property: Southeast corner of Gary and Locust Avenue.

Location of Sign: Southeast corner of Gary and Locust Avenue.

Remarks: Gary has been advised of the proposed variance.

Posted by: James E. Rose

Signature: James E. Rose

Date of return: May 13, 1966

May 23, 1966

John Zebelen, Jr., Esq.
826 Frederick Road
Catonsville, Md. 21228

Re: Petition for Variance for Ernest W. Williams
#66-262-A

Dear Sir:

This is to advise you that \$57.50 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mr. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,
John G. Rose
Zoning Commissioner

CERTIFICATE OF PUBLICATION

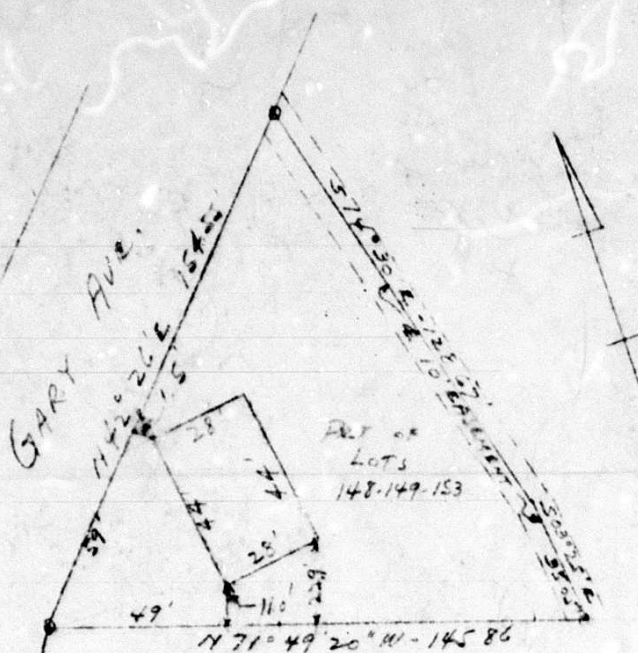
TOWSON, MD. May 12, 1966.

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 May 12, 1966, at 12:00 o'clock, P.M., before the 1st day of June, 1966, the first publication appearing on the 12th day of May, 1966.

THE JEFFERSONIAN,

By: Frank Smith, Manager.

Cost of Advertisement, \$.....

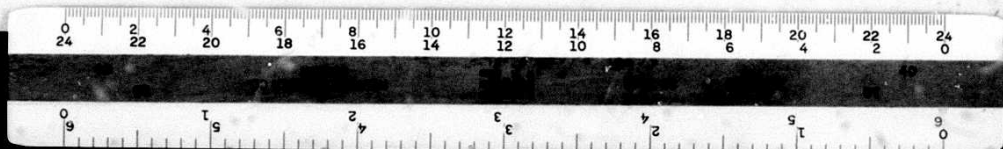


Plat of part of lots 148, 149 and 153,
Forest Spring Park, Catonsville,
First District, Balto. Co., Md.

This is to certify, that I, have surveyed the lot shown
above and said lot is now improved with a foundation
situated on said lot as shown on the above plat.

Robert C. Morris
Robert C. Morris, Reg. Surveyor, 739
Old Court Road, Balto. 7, Md.

Scale 1 in. to 40 ft. May 15, 1963



4