

67-56-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 3648 Corporation, 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 frontyard setback of 20 feet from the front lot line and 45 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively. Section 211.4 To permit a rear yard setback of 25 feet instead of the required 30 feet. The purpose of this petition is to permit the use of the property for the following reasons (indicate hardship or practical difficulty):

Unable to meet the required setbacks in building a 44 feet by 24 feet dwelling.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

3648 Corporation
Contract purchaser Mathias & Co., Inc.
Legal Owner
Address 1645 Washington Blvd.
Petitioner's Attorney Edward N. Hardisty
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of September, 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 15th day of September, 1966, at 11:00 a.m.

Edward N. Hardisty
DEPUTY 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 hardship shown

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

to permit a front yard setback of 20 feet from the front lot line and 45 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively. To permit a rear yard setback of 25 feet instead of the required 30 feet. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22

day of September, 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 20 feet from the front lot line and 45 feet from the center line of the street instead of the required 25 feet and 50 feet respectively. To permit a rear yard setback of 25 feet instead of the required 30 feet. Edward N. Hardisty
DEPUTY Zoning Commissioner of Baltimore County
Subject to approval of the site plan by the Bureau of Public Services and the 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 22 day of September, 1966, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

All that parcel of land on the East side of Beechfield Avenue beginning at a point 154.83 feet North of Wilkens Avenue. Thence running Easterly 75.78 feet to a point, thence running Northerly 63.78 feet to a point, thence running Westerly 18.84 feet to a point, thence running Northerly 28.17 feet to a point, thence running Westerly 44.01 feet to a point, thence running Southerly along the East Side of Beechfield Avenue 97.89 feet to the point of beginning.

3648 Corporation
1645 Washington Boulevard
Baltimore, Maryland 21227

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 August, 1966.

Petitioner 3648 Corporation
Petitioner's Attorney Edward N. Hardisty

John U. Rose
Zoning Commissioner

Reviewed by James E. Hays
Chairman of
Advisory Committee

TELEPHONE
822-3000

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

No. 39479

DATE 8/22/66

To: The Elbier Bros. Contracting Co./
3648 Washington Blvd.
Baltimore 27, Md.

Bill To: Bal. Co. Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 67-56-A	QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Variance for 3648 Corp.	25.00		25.00
67-56-A			
			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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty,
Dep't. Zoning Commissioner,
FROM: George E. Covell, Director of Planning

Date: September 2, 1966

SUBJECT: Petition 67-56-A, East side of Beechfield Avenue 154.83 feet North of Wilkens Avenue. Petition for Variance to permit front yard setback of 20 feet from front lot line and 45 feet from the centerline of the street instead of the required 30 feet; to permit a rear yard of 25 feet instead of the required 30 feet.
3648 Corporation - Petitioners

1st District

HEARING: Thursday, September 15, 1966. (11:00 A.M.)

The Planning staff will offer no comment on the subject petition.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1ST Date of Posting Aug 22, 1966
Posted for: variance
Petitioner: 3648 Corp.
Location of property: 415 of Beechfield Ave. 154.83 feet North of Wilkens Ave.
Location of Signs: 415 of Beechfield Ave. 154.83 feet North of Wilkens Ave.
Remarks: See above
Posted by: J. Rose Date of return: Sept 1, 1966

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Mathias & Co., Inc., Deputy Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 20th day of August, 1966, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 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., once in each of one successive weeks before the 20th day of August, 1966, the first publication appearing on the 20th day of August, 1966.

THE JEFFERSONIAN

H. L. Smith
Manager

Cost of Advertisement, \$.....

PETITION FOR VARIANCE IN DISTRICT

ZONING: Petition for Variance for 3648 Corp.

LOCATION: East side of Beechfield Avenue 154.83 feet North of Wilkens Avenue.

DATE: August 22, 1966.

TIME: 11:00 A.M.

PLACE: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

THE DEPUTY ZONING COMMISSIONER of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 20 feet from the front lot line and 45 feet from the center line of the street instead of the required 25 feet and 50 feet respectively. To permit a rear yard setback of 25 feet instead of the required 30 feet. The Zoning Regulation to be excepted as follows:

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

Section 211.4 - Rear Yard - 30 feet.

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

All that parcel of land on the East side of Beechfield Avenue beginning at a point 154.83 feet North of Wilkens Avenue, Thence running Easterly 75.78 feet to a point, thence running Northerly 63.78 feet to a point, thence running Westerly 18.84 feet to a point, thence running Northerly 28.17 feet to a point, thence running Westerly 44.01 feet to a point, thence running Southerly along the East Side of Beechfield Avenue 97.89 feet to the point of beginning.

Being the property of 3648 Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 15, 1966 at 11:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

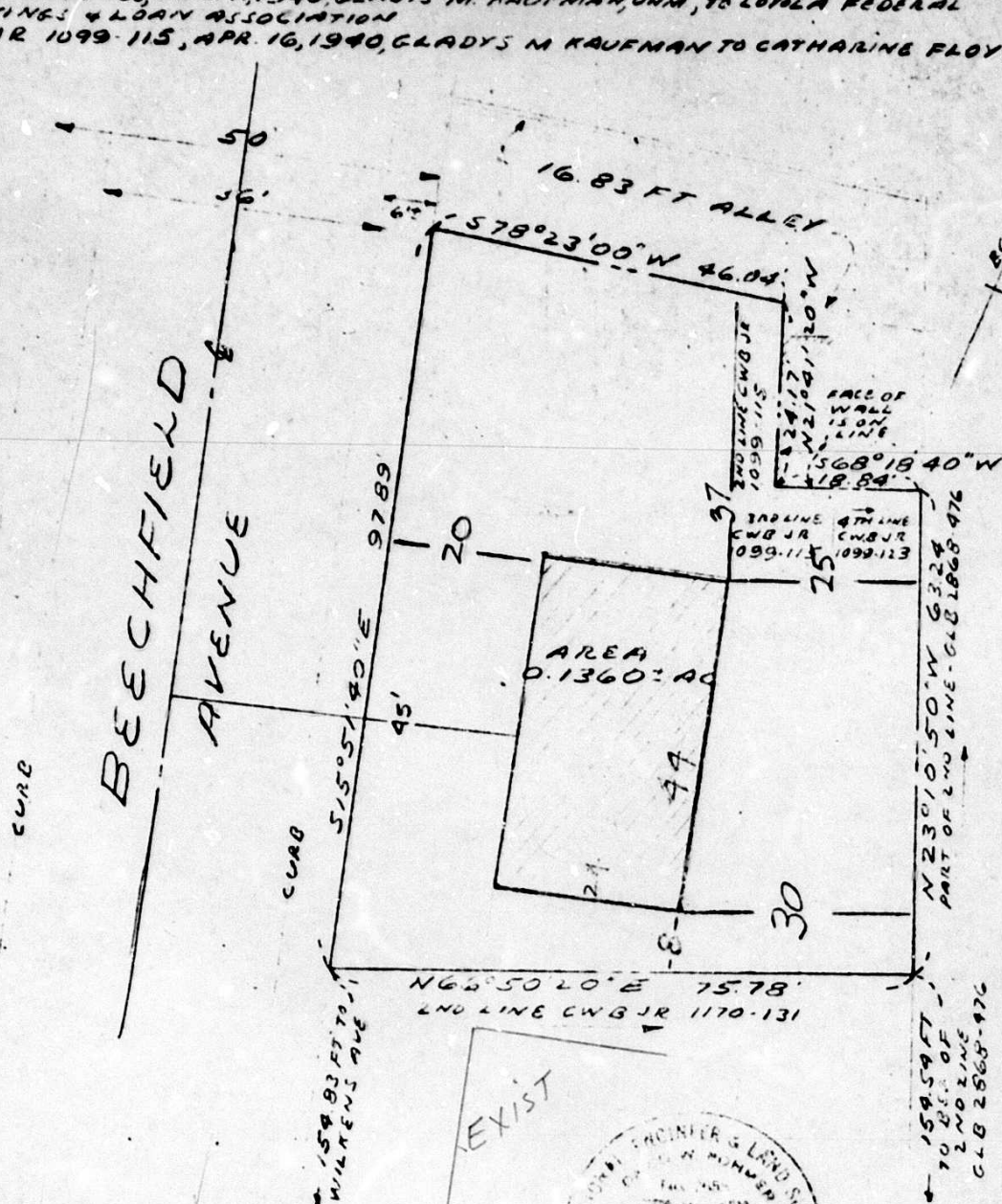
BY ORDER OF
EDWARD D. HARDISTY,
DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY.

Aug. 22.

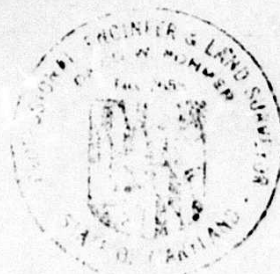
EDWARD D. HARDISTY
Deputy Zoning Commissioner of Baltimore County.

Aug. 22.

TITLE REFERENCES:
 GLB 2863-476, JAN. 25, 1956, GLADYS M. STEVENSON & HUS. TO WALTER C. KAUFMAN & WIFE
 CWB JR. 1170-131, MAY 28, 1941, GLADYS M. KAUFMAN, SINGLES, LEASE TO JOHN R. WEIPERT
 CWB JR. 1099-113, APR. 11, 1940, GLADYS M. KAUFMAN, UNM., TO LOYOLA FEDERAL
 SAVINGS & LOAN ASSOCIATION
 CWB JR. 1099-115, APR. 16, 1940, GLADYS M. KAUFMAN TO CATHARINE FLOYD



Plat showing lot on Easternmost
 side of Beechfield Avenue, North
 of Wilkens Avenue, Baltimore
 County, Maryland.



DAVID W. POHMER
 SURVEYOR & CIVIL ENGINEER

114 W. 25th St., Baltimore 18, Md.
 Scale: 1" 20' Issued: 3-7-66.