

ORDER RECEIVED FOR FILING

DATE 10/2/66

BY J. S. HARRIS
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE TO
Sec. 211.3 of Zoning
Regulations - W/S Dunbrin
Road 227' N. Dunbrin Road,
12th District - Russell E.
Coleman and Margaret E.
Coleman, Petitioners

BEFORE
ZONING COMMISSIONER

OF
BALTIMORE COUNTY

No. 67-65-A

The petitioners in the above entitled matter have asked for a variance to Section 211.3 - Side Yards - of the Baltimore County Zoning Regulations.

Their specific request is not granted.

However, because strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners, a variance to permit a side yard of 8 feet, not less than 17 feet in lieu of the required 8 feet or 20 feet for the sum of both, should be granted.

It is this 26th day of October, 1966, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for a variance should be and the same is granted, from and after the date of this order, which permits a side yard of 8 feet, not less than 17 feet, in lieu of the required 8 feet or 20 feet for the sum of both.

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

[Signature]
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
EX. 3000

GEORGE E. CLAVELL
DIRECTOR
JOHN G. ROSE
JOINT CHIEFS

William H. Rosecamp
5 Center Place, Dundalk
Baltimore, Maryland 21222

August 17, 1966

RE: Side Yard Variances for
Russell E. Coleman et al
located W/S Dunbrin Rd 227'
N of centerline of Dunbrin Rd
12th District
(Item 5, August 16, 1966)

Dear Sir:

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 request pending 10 days before the Zoning Commission's hearing.

Very truly yours,

[Signature]
Zoning Commissioner

JED:ym

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 67-65-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Russell E. Coleman and Margaret
Elizabeth Coleman, his wife, owners 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 (side yards) - for a one family
dwelling, 7 feet wide for one side yard and not less than 15 feet for
the sum of both; in lieu of the present requirements of "8 feet wide
for one side yard and not less than 20 feet for the sum of both."

of the Zoning Regulations of Baltimore County, as shown on Plat
Three (3) of Dundalk and re-subdivision of part of Dundalk Highlands
recorded among the Land Records of Baltimore County aforesaid in
Plat Book W.P.C. No. 8, folio 54, etc.

1. That your Petitioners propose to construct: a dwelling on the
property for their use and for the use of their immediate
family and the proposed plans for the construction of this
dwelling embody a structure of 34 feet in width across the
rear thereof to accommodate space requirements needed for the
use of this dwelling.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
Now 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.

[Signature]
Russell E. Coleman
Contract purchaser
Address: 2719 Moorpark Road, Dundalk
Baltimore, Maryland 21222

[Signature]
Margaret Elizabeth Coleman
Margaret Elizabeth Coleman
Address: 2719 Moorpark Road, Dundalk
Baltimore, Maryland 21222

William H. Rosecamp
Petitioner's Attorney
Address: 5 Center Place, Dundalk
Baltimore, Maryland 21222

Protestant's Attorney
Address: 5 Center Place, Dundalk
Baltimore, Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day
of August, 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 26th day of September, 1966, at 10:30 o'clock
A.M.

[Signature]
Edward D. Hardesty
Deputy Zoning Commissioner of Baltimore County
(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12-3 Date of Posting 9-8-66
Posted for: Hearing on Mon. Sept. 26-66 AT 10:30 A.M.
Petitioner: Russell E. Coleman
Location of property: W/S Dunbrin Rd. 227' N of Dunbrin Rd.
Location of Sign: On Dunbrin Rd. and opposite P. from
the side wall.
Remarks: Robert Lee Bullard
Posted by: Robert Lee Bullard Date of return: 9-20-66

PETITION FOR A VARIANCE FROM AREA AND HEIGHT REGULATIONS

ZONING: Variance for Variance
for a side yard.
LOCATION: West side of Dunbrin
Road 227 feet North of Dunbrin
Road.
DATE & TIME: MONDAY,
SEPTEMBER 26, 1966 at 10:30
A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Deputy Zoning Commissioner of Baltimore County, in 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, as shown on Plat Three (3) of Dundalk and re-subdivision of part of Dundalk Highlands recorded among the Land Records of Baltimore County aforesaid in Plat Book W.P.C. No. 8, folio 54, etc.

The said lot of ground being located on the west side of Dunbrin Road at a point distant 227 feet from the intersection of the west side of Dunbrin Road and the centerline of Dunbrin Road for a distance of 49 feet.

BEING Lot No. Eleven (11) in Block No. Eleven (11) as shown on Plat Three (3) of Dundalk and re-subdivision of part of Dundalk Highlands recorded among the Land Records of Baltimore County aforesaid in Plat Book W.P.C. No. 8, folio 54, etc.

Hearing Date: Monday, September 26, 1966 at 10:30 A.M., County Office Building, Room 106, Chesapeake Avenue, Towson, Md.

BY ORDER OF
EDWARD D. HARDESTY
DEPUTY ZONING
COMMISSIONER OF
BALTIMORE COUNTY

ZONING DESCRIPTION

Re: Petition of Russell E. Coleman and Margaret Elizabeth Coleman,
his wife, for Zoning Variance.

All that piece or parcel of land situate, lying and being in the
Twelfth Election District of Baltimore County, State of Maryland,
and described as follows; to wit:

BEING Lot No. Eleven (11) in Block No. Eleven (11) as shown on Plat
Three (3) of Dundalk and re-subdivision of part of Dundalk Highlands
recorded among the Land Records of Baltimore County aforesaid in
Plat Book W.P.C. No. 8, folio 54, etc.

The said lot of ground being located on the west side of
Dunbrin Road at a point distant 227 feet from the intersection of
the west side of Dunbrin Road and the centerline of Dunbrin Road
and binding on the said west side of Dunbrin Road for a distance
of 49 feet.

William H. Rosecamp, Esquire
5 Center Place, Dundalk
Baltimore, Maryland 21222

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

16 day of August, 1966.

[Signature]
JOHN G. ROSE
Zoning Commissioner

Petitioner Russell E. Coleman et al
Petitioner's Attorney William H. Rosecamp Reviewed by James S. Hays
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., August 7, 1966

THIS IS TO CERTIFY, that the annexed advertisement of
"Russell E. Coleman"
was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week
for 1 successive weeks before the
6th day of September 1966; that is to say,
the same was inserted in the issues of 9-7-66

Stromberg Publications, Inc.

Publisher.

By Mrs. Palmer Price
Mrs. Palmer Price

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 16, 1966
FROM: George E. Gavrilis, Director of Planning
SUBJECT: Petition #67-65-A. West side of Dunbrin Road 227 feet North of Dunbrin Road.
Petition for Variance to permit a side yard of 7 feet for one side and not less than 15 feet for the sum of both, instead of the required 8 feet for one side and not less than 20 feet for the sum of both.
Russell Coleman - Petitioner
12th District
HEARING: Monday, September 26, 1966. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 40659

DATE 9/26/66

To: Russell E. Coleman
2719 Moorpark Road
Baltimore, Md. 21222

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	DETAILS UPPER SECTION A TO RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Advertising and posting of property	67-65-A		35.00
			35.00

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. 40602

DATE 9/2/66

To: William H. Rosecamp, Esq.
5 Center Place
Baltimore, Md. 21222

DEPOSIT TO ACCOUNT NO. 01-622	QUANTITY	DETAILS UPPER SECTION A TO RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
Petition for Variance for Russell E. Coleman	67-65-A		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.

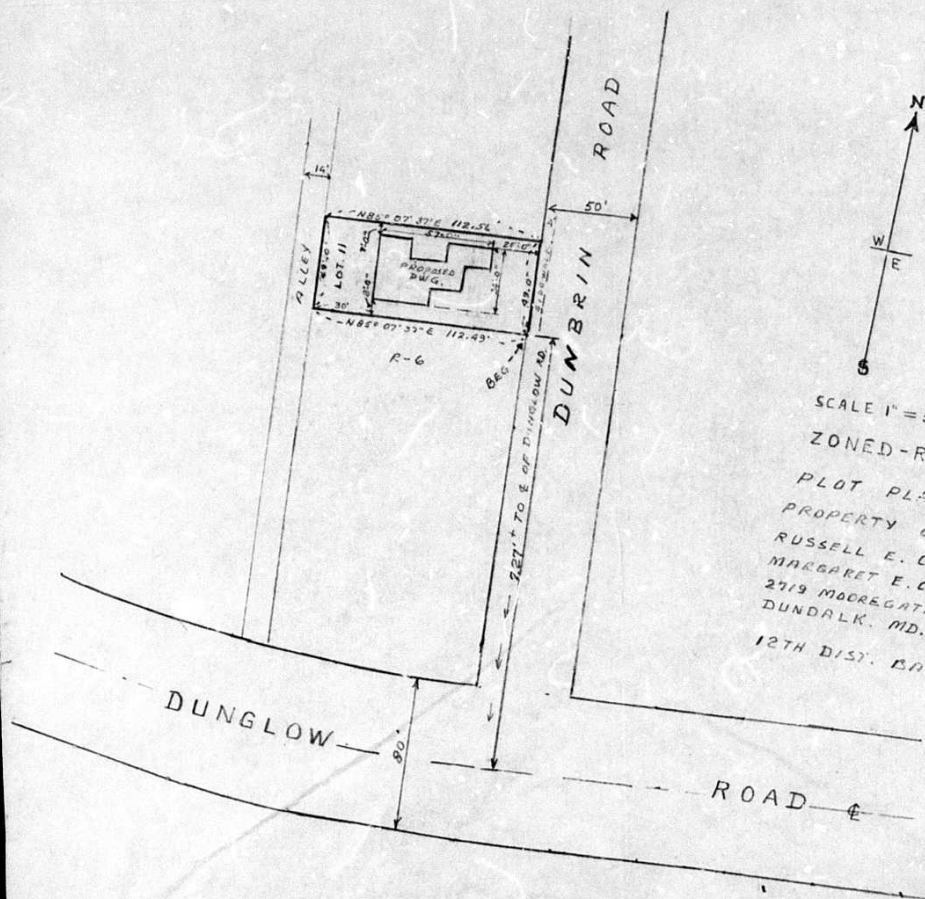
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 8, 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
day of September 1966; that is to say,
the same was inserted in the issues of 9-7-66

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....



SCALE 1" = 50'

ZONED-R-6

PLOT PLAN

PROPERTY OF

RUSSELL E. COLEMAN &
MARGARET E. COLEMAN-WIFE

2719 MADREGATE ROAD
DUNDALK, MD. 21222

12TH DIST. BALTIMORE COUNTY,
MD