

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
GEORGE M. JENSON, JR., and
JOE W. FLORENCE, JR., legal 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 to permit side yards of _____ feet and _____ feet instead of the required 8 feet for one side yard and not less than 20 feet for the sum of both.

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

Lot size insufficient to construct a proper size house on the subject property without the requested variances.

See attached description

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

Address: _____
Contract purchaser: _____
Legal Owner: _____

Address: 271 Main Street
Ellicott City, Maryland

W. EMERSON BROWN, JR.,
Petitioner's Attorney
Protestant's Attorney

Address: Suite 419, One Charles Center
Baltimore, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, at _____ o'clock

of _____, 1967, 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 _____ day of February, 1967, at _____ o'clock

By _____
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavella
Director
John G. Rose
Zoning Commissioner

W. Emerson Brown, Jr. Petitioner
Suite 419
One Charles Center
Baltimore, Maryland

Re: Side Yard Variance for George W. Jensen, Sr. located E/W of Winters Lane, South of Wayman St., 1st District (Item 5 - December 27, 1966)

DRAFT SITE

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,

John G. Rose
Zoning Commissioner

JEL/AM

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 Regulations would result in practical difficulty and _____ unreasonable hardship upon the petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved _____

the above Variance should be had; and it is further recommended that the variance be granted _____

It is ORDERED by the Zoning Commissioner of Baltimore County this _____ day of February, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit side yards of 5' and 9' instead of the required 8' for one side yard and not less than 20' for the sum of both, subject to approval of site plan by Bureau of Planning and Zoning.

BY _____
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 _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

DESCRIPTION FOR VARIANCE
1st DISTRICT
BALTIMORE COUNTY

Beginning for the same on the east side of Winters Lane 15 feet south of Wayman Street. Being known as lots 23 and 24 in Block H of (Catonville Pines), which plat is on file in the Office of the Clerk of the Circuit Court of Baltimore County, Maryland in Platbook 12 Folio 89.

W. Emerson Brown, Jr., Petitioner
One Charles Center
Baltimore, Maryland

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 _____, 1967.

Petitioner: George W. Jensen

Petitioner's Attorney: W. Emerson Brown, Jr.

Reviewed by _____
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Posted for: Variance
Petitioner: George W. Jensen
Location of property: E/W Winters Lane 15' S of Wayman St.
Location of Signs: E/W Winters Lane 15' S of Wayman St.
Remarks: _____
Posted by: _____
Date of return: Jan 19, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 12, 1967
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 _____ consecutive weeks before the _____ day of _____, 1967, the first publication appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 20, 1967

FROM: George E. Gavella

SUBJECT: 67-152-A. Variance to permit side yards of 5 feet and 9 feet instead of the required 8 feet for one side yard and not less than 20 feet for the sum of both. East side of Winters Lane 45 feet South of Wayman St. Being the property of George M. Jensen.

1st District

HEARING: Wednesday, February 1, 1967 (1:00 P.M.)

The planning staff will offer no comment.

OFFICE OF THE BALTIMORE COUNTMAN

THE COMMUNITY NEWS
Pikesville, Md.

THE HERALD - ANDERSON
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE

January 16, 1967

THIS IS TO CERTIFY, that the annexed advertisement of _____ was inserted in THE BALTIMORE COUNTMAN, a _____ weekly newspaper published in Baltimore County, Maryland, once a week for _____ consecutive weeks before the _____ day of _____, 1967, that is to say, the same was inserted in the issues of _____

THE BALTIMORE COUNTMAN

By _____
Editor and Manager

TELEPHONE 823-9000 EXT. 287

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

DATE: Feb. 8, 1967

TO: Brown, Allen & Sonny
One Charles Center
Suite 419
Baltimore, Md. 21204

REMARKS: Advertising and posting of property for George W. Jensen

QUANTITY	DISPOSE TO ACCOUNT NO.	TOTAL AMOUNT	COST
1	67-152-A	40.63	40.63
1	67-152-A	40.63	40.63
1	67-152-A	40.63	40.63

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 823-9000 EXT. 287

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

DATE: Jan. 30, 1967

TO: Brown, Allen & Sonny
One Charles Center
Suite 419
Baltimore, Md. 21204

REMARKS: Posting for Variance for George W. Jensen

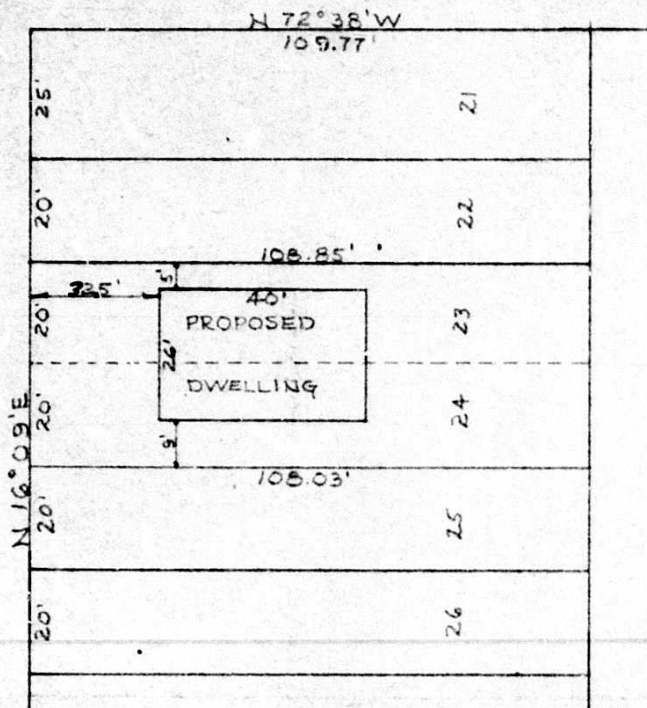
QUANTITY	DISPOSE TO ACCOUNT NO.	TOTAL AMOUNT	COST
1	67-152-A	25.00	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



WAYMAN (40') ST.

WINTERS (35') LANE



EXISTING ZONING R-6

PLOT PLAN

SCALE: 1" = 30'

PROPERTY OF
MR. & MRS. GEORGE W. JENSON, SR.
CATONSVILLE, BALTO. CO., MD.

