

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Edward G. Brewer, 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 2 feet instead of the required 8 feet.

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

This is the only location possible to locate the addition, because of the design of the existing house, and there is a need for additional living space.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above. 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

Petitioner's Attorney

Address

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

of January 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 through out Baltimore County. That property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 6th day of February 1967, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Edward G. Brewer
3109 Orchard Avenue
Baltimore, Maryland 21204

RE: Side Yard Variance for Edward G. Brewer. Located on the S/S of Orchard Avenue, East of Wilson Avenue, 14th District.
(Filed 3 - January 3, 1967)

Dear Sirs:

The Planning 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 proposals 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 public Commission's hearing.

Very truly yours,

James E. Lutz
James E. Lutz, Principal
Zoning Technician

JED/hem

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 zoning regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the requested Variance to Section 211.3 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 hereby recommended that the Variance be granted.

A Variance to permit a side yard of 2 feet instead of the required 8 feet, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd 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 a side yard of 2 feet instead of the required 8 feet, 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 3rd day of February, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Edward G. Brewer
3109 Orchard Avenue
Baltimore, Maryland 21204

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

3 day of Jan 1967.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner Edward G. Brewer

Petitioner's Attorney

Reviewed by *James E. Lutz*
Chairman of
Advisory Committee

TELEPHONE
823-300
EXT. 287

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42986

DATE Feb. 6, 1967

TO:

Cash

QUANTITY	DEBIT TO ACCOUNT NO. 91-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Advertising and posting of property for Edward G. Brewer		25.00
1	1-67	42986	3270
1	1-67	42986	3270

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

Variance Petition for
3109 Orchard Avenue
14th District
Baltimore County

Beginning for the same on the Southside of Orchard Avenue being located 187.3' East of Wilson Avenue. Being also known as Lots #66, 67, and 68 of the subdivision of Moreland Park, recorded in the land record of Baltimore County. Liber G.L. B 3416, Folio 127.

TELEPHONE
823-300
EXT. 28

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 42902

DATE 12/20/66

TO:
Cash

QUANTITY	DEBIT TO ACCOUNT NO. 91-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
1	Petition for Variance for George Brewer		25.00
1	12-20-66	3743	4292
1	12-20-66	3743	4292

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 1-18-67
Posted for Hearing before Feb. 6, 1967 at 10:00 A.M.
Petitioner: Edward G. Brewer
Location of property: 3109 Orchard Ave. 187.3' E. of Wilson Ave.
Location of Sign: On the front lawn of 3109 Orchard Ave.
Remarks: Robert Lee Cook Jr.
Printed by Robert Lee Cook Jr. Date of return 1-26-67

PETITION FOR VARIANCE 14th DISTRICT

ADDITIONAL Petition for Variance for a side yard.
LOCATION: Southside of Orchard Avenue, 187.3' East of Wilson Avenue.
DATE & TIME: Monday, February 6, 1967 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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 for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 2 feet instead of the required 8 feet.
The Zoning Regulation to be excepted as follows:
Section 211.3 - Side yards - 8 feet wide for one side yard and not less than 20 feet for the sum of both for one-family dwellings.
All that parcel of land in the Fourteenth District of Baltimore County
Beginning for the same on the Southside of Orchard Avenue being located 187.3' East of Wilson Avenue, being also known as Lots #66, 67, and 68 of the subdivision of Moreland Park, recorded in the land record of Baltimore County, Liber G.L. B 3416, Folio 127.
Being the property of Edward G. Brewer and Mary Elizabeth Brewer, as shown on plat filed with the Zoning Department.
Hearing held Monday, February 6, 1967 at 10:00 A.M., County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
JOHN G. ROSE
ZONING COMMISSIONER OF BALTIMORE COUNTY
JAN 16

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 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., on January 19, 1967, at 10:00 A.M., on the 19th day of January, 1967, the last publication appearing on the 19th day of January, 1967.

THE JEFFERSONIAN
L. Frank Struthers
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date January 26, 1967

FROM: George E. Covellis

SUBJECT: Petition #67-154-A. Variance to permit a side yard of 2 feet instead of the required 8 feet. South side of Orchard Avenue 187.3 feet East of Wilson Ave. Being the property of Edward G. Brewer.

14th District

HEARING: Monday, February 6, 1967 (10:00 A.M.)

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

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

731 Eastern Ave. January 18, 1967
Baltimore, Md.

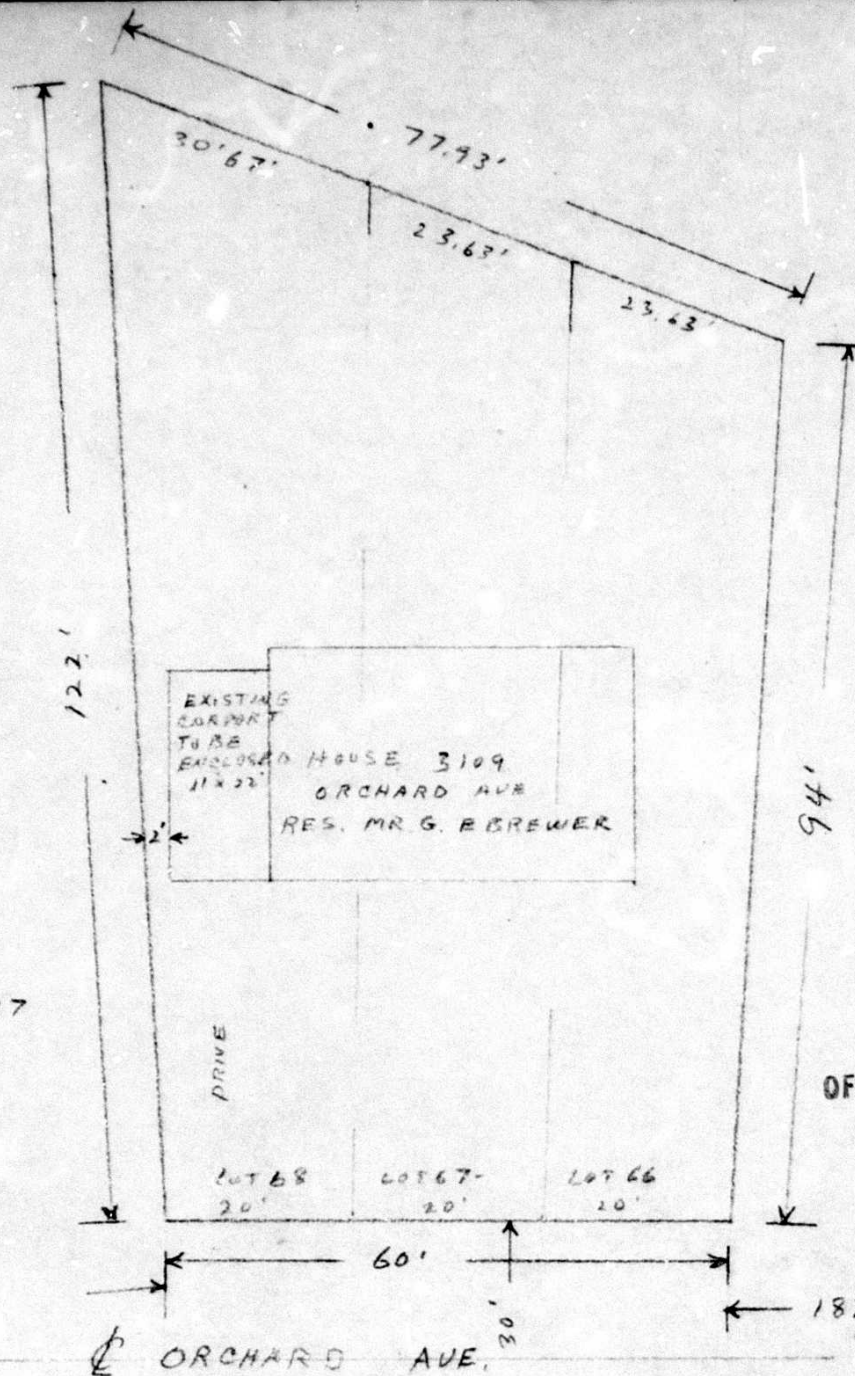
THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Edward G. Brewer was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 6th day of Feb. 1967; that is to say, the same was inserted in the issue of Jan. 18, 1967.

Stromberg Publications, Inc.
Publisher.

By *Miss Florence Smyth*

NORTH

LOTS-66-67-68
W.D. # 7- FOLIO # 37
LIBER 6LB-3416
FOLIO 127



OFFICE COPY

JOB NO. _____
SHEET NO. _____ OF _____

SCALE 20' = 1"

FROM PLAT OF MORELAND PARK BALTO. CO. MD J. SPENCE NOV
MARCH 1922 FILED MAY 5 1922 BOOK # 147 DIST 14

