PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

67-211-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, James L. Johnson, 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 sideyard setback of 7' for one sideyard and 14 feet for the sum of both instead of the required 8' for one sideyard and 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.)

For the purpose of moving house from 20 Lincoln Ave. to No.28, Lincoln Ave. as described in description and plat

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

James L. Johnson — Louise B. Sergeant

Contract purchaser — Legal Owner

Address 20 Lincoln Ave. — Address 862 N. Carey St.

Baltimore, Md. 21228 — Baltimore, Md.

Petitioner's Attorney — Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of March, 196 7 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of May, 196 7, at 1:30 o'clock P.M.

MAR 21 '67 PM

Zoning Commissioner of Baltimore County.

(over)

LOUISE SERGEANT
862 N. CAREY STREET
W. of Balto. Nat'l. Pike
2117.38'
67-211-A
193

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 practical difficulty

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

to permit a side yard setback of 7' for one side and 14' for the sum of both instead of the required 8' for one side and 20 for the sum of both.

Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3 day of May, 196 7, 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 setback of 7' for one side and 14' for the sum of both instead of the required 8' for one side and 20 for the sum of both, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 5/3/67
By Johnson Clerk

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 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 21, 1967

FROM George E. Gavrelis, Director

SUBJECT Petition 67-211-A. Variance to permit a side yard of 7 feet for one side and 14 feet for the sum of both instead of the required 8 feet and 20 feet. Northwest corner of Baltimore National Pike and Lincoln Ave. Being the property of Louise B. Sergeant.

1st District

HEARING: Wednesday, May 3, 1967 (1:30 P.M.)

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

Mrs. Louise B. Sargent
862 N. Carey Street
Baltimore, Maryland 21217

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 21st day of March, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner James L. Johnson

Petitioner's Attorney — Reviewed by James E. Dyer
Chairman of Advisory Committee

March 1967

Description of those two (2) lots number 9 and 10, Section "H" as shown on the recorded Plat of Catonsville Pines in Plat Book 12 folio 89, District 1, Baltimore County, Maryland.

Beginning for the same at an iron pipe set on the westerly line of Lincoln Avenue 40 feet wide, said beginning being at the division line between lots 10 and 11 as shown on the recorded Plat of Catonsville Pines, recorded in Plat Book 12 folio 89, said beginning being south 17°22' west 205 feet from the intersection formed by the southerly line of Wayman Street and the westerly line of Lincoln Avenue, thence binding on the division line between lots 10 and 11 of said Plat north 72°38' west 105 feet to an iron pipe, thence binding on the rear lines of lots number 9-10-11 and 12 of the recorded plat, south 17°22' west 40 feet to an iron pipe set at the division line between lots number 8 and 9 of said plat, thence binding on same south 72°38' east 105 feet to an iron pipe set in the westerly line of Lincoln Avenue, thence binding on said westerly line of Lincoln Avenue north 17°22' east 40 feet to the place of beginning.

Being designated as lots number 9 and 10 in Section "H" as laid out and shown on the recorded Plat of Catonsville Pines, recorded among the Plat Records of Baltimore County in Plat Book 12 folio 89.

Being the same two lots described in a Deed from Manor Development Co. Inc. to Furman Sergeant and Louise Sergeant, his wife, recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. 1082 folio 336.

Chas. W. Hemler

CHARLES W. HEMLER
LAND SURVEYOR
1266
STATE OF MARYLAND

Charles W. Hemler

PETITION FOR VARIANCE
1st DISTRICT

ZONING: Petition for a Variance for a Side Yard.

LOCATION: Northwest corner of Baltimore National Pike and Lincoln Avenue.

DATE & TIME: WEDNESDAY, MAY 3, 1967 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for a Variance from the Zoning Regulations of Baltimore County to permit a sideyard setback of 7 feet for one side and 14 feet for the sum of both instead of the required 8 feet for one side and 20 feet for the sum of both.

The Zoning Regulation to be excepted as follows:

Section 211.3 - Side Yards - For one-family dwellings, 8 feet wide for one side yard and not less than 20 feet for the sum of both.

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

Beginning for the same at an iron pipe set on the westerly line of Lincoln Avenue 40 feet wide, said beginning being at the division line between lots 10 and 11 as shown on the recorded Plat of Catonsville Pines, recorded in Plat Book 12 folio 89, said beginning being south 17 degrees 22' west 205 feet from the intersection formed by the southerly line of Wayman Street and the westerly line of Lincoln Avenue, thence bind on the division line between lots 10 and 11 of said Plat north 72 degrees 38' west 105 feet to an iron pipe, thence binding on the rear lines of lots number 9-10-11 and 12 of the aforesaid plat, south 17 degrees 22' west 40 feet to an iron pipe set at the division line between lots number 8 and 9 of said plat, thence binding on same south 72 degrees 38' east 105 feet to an iron pipe set in the westerly line of Lincoln Avenue, thence binding on said westerly line of Lincoln Avenue north 17 degrees 22' east 40 feet to the place of beginning.

Being designated as lots number 9 and 10 in Section "H" as laid out and shown on the recorded Plat of Catonsville Pines, recorded among the Plat Records of Baltimore County in Plat Book 12 folio 89.

Being the same two lots described in a Deed from Manor Development Co. Inc. to Furman Sergeant and Louise Sergeant, his wife, recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. 1082 folio 336.

Being the property of Louise B. Sergeant, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 3, 1967 at 1:30 P.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.
April 13.

ORIGINAL

OFFICE OF
THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS, Reisterstown, Md — THE HERALD - ARGUS, Catonsville, Md.

No. 1 Newburg Avenue — CATONSVILLE, MD.

April 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 17th day of April, 1967, that is to say the same was inserted in the issues of April 13, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

TELEPHONE 823-3000 EXT. 387

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

No. 45523
DATE May 4, 1967

BILLED BY: Zoning Dept. of Balto. Co.

TO: Mr. James L. Johnson
20 Lincoln Ave.
Baltimore, Md. 21228

DEPOSIT TO ACCOUNT NO. 01-662

RETAIN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 65.75 COST
	Advertising and posting of property 67-211-A	65.75

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

TELEPHONE 823-3000 EXT. 387

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

No. 44375
DATE April 10, 1967

BILLED BY: Zoning Dept. of Balto. Co.

TO: James L. Johnson
20 Lincoln Ave.
Baltimore, Md. 21228

DEPOSIT TO ACCOUNT NO. 01-662

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 25.00 COST
	Petition for Variance for Louise B. Sergeant 67-211-A	25.00

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

PETITION FOR A VARIANCE
1ST DISTRICT

ZONING: Petition for a Variance for a Side Yard.

LOCATION: Northwest corner of Baltimore National Pike and Lincoln Avenue.

DATE & TIME: Wednesday, May 3, 1967 at 1:30 P.M.

PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

Petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet for one side and 14 feet for the sum of both instead of the required 8 feet for one side and 20 feet for the sum of both.

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Being the same two lots described in a Deed from Manor Development Co. Inc. to Furman Sergeant and Louise Sergeant, his wife, recorded among the Land Records of Baltimore County in Liber C.W.B. Jr. 1082 folio 336.

Being the property of Louise B. Sergeant, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 3, 1967 at 1:30 P.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.
April 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 13, 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 1 successive weeks before the 3rd day of May, 1967, the first publication appearing on the 13th day of April, 1967.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

67-211-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st — Date of Posting April 15, 1967

Posted for: Variance

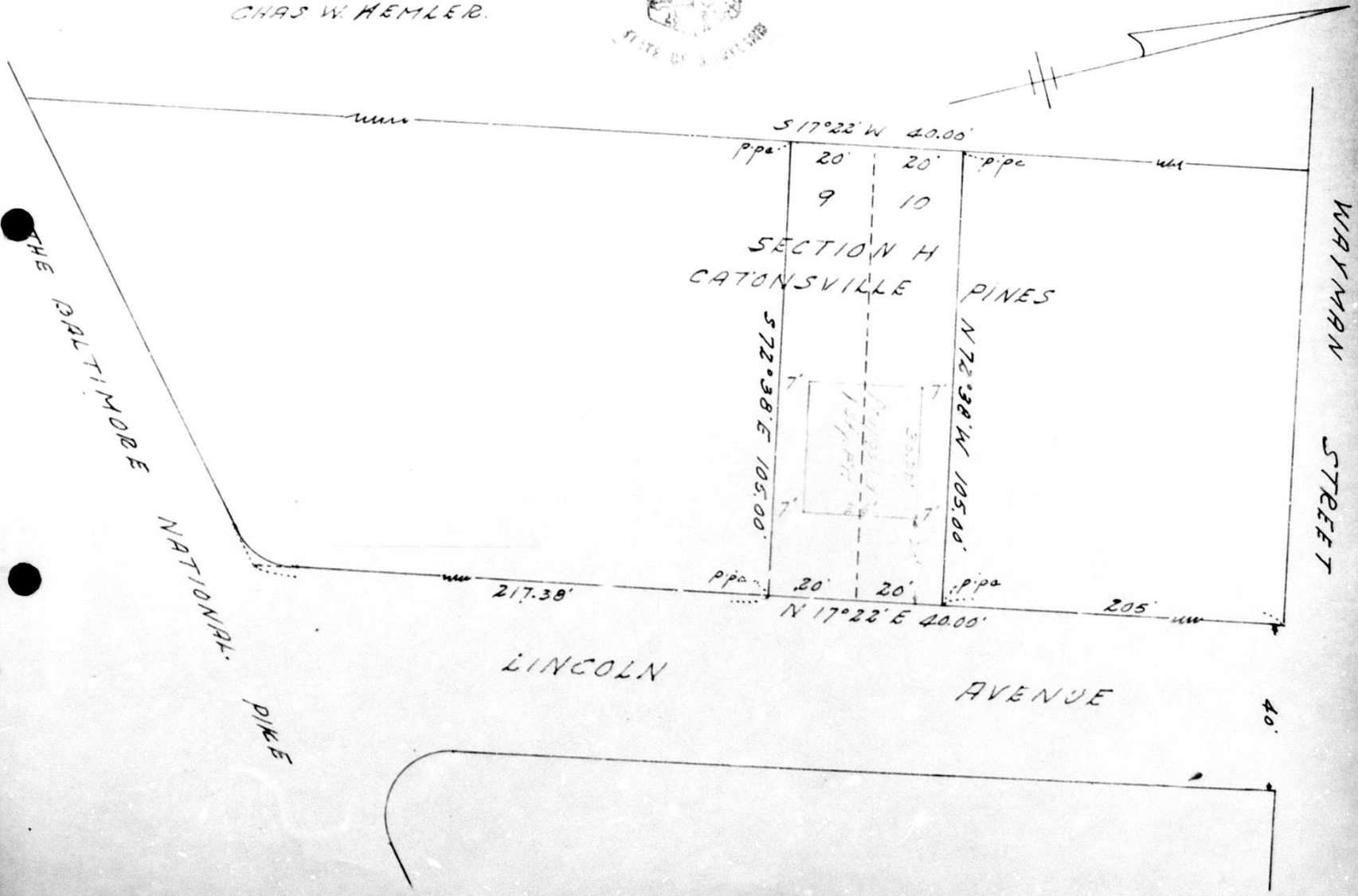
Petitioner: Louise B. Sergeant

Location of property: W/S Lincoln Ave. 217' N. of Balto. Nat'l. Pike

Location of Signs: W/S Lincoln Ave. 2.25' N. of Balto. Nat'l. Pike

Remarks:

Posted by J. Foss (Signature) — Date of return April 20, 1967

1 Sign

LOTS 9 & 10
SECTION "H"
CATONSVILLE PINES
SCALE 1" = 30' MARCH 4, 1967.
CHAS. W. HEMLER.