

7-227-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Ray Construction, Inc. &

I, or we, Ray Construction, Inc., 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 208, 3 (301.1) to permit a side yard setback of 5.33 feet instead of the required 11.25 feet.

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

To permit construction of an open carport.

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.

Contract purchaser

Address

Legal Owner

Address 5 Woodshire Court

Balto., Md. 21207

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of April 11, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1967, at 10:00 o'clock

A.M. (over)



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 476 Date of Posting May 5, 1967

Posted for Variance

Petitioner: Ray Construction, Inc.

Location of property: N.E. 1/2 of Chargeur Rd. 922.32' N of Lampport Rd.

Location of Sign: N.E. 1/2 of Chargeur Rd. 922.32' N of Lampport Rd.

Remarks: Signature

Posted by Signature Date of return May 11, 1967

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 is recommended that the Variance be granted.

a Variance to permit a side yard setback of 5.33 feet instead of the required 11.25 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of June, 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 setback of 5.33 feet instead of the required 11.25 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 practical difficulty

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12 day of June, 1967, 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: May 12, 1967

FROM: George E. Gavelis, Director

SUBJECT: Petition #67-227-A. Variance to permit a side yard of 5.33 feet instead of the required 11.25 feet. Northeast side of Chargeur Road 922.32 feet North of Lampport Road. Being the property of Ray Construction.

4th District

HEARING: Monday, May 22, 1967 (10:00 A.M.)

We assume that the subject petition represents a request for an open carport. If the petition should be granted, we recommend that the grant be conditioned upon the carport remaining open.

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-873-0900

DESCRIPTION

0.2652 ACRE PARCEL BEING LOT 13, BLOCK B

SECTION IV, CRANDON, FOURTH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Present Zoning R-10

Proposed Zoning R-13

With Side Yard Variance

Beginning for the same at a point on the northeast side of Chargeur Road as laid out 50 feet wide, said point of beginning being located northwesterly 922.32 feet more or less along the northeast side of Chargeur Road from the intersection of the northeast side of Chargeur Road and the north side of Lampport Road as laid out 50 feet wide, said point of beginning being at the dividing line between Lots 12 and 13, Block B, Section IV, Crandon as recorded among the Land Records of Baltimore County in Plat Book O. T. G. 31, Page 9, thence binding on the north side of Chargeur Road, (1) northwesterly by a curve to the left with the radius of 405.00 feet for the distance of 55.17 feet to the dividing line between Lots 13 and 14 of said Block B, thence binding on said dividing line, (2) N 44°45'54"E - 150.84 feet to the rear lot lines of said Lot 13, thence binding thereon (3) S 55°30'00"E - 32.48 feet and (4) S 31°00'00"E - 58.66 feet to the dividing line between Lots 12 and 13, Block B of said aforementioned plat, thence

Water Supply Sewerage Drainage Highways Structures Developments Planning Reports

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 45586 DATE <u>May 6, 1967</u>
TO: Chesworth Company 5 Woodshire Court Baltimore, Md. 21207		
DEPOSIT TO ACCOUNT NO. 09-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$57.13
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORD	COPY
Advertising and posting of property for Ray Construction, Inc.		57.13
67-227-A		
6-6-67		57.13
6-6-67		57.13
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		INVOICE No. 45514 DATE <u>May 3, 1967</u>
TO: Chesworth Company 5 Woodshire Court Baltimore, Md. 21207		
DEPOSIT TO ACCOUNT NO. 09-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$25.00
QUANTITY	DETAILS ALONG PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORD	COPY
Petition for Variance for Ray Construction, Inc.		25.00
67-227-A		
5-2-67		25.00
5-2-67		25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

binding thereon (5) S 33°59'00"W - 149.37 feet to the place of beginning
Containing 0.2652 acres of land.

EG:je

J. O. #65173

2/20/67



Ray Construction Company
Baltimore
5 Woodshire Court
Baltimore, Md. 21207

NOTICE OF HEARING

Re: Petition for Variance
#67-227-A

TIME: 10:00 A.M.

DATE: May 22, 1967 Monday

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue
TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Ray Construction, Inc.,
5 Woodshire Court
Baltimore, Maryland 21207

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

22nd day of April, 1967.

John G. Rose
Zoning Commissioner

Petitioner: Ray Construction, Inc.

Petitioner's Attorney: Signature

Reviewed by Signature
Advisory Committee

PETITION FOR A VARIANCE
4th DISTRICT
ZONING: Petition for Variance for a side yard.
LOCATION: Northeast side of Chaucer Road 922.32 feet North of Lampport Road.
DATE & TIME: MONDAY, MAY 22, 1967 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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 Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 5.33 feet instead of the required 11.25 feet.
 The Zoning Regulations to be excepted as follows:
 Section 208.3 (201.1) - Side Yards - For dwellings, 10 feet wide for one side yard and not less than 25 feet for the sum of both.
 All that parcel of land in the Fourth District of Baltimore County,
 Beginning, as for the same at a point on the northeast side of Chaucer Road as laid out 50 feet wide, said point of beginning being located northwesterly 922.32 feet more or less along the northeast side of Chaucer Road from the intersection of the northeast side of Chaucer Road and the north side of Lampport Road as laid out 50 feet wide, said point of beginning being at the dividing line between Lot 12 and 13, Block B, Section IV, Crandon as recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, Page 9, thence binding on the north side of Chaucer Road, (C) northwesterly by a curve to the left with the radius of 495.66 feet for the distance of 65.17 feet to the dividing line between Lots 13 and 14 of said Block B, thence binding on said dividing line, (D) N 44 degrees 45' 34" E - 159.84 feet to the rear lot line of said Lot 13, thence binding thenceon (D) S 55 degrees 39' 08" E - 32.48 feet and (D) S 31 degrees 00' 00" E - 58.66 feet to the dividing line between Lots 12 and 13, Block B of said aforementioned plat, thence binding thenceon (D) S 53 degrees 39' 00" W - 149.37 feet to the place of beginning, Containing 6.2653 acres of land.
 Being the property of Kay Construction, Inc. and Barfan Realty, Inc., as shown on plat filed with the Zoning Department.
 Hearing Date: Monday, May 22, 1967 at 10:00 A.M.
 Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By order of
JOHN C. ROSE,
 Zoning Commissioner of Baltimore County.
 May 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 4, 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., commencing at 1 time _____ o'clock on or before the 22nd day of May, 1967, the 1967 publication appearing on the 1st day of May, 1967.

THE JEFFERSONIAN
L. L. Smith
 Manager.

Cost of Advertisement, \$ _____

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 BY ORDER OF
JOHN C. ROSE,
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 May 4.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
 Reisterstown, Md.

THE HERALD - ARBUS
 Catonsville, Md.

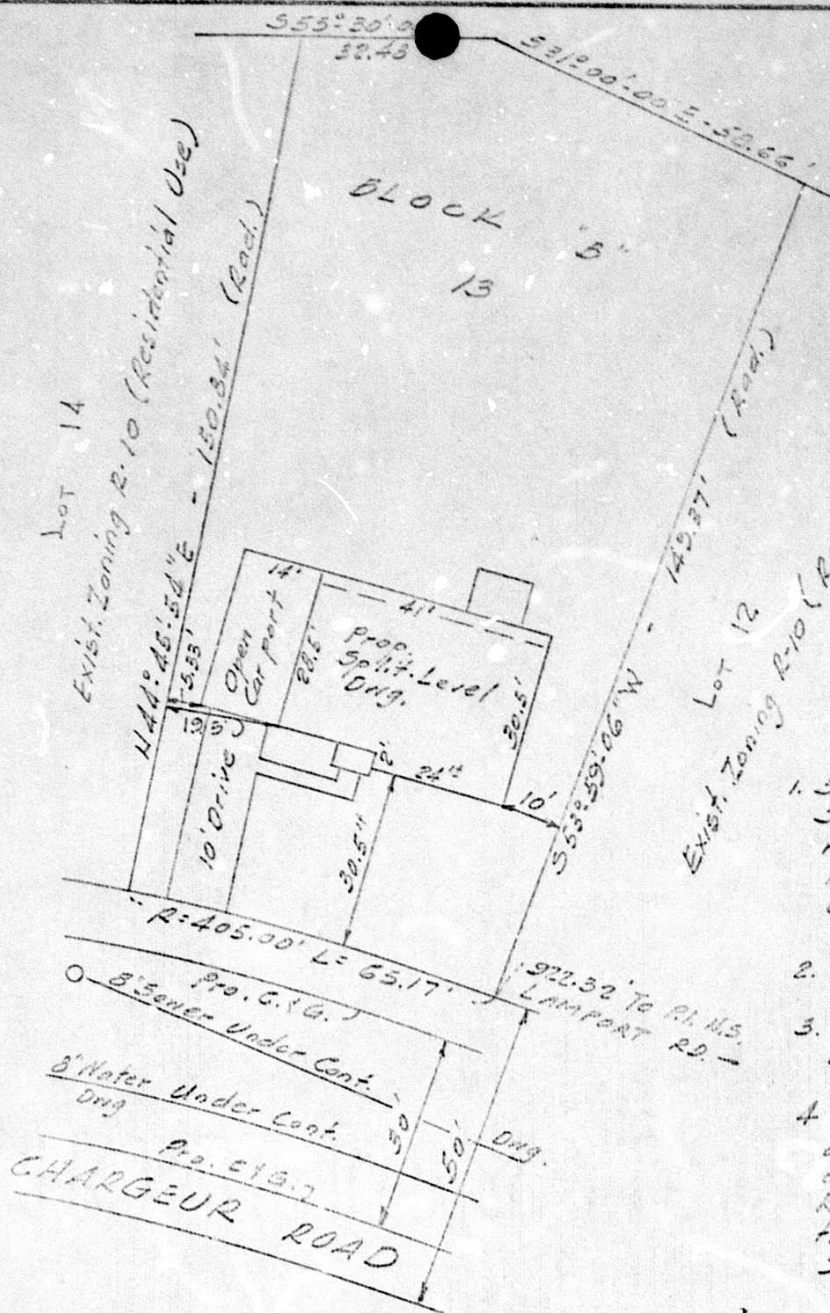
CATONSVILLE, MD.

May 8, 1967.

THIS IS TO CERTIFY, that the annexed advertisement of John C. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one week on or before the 8th day of May, 1967, that is to say the same was inserted in the issues of May 4, 1967.

THE BALTIMORE COUNTIAN

By *Paul J. Morgan*
 Editor and Manager



GENERAL NOTES

1. Said lot shown on plat of Sect. IV "CRANDON" and recorded among the land records of Baltimore County in Plat Book AT-6, 31-9
2. Exist. zoning of lot R-10
3. Public Sewer & Water now under contract.
4. Petitioner is requesting a variance to section 301.1 of Baltimore County Zoning Regulations from 11.25' to 5.33' (Projection into Side Yard.)

PLAT TO ACCOMPANY PETITION

FOR

SIDE YARD VARIANCE

(LOT 13, BK. 3 SECT. IV, CRANDON)

ELECT. DIST. 4

BALTIMORE COUNTY, MD.



MATZ, CHILDS & ASSOCIATES

1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1" = 30'

Issued: 2-17-67