

7-236-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Edmund M. Walczak, 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 211.2 To permit a front yard setback of 16 feet from front property line and 36 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, Section 211.4 To permit a rear yard of 8 feet instead of the required 30 feet.

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

Undue hardship

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, 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.

BY Edmund M. Walczak Contract purchaser
Address 306 Delair St. Baltimore, Maryland 21204
Pettitioner's Attorney Frederick J. Sullivan Protestant's Attorney
Address 306 Delair St. Baltimore, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of April, 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 106, County Office Building in Towson, Baltimore County, on the 22nd day of May, 1967 at 10:30 o'clock

Edmund M. Walczak
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 following finding of facts practical difficulty

the above Variance should be had: practical difficulty

to permit a front yard setback of 16 feet from front property line & 36 feet from the center line of the street instead of the required 25 feet & 50 feet respectively and to permit a rear yard of 8 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of July, 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 front yard setback of 16 feet from front property line & 36 feet from the center line of the street instead of the required 25 feet and 50 feet respectively and to permit a rear yard of 8 feet instead of the required 30 feet, sub- DEPUTY Zoning Commissioner of Baltimore County 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 18th day of April, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BEING KNOWN AS LOTS 62 AND 63 AS SHOWN ON THE LOT OF SUMMIT FARMS

AS RECORDED IN BALTIMORE COUNTY IN PLAT BOOK 7, FOLIO #92.

ALSO BEING KNOWN AS THE SOUTH/WEST CORNER OF HEINLE AVENUE AND

ROLLINGSIDE AVENUE, 14th DISTRICT OF BALTIMORE COUNTY.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14th Date of Posting 5-11-67
Posted for Hearing May 22-67 10:30 A.M.
Petitioner: Frederick J. Sullivan
Location of property 306 Delair St. - Rollingdale Ave.
Location of Signs On the corner of the lot at the intersection of Delair St. and Rollingdale Ave.
Remarks See above for details.
Posted by Robert L. Sullivan Date of return 5-11-67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John C. Rose, Zoning Commissioner Date May 18, 1967
FROM George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-236-A, Southwest corner of Heinle Avenue and Rollingdale Ave. Petition for Variance to permit a front yard of 16 feet from front property line and 36 feet from the center line of the street instead of the required 25 feet and 50 feet; and to permit a rear yard of 8 feet instead of the required 30 feet. Frederick J. Sullivan - Petitioner

14th District

HEARING: Monday, May 29, 1967 (10:30 A.M.)

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 45533
DATE: May 29, 1967
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting
Frederick J. Sullivan
TOTAL AMOUNT
\$16.00

5-31-67 16.00
5-31-67 16.00

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

CERTIFICATE OF PUBLICATION

OFFICE OF The Eastern Beacon

809 Eastern Ave.
Baltimore, Md.
May 15 1967

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance - Frederick J. Sullivan
was inserted in
The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week
for one (1) week before the
20th day of May 1967; that is to say,
the same was inserted in the issue of May 10, 1967

Stromberg Publications, Inc.
Publisher.

By Frederick J. Sullivan

PETITION FOR A VARIANCE 14th DISTRICT

ZONING: Petition for Variance for Front and Rear Yards.
LOCATION: Southwest corner of Delair Avenue and Rollingdale Avenue.
DATE & TIME: Monday, May 29, 1967 at 10:30 A.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, in a rear yard setback of 16 feet from front property line and 36 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, and to permit a rear yard of 8 feet instead of the required 30 feet.
The Zoning Regulations do not require a rear yard of 16 feet from front property line and 36 feet from the centerline of the street.
Section 211.2 - Rear Yard - 16 feet from front property line and 36 feet from the centerline of the street.
Section 211.4 - Rear Yard - 30 feet.
All that parcel of land in the Fourteenth District of Baltimore County, being known as Lots 62 and 63 as shown on the plat of Summit Farms as recorded in Baltimore County in plat book 7, folio #92.
ALSO being known as the southwest corner of Heinle Avenue and Rollingdale Avenue, 14th District of Baltimore County.
Being the property of Frederick J. Sullivan and Petitioner Sullivan, as shown in plat filed with the Zoning Department.
Hearing Date: Monday, May 29, 1967 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY JAMES E. ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 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 a week
for one (1) week before the
20th day of May 1967; that is to say,
the same was inserted in the issue of May 10, 1967
appearing on the 11th day of May 1967

THE JEFFERSONIAN
Manager.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
TELEPHONE 823-3000
EXT. 387

George E. Gavrellis
Director
John G. Rose
Zoning Commissioner

Mr. Edmund M. Walczak
414 So. Redbird Street
Baltimore, Maryland 21224
RE: Front and rear yard variances for Frederick J. Sullivan, located 3/4 Cor. Heinle and Rollingdale Avenue 14th District (Item 5 April 16th, 1967)

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 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 to the Zoning Commissioner's hearing.

Very truly yours,
James E. Rose
James E. Rose, Principal Zoning Technician

Mr. Edmund M. Walczak
414 So. Redbird Street
Baltimore, Maryland 21224
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
18th day of May, 1967.

Petitioner Frederick J. Sullivan
Petitioner's Attorney Edmund M. Walczak
Reviewed by John G. Rose
Zoning Commissioner

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 45533
DATE: May 8, 1967

TO: Edmund M. Walczak
414 S. Redbird St.
Baltimore, Md. 21224
Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
Advertising and posting
Frederick J. Sullivan
TOTAL AMOUNT
\$16.00

5-31-67 16.00
5-31-67 16.00

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

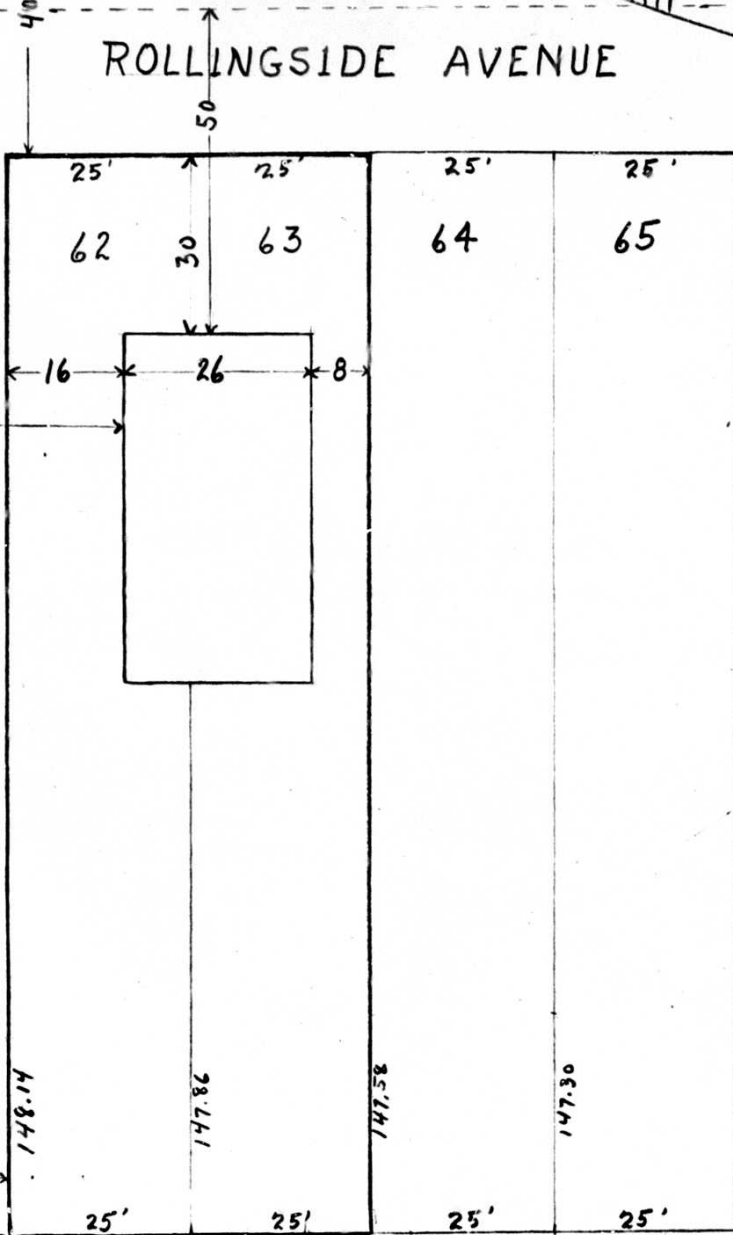
S 19° - 21' E

NORTH

ROLLINGSIDE AVENUE

HEINLE AVENUE

S. 70° - 39' W



SUMMIT FARMS
BALTIMORE COUNTY, MD.
14th ELECTION DISTRICT
SCALE 1" = 20'

282

283

284

285

