PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS & SPECIAL 67-237-19

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we CATHERINE M. RAY legal owner, of the property situate in Pallimore
County and which is described in the description and plat attached hereto and made a part hereof.

Lower the contract of the contract of the property situate in Pallimore

218.1. To permit a fronty are developed for the contract of the contra

238 2. To permit a sideyard actback of A feet from the N 120 2 19 19 line instead of the required 10 feet. To permit a sideyard setback of 27.5 feet from the 3210 7750" E line required 30 sect. To permit a sideyard sethack of £1.5 sect from the 545-01-30 instead of the required 30 sect. To permit offstreet parking in a residential some.

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

1) Practical Difficulty: Property size is such th: construction of any reasonable size building as prohibitive.

a) Property can not be utilized for its intended zoned purpose.

b) Property can not be sold even for residential use due to the Property can not be sold even for residential use due to the surrounding heavy commercialization of the Road the property

c) Due to the existing circumstances covered in the Petition the property has been rendered unsuitable for resale on today's Real Estate Market causing a drastic loss in Property Value.

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

Low we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this postition, and further agree to and are to be bound by the zoning regulations and restrictions of tablimere County adopted pursuant to the Zoning Law For Baltimore County.

CATHERINE M. RAY WILLIAM F. HYLAND William Latter perchaser Address 423 E. Lake Avenu. 45 E. Putman Avenue

Greenwich Connecticut

Am & Zon Luck

James E. Cumbest, Jr.

Representative Petitioner's NASARAS Protestant's Attorney Arespresential State Company, Inc.

dress ReMine Realty Company, Inc.

724 Dialorey Valley Road

(phone: 828-0300)

TOWNON, Maryland

ORDERED BY The Zoning Commissioner of Safrimore County, this. 18th

of... April... 156... It has the subject matter of this petition be advertised, as properly by the Zoning Law of Baltimore County, in two newspapers of general circulation through our Baltimore County, the properly be posted, and that the public hearing he had before the Zoning our Baltimore County, that properly be posted, and that the public hearing he had before the Zoning con Haltimore County in Room 166, County Office Building in Towson, Baltimore

x31st 29th_ day of___ May__

NPQ 1 8 '67 PM ---

Zoning Coomstanter of haltimore Cou 5/17/6 900 70



OA

DESCRIPTION

0. 1446 ACRE PAPCEL, LOCATED NORTH OF JOPPA ROAD AND EAST OF LACKAWANNA AVENUE, NUMBER 1730 JOPPA ROAD.

NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning R-6 Proposed Zoning Raf

With Off Street Parking Permi

Beginning for the same at a point located N 12*52'10" W 131 feet more or less from a point on the northwest side of Joppa Road 40 feet wide, said last mentioned point being located N 69*15'35" E 135.82 feet as measured along the northwest side of Joppa Road from its intersection with the east side of Lackawanna Avenue 40 feet wide, running thence binding on a line located 150 feet northwesterly and parallel to the centerline of Joppa Road, southwesterly, 95 feet, more or less. thence N 21*07'50" W 63 feet, more or less, N 68*52'10" E 103, 90 feet and S 12*52'10" E 64 feet, more or less,to the place of beginning.

Containing 0, 1446 of an acre of land,

J. O. #66214



RE: PETITION FOR VARIANCE AND SPECIAL HEARING N/S Joppa Road 60 feet E of Catherine M. Ray, Petitioner

98

DATE

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY NO 67-237-ASPH

The Petitioner requested Variances for front yard and side yard setbacks. The Petitioner also requests permission to use a residential zone for off-street parking.

Hardship having beer shown the requested Variances should be granted. The health, safety and general welfare of the neighborhood not being adversely effected, the off-street parking permit should also be granted.

County this 2-9 day of Jun., 1967, that the herein Petition for Variances to Section 238. It permit a front yard setback of 7.5 feet instead of the required 25 feet and permit a 42.5 feet from the centerline of the street instead of the required 25 feet and permit a 42.5 feet from the centerline of the street instead of the required 50 feet, Section 238.2 to permit a 44 side yard setback of 2 feet from the N 12 52 10° W line instead of the couired 30 feet, to permit a side yard setback of 27.5 feet from the S 21 0 37 50° E line instead of the required 30 feet, to permit off-street parking in a residential zone should be and the same is GRANTED from and after the date of this 2 feet. Permission for cff-street parking in a residential zone is also GRANTED. Subject to the conditions set forth in Section zone is also GRANTED, subject to the conditions setforth in Section 409. 4 of the Baltimore County Zoning Regulations. This Order is further ...abject to approval of the site plan by the Bureau of Public Service and the Office of Planning and Zoning and the State Roads Commission.

PAIRINGSE CANNET OFFICE OF PLANNING AND ZONG TOWNOR, MARYLAND 21204

The Coming Advisory Committee has reviewed the subject petition s.m makes

SUREAU OF ENGINEERING:
Water and saver exist as shown on the submitted plan.
Float - Joppa Road is to be developed as a minisum hô' road on a 70' %/.
Adequaty of existing utilities to be determined by developer or his engineer.

ROUTHO ADMINISTRATION DIVISIO: Prior to the hearing, a letter must be submitted to the Tening Counteriouse, Fr. John G. Hose, indicating that Section hOp, a will be compiled with. The letter should indicate the following:

That the residential parking area will be used for passenger wile leading service will be permitted.

Ighting shall be regulated as to location and direction.

Nours of illustrations glarge and intensity as required.

Faved surface properly drawled shall be pro-Lided.

The method and provisions for minutenance and permitted hours of use such be indicated.

The above communits are not intended to indicate the appropriateness of the semin nation requested, but to assure that all parties are made suars of plans or problem; that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Filanning and Soning will sound the possessiations on the appropriateness of the requested within 10 days before the Fenhag Conditioner's Newschilders

May 3, 1967

SUBJECT: Front yard-side yard variance and Special Hearing for off-street parting in a residenti some for Catherine M. Ray, Loasted No. side of Jop.2, Hast of Lacksarma Read

(Item 8 April 18th, 1967)

Eduard D. Hard & DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE AND SPECIAL HEARING N/S Joppa Road 60 feet E of Lackawanna Avenue - 9th List. Catherine M. Ray, Petitioner

AMENDED ORDER

It is ORDERED by the Deputy Zoning Commissions, of Balfmore County, this 24 day of January, 1968 that the original Order dated June 29, 1967, in the above captioned matter be and the same is hereby Amended to read as follows:

The Variance to permit a side yard setback of 20 feet from the S 21⁰ 07¹ 50" E line and 8.4 feet from the N 12⁰ 52' 10" W line, is hereby GRANTED.

- WAY 1 9'67 FM

BALTIMORE COUNTY, MARYLAND

TO. Mr. John G. Rose, Zoning Commissioner

Date. Mcy 18, 19673 Lts 8

PROM. George E. Gavrelis, Director of Planning PROM. George E. Gavrelis, Director of Planning

SUBJECT Petition 67-237-ASPH. North side of Joppa Road 60 feet East of Lackawanna Ave. Petition *67-237-ASPH. North side of Jappa Road 60 feet East of Lackawanna Awi Petitition for Variance to permit of front yard selback of 7.5 feet instead of the required 25 feet and to permit a 42.5 feet from the centerline of the street instead of the required 50 feet; and to permit a side yard selback of 2 feet from the north 12 degrees 52 minutes 10 seconds west line instead of the required 30 feet; and to permit a side yard self*. of 27.5 feet from the scuth 21 degrees 07 minutes 50 seconds east line instead of the required 30 feet. Petition for Special hearing to permit Off-Street Parking in a residential zone.

9th District

Monday, May 29, 1967 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no adverse comment on the subject petition. Possible adjustment of site plan details can be discussed after action by the Zoning Commissioner.

MCA DOD

DESCRIPTION

0. 2537 ACRE PARCEL, LOCATED ON THE NORTHWEST SIDE OF JOPPA ROAD AND EAST OF LACKAWANNA AVENUE, NUMBER 1730 JOPPA ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning B-R Preposed Zoning B-R

With Front And Side Yard Variances

Beginning for the same at a point on the north side of Joppa Road, 40 feet wide, said point being secated N 69*15'35" E 60.00 feet from the intersection of the northwest side of Joppa Road and the east side of Lack-Avenue, 40 feet wide, running thence and binding on the northwest side of Joppa Road (1) N 69*15'35" E 75.82 feet, thence leaving the northwest side of Joppa Road for the three following courses and distance: (2) N 12*52*10" W 131 feet more or less to a point located 150 feet northwesterly from the centerline of Joppa Road, thence in a southwesterly direction 95 feet more or less binding on a line being located northwesterly 150 feet and parallel to the centerline of Joppa Road, and (3) S 21*07'50" F 130 feet more or less to the place of beginning

Containing 0. 2537 of an acre of land,

EG:ml

Vater Supply # Sewerago • Drainage > Highways # Structure • Developments

Mr. James E. Cumbest, Jr. 72h Dulaney Valley Road Towson, Maryland 2120h

2 sign

BALTIMORS COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeaks Avenu Towson, Maryland 21204

Your petition has been received and accepted for filing this

day of Amid?

Petitioner's Attorney James E. Cumbest, Jr.

CERTIFICATE OF POSTING

2011110	DELYKIMENT OF BALTIMORE COUNTY
	Towson, Maryland

Posted for Hearing Mon. May 29-67 At 11:00 9 74. Petitioner: Catherine M. Ray Ely Jacka anna Con Location of property: NS James Col

Location of Signs 2 in the front find of 1730 & Jagor Rd

Posted by Robert Lee Bull &

Date of return 5-18-67

THOMAN CHANGE CHAIN

PETITION FOR VARIL NCE
AND SPF HAL HEATING
THE OSTRUCT
ZONING: Petition for Variance for front yard, side

area for from yards, suc-yards.
Petition for Special Hearing for Off-Street Parking in a residential zone.
LOCATION North side of Joppa Road 60 feet East of Lackawarms Avense.
DATE & TIME: MONDAY,

the comprise of the street instead of the required 50 feet, and to permit a side yard set-back of 2 feet from the North 12 degrees 52 minutes 10 sec-ouds West line instead of the required 39 fc.s., To permit a side yand setback of 27.5 feet from the South 21 degrees y7 minutes 50 second East tine instead of the required 30 feet.

feet, Section 238.2 - Side and Ali that parcel of land in the Ninth District of Baitimore

Med. Vard Varlances. Beginning for the same at a point on the north idee of Jopps. Beginning for the same at a point on the north idee of Jopps. Beginning for the northwest side of Jopps Inced and the east after of Jopps Inced and the east while the Jopps Inced and the least white of Jopps Inced Inceded in Jopps Inced Inceded Incede

Off Street Parking Permit Beginning for the same at a point located N 12 degrees 72 10° W 131 feet more or less from a point on the north-west aide of Jopa Road depoint leting located N 69 degrees 15° SF 135.82 feet as measured along the north-west side of Jopa Road from its intersection with the east side of Locateman Avena-do feet wide, rounding themse blocking on a line located 150 the located 150 the located N 69 the located N 69 the located N 69 the located N 69 the located 150 the lo bloading on a line located 150 feet northwesterly and paral-let to the centerline of Joppa, Road, southwesterly, 95 feet, more of 120s, thence \$2.1 decorpts, \$0.00 degrees 52 feet 10.25 feet and \$1.2 degree 52 feet 10.25 feet and \$1.2 degree 52 feet 10.25 feet of 51 feet 10.25 feet of 51 feet 10.25 feet 1

Being the property of Cath-erice M. Ray, as shown on plat-plan filed with the Zoning De-

THE BALTIMORE COUNT!AN

THE COMMUNITY NEWS Rolsterstown, Md

No. I Newburg Avenue

CATONSVILLE MD.

ORIGINAL

May 16. 1987

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of

Baltimore Comty

was inserted in THE BALTIMORE COUNTIAN, a group of threes weekly newspapers published in Baltimore County, Marysacratelyn weaks before land, once a week for One the lots day of May, 19 67, that is to say

the same was insorted in the issues of May 11, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgany

Editor and Manager ATE.

ONING Petition for Cariance or front yard, side yards. Petition for Special Hearing for Off-Street Parking in a residential

Off-Street Parking it a resultance none.

LOCATION: Yorth side of Joppa Road 65 fort Kasi of Lackswanns. Avenue.

DATE & TIME: Monday, May 23. DATE & 1100 AM.

PURLIC HEARING: Roun 104, County of Office Building: 11 W. Chesapeske Avenue, Towneo, Maryland.

Art med Recentrision of has been been proposed and the second proposed and the

CERTIFICATE OF PUBLICATION

TOWSON, MD. 19 67

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

Cost of Advertisement, \$...

BALTIM RE COUNTY, MARYL ND OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21204 DEPOSIT TO ACCOURT NO. 01-622 9-9-7 e---- - approx com 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 Dirie on of Collectic a and Receipts
COURT HOUSE
TOWSON, MARYLANG 21204 DATE May 29, 1967 Zoning Dept. of Balto. Co.

IMPGRTART; MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARY LEND , 1204

THE JEFFERSONIAN.

