



Master Plan, P. E.
John G. Fries, L. S.
Associate
Robert W. Brubaker, L. S.
George W. Bushby, L. S.
Robert W. Crabb, P. E.
Leonard F. Cline, P. E.
Norman F. Hermann, L. S.
Paul Lee, P. E.
Paul S. Smith

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

TO ACCOMPANY PETITION FOR REAR YARD VARIANCE, NO. 637
LEAFYDALE TERRACE, WILLOW GLEN ADDITION, THIRD ELECTION
DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the easternmost side of Leafydale Terrace, as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land Records of Baltimore County in Plat Book O. T. G. No. 30, Page 150 at the distance of 66.31 feet, as measured southerly along said easternmost side of Leafydale Terrace from its intersection with the southeast side of Milford Mill Road, said point of beginning being at the dividing line between Lots Nos. 48 and 49, Block "J", as shown on said plat, and running thence, binding on said easternmost side of Leafydale Terrace, (1) S 19°47'50" E - 51.00 feet and (2) southeasterly by a curve to the right with a radius of 305.00 feet, the distance of 9.42 feet to the dividing line between Lots Nos. 47 and 48 of said Block "J", thence binding on said last mentioned dividing line, (3) N 71°58'20" E - 92.13 feet to a point on the easternmost outline of said plat, thence binding thereon, (4) N 11°43'50" W - 62.71 feet to the dividing line first herein referred to, and thence, binding thereon (5) S 70°12'10" W - 101.38 feet to the place of beginning.

Being Lot No. 48, Block "J", as shown on the Resubdivision Plat of Part of Plat 2, Section 2 of "Willow Glen Addition" recorded among the Land

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
Tel. 3-3000

George E. Gavreus
Director
John G. Rose
Zoning Commissioner

May 19, 1967

Charles E. Brooks, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Rear Yard Setback Variance
for Milford Land Corporation,
located 8/3 Leafydale Terrace,
66.31' S. of Milford Mill Rd.
2nd District
(Item 5 May 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 made aware of plans or problems that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Dine, Principal
Zoning Technician

JED:jd



Page 2

Records of Baltimore County in Plat Book O. T. G. No. 30, Page 150.

Said Lot 48 contains 6,000 square feet of area.

JMA:mp

J.O. #5197-A

April 17, 1967



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 8, 1967
FROM: George E. Gavreus, Director of Planning
SUBJECT: Petition #67-256-A, East side Leafydale Terrace 66.31 feet Southeast of Milford Mill Road
Petition for Variance to permit a rear yard of 25.8 feet instead of the required 30 feet on Lot #48, Milford Land Corp. - Petitioners.

3rd District

HEARING: Wednesday, June 21, 1967. (10:30 A.M.)

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

Charles E. Brooks, Esq.
22 W. Pennsylvania Avenue
Towson, 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

15th day of May, 1967.

John G. Rose
Zoning Commissioner

Petitioner: Milford Land Corporation

Petitioner's Attorney: Charles E. Brooks

Reviewed by: James E. Dine
Chairman of
Advisory Committee

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. or we Milford Land Corp.

legal owner of the property situated 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 211.4 of Baltimore County Zoning Regulations permitting a 25.8 foot rear yard setback in lieu of a 30 foot rear yard setback on Lot #48

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

The Petitioner will suffer extreme hardship unless said variance is granted

in that it will not be able to construct a home which will conform to the surrounding community and will thereby render the subject property unusable.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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 regulation and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County, Milford Land Corp.

By: Richard E. Brooks, Vice-President

Contract purchaser L. gal Owner
Address: 883 Milford Mill Road
Baltimore, Md. 21208
Petitioner's Attorney
Towson, Md., 21204-822-1200
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of May, 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 proper 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 21st day of June, 1967, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3RD Date of Posting: June 3, 1967
Posted for: Variance
Petitioner: Milford Land Corp.
Location of property: E. side of Leafydale Terrace 66.31' S. of Milford Mill Rd.
Location of Sign: E. side of Leafydale Terrace 86' S. of Milford Mill Rd.
Remarks: J. Brooks
Posted by: J. Brooks
Date of return: June 8, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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, on June 3, 1967, successive weeks before the 21st day of June, 1967, the next publication appearing on the 1st day of June, 1967.
THE JEFFERSONIAN
L. E. Smith
Manager

Cost of Advertisement, \$.....

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, hardship shown

the above Variance should be had, notwithstanding the above reasons

Variance to permit a rear yard of 25.8 feet instead of the required 30 feet on Lot #48, should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st 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 rear of 25 feet instead of the required 30 feet on Lot #48, subject to approval of the site plan by the Bureau of Public Services and the Office of DEPUTY Zoning Commissioner of Baltimore County Planning and Zoning.

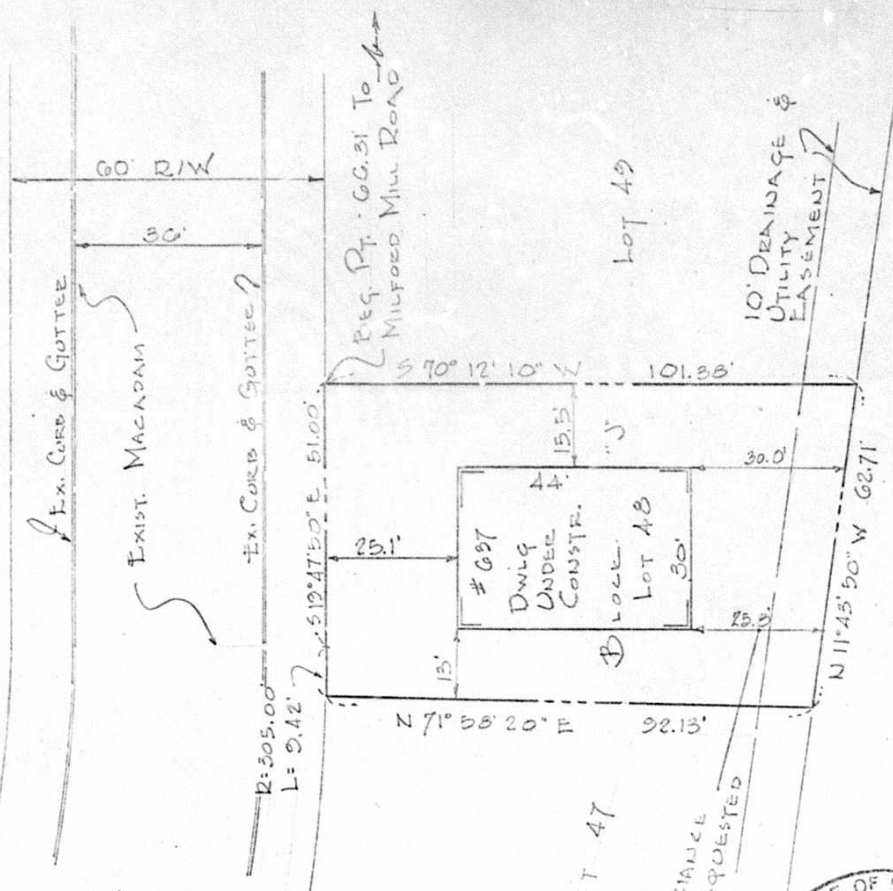
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June, 1967, that the above Variance be and the same is hereby DENIED.

MICROFILMED

LEAFYDALE TERRACE



GENERAL NOTES

1. AREA OF LOT = 6000 SQ. FT.
2. EX. ZONING IS "R-G"
3. EX. USE IS "NO USE"
4. PROP. ZONING IS "R-G WITH REAR YARD VARIANCE"
5. PROP. USE "RESIDENTIAL"
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 211.4 OF THE ZONING CODE FROM 30' TO 25.8' (REAR YARD)
7. UTILITIES EXIST IN BED OF LEAFYDALE TERRACE
8. SUBJECT LOT SHOWN & RECORDED ON "FEDER. PLAT OF PART OF PLAT 2, SECT 3, WILLOW GLEN ADD." RECORDED 30-150 AMONG THE LAND RECORDS OF BALTO. CO.

PLAT TO ACCOMPANY PETITION
FOR
REAR YARD VARIANCE

AT
N° 697 LEAFYDALE TERRACE
ELECT. DIST. 3
BALTO. CO., MD.



MATZ, CHILDS & ASSOCIATES

1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1" = 30'

Issued: 4-17-67

J.O. 58197-A