

68-10-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Barfan Realty, Inc.

I, or we, Kay 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, 2 - Front yard setback of 28 feet instead of the required 30 feet from front lot line.

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

House was inadvertently placed 28 feet instead of the required 30 feet from front lot line.

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 Kay Construction, Inc., Legal Owner
Address Barfan Realty, Inc.

Petitioner's Attorney John G. Rose Protestant's Attorney

Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of June, 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 _____ day of July, 1967, at 1:00 o'clock

P. M.

_____ Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 27, 1967

FROM George E. Gavrelis, Director

SUBJECT Petition 68-10-A. Variance to permit a front yard of 28 feet instead of the required 30 feet. Southeast side of Pedwell Court 206.14 South of Lampport Road. Being the property of Barfan Realty, Inc.

4th District

HEARING: Monday, July 10, 1967 (1:00 P.M.)

The Planning staff will offer no comment on the subject petition.

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 no variance is

a Variance to permit a front yard setback of 28 feet instead of the required 30 feet from the front lot line, should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day

of August, 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 28 feet instead of the required 30 feet from the front lot line, 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 _____ day of _____, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/622-0600

DESCRIPTION

0.198, MORE OR LESS, ACRE PARCEL, LOT 8, BLOCK F,

SECTION ONE, "CRANDON", FOURTH ELECTION DISTRICT,

BALTIMORE COUNTY, MARYLAND

Existing Zoning "R-10"
Proposed Zoning R-10 With Front and Side Yard Variance

Beginning for the same at a point on the southeast side of Pedwell Court as shown on a plat of Section One "Crandon", recorded among the Land Records of Baltimore County in Plat Book W.J.R. 28, Page 106, said beginning point being 206.14 feet as measured southerly along the east side of Pedwell Court from its intersection with the south side of Lampport Road, 50 feet wide, as shown on said plat, said beginning point being also at the dividing line between Lots 8 and 9, Block F, as shown on said plat, thence binding on the south-east side of said Pedwell Court (1) southwesterly, by a curve to the right with a radius of 50.00 feet the distance of 45.43 feet, to the dividing line between Lots 7 and 8 of said Block F, thence binding on said last mentioned dividing line (2) S. 11° 42' 54" E., 108.89 feet, thence along the rear lines of said Lot 8, the two following courses and distances: (3) N. 52° 44' 22" E., 113.13 feet, and

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

PETITION FOR VARIANCE

TO DISTRICT

ZONING: Petition for Variance for a Front Yard.

LOCATION: Southeast side of Pedwell Court 206.14 feet South of Lampport Road.

DATE & TIME: MONDAY, JULY 10, 1967 at 1:00 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 Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 28 feet instead of the required 30 feet from the front lot line.

The Zoning Regulations to be excepted are as follows:

Section 208.2 - Front Yard - 28 feet from the front lot line and not less than 30 feet from the center line of the street.

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

Beginning for the same at a point on the southeast side of Pedwell Court as shown on a plat of Section One "Crandon", recorded among the Land Records of Baltimore County in Plat Book W.J.R. 28, Page 106, said beginning point being 206.14 feet as measured southerly along the east side of Pedwell Court from its intersection with the south side of Lampport Road, 50 feet wide, as shown on said plat, thence binding on the south-east side of said Pedwell Court (1) southwesterly, by a curve to the right with a radius of 50.00 feet the distance of 45.43 feet, to the dividing line between Lots 7 and 8 of said Block F, thence binding on said last mentioned dividing line (2) S. 11° 42' 54" E., 108.89 feet, thence along the rear lines of said Lot 8, the two following courses and distances: (3) N. 52° 44' 22" E., 113.13 feet, and (4) S. 22° 42' 54" E., 108.89 feet, thence along the dividing line first herein referred to (5) N. 63° 46' 16" W., 100.8 feet to the place of beginning.

Containing 0.198, more or less, acres of land.

Being the property of Barfan Realty, Inc., as shown on said plat filed with the Zoning Department.

Hearing Date: Monday, July 10, 1967 at 1:00 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,

June 27,

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE BALTIMORE COUNTIAN
Baltimore, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

June 27, 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 these weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 27th day of June, 1967, that is to say the same was inserted in the issues of June 22, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting June 23, 1967

Posted for: Variance
Petitioner: Barfan Realty, Inc.

Location of property: SE 1/2 Pedwell Court 206.14' S of Lampport Rd.

Location of Signs: SE 1/2 Pedwell Court 206.14' S of Lampport Rd.

Remarks: J. Rose
Posted by: J. Rose Signature

Date of return: June 29, 1967

1 sign

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 22, 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., on the _____ day of _____, 1967, the first publication appearing on the _____ day of _____, 1967.

THE JEFFERSONIAN,

John G. Rose
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE

TO DISTRICT

ZONING: Petition for Variance for a Front Yard.

LOCATION: Southeast side of Pedwell Court 206.14 feet South of Lampport Road.

DATE & TIME: MONDAY, JULY 10, 1967 at 1:00 P.M.

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

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Containing 0.198, more or less, acres of land.

Being the property of Barfan Realty, Inc., as shown on said plat filed with the Zoning Department.

Hearing Date: Monday, July 10, 1967 at 1:00 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,

June 27,

Barfan Realty, Inc.,
Kay 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 _____ day of _____, 1967.

Petitioner: Kay Construction, Inc.
Petitioner's Attorney: Barfan Realty, Inc.

Reviewed by John G. Rose
Chairman of Advisory Committee

June 15, 1967

JOHN G. ROSE
JAMES ROSE

RE: Front Yard Variance for
Kay Construction, Inc.,
located S/E/S Peditwell Court,
206.141' S of Lampert Road
4th District
(Item 7 June 6, 1967)

Dear Sirs:

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 of the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

2000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

44204

DATE June 12, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Chatsworth Company
5 Medshire Court
Baltimore, Md. 21207

FILED
 BY:
 Training Dept. of Balto. Co.

[illegible]

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

44275

DATE July 24, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21206

To: **Chatsworth Company**
5 Woodshire Court
Baltimore, Md. 21207

204 - **James Earl. of Baltimore County**

DEPOSIT TO ACCOUNT NO. 00-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT 397.13
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST
	Advertising and posting of property for Ray Construction		37.13
	288-10-A		
	PA		
	1-24-47		57.13
	1-24-47		57.13
4			

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

