

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, ARTURO AVERZA, 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 111-3 to permit a side yard setback of 2.5' instead of the required 8'

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

During the process of having the house built it was an understanding with the builder that he would leave enough room for a garage to be built at a later date. After having our ground surveyed we found the builder did not shift the house for us to build this garage without us asking for a special permit to do so.

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 _____ Legal Owner _____
Address _____ Address 12 Wayfield Court
Baltimore, Md. 21206

Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th 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 through out 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 25th day of July 1967, at 11:00 clock A. M.

Arturo Averza
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date July 14, 1967

FROM: George E. Gavrells, Director

SUBJECT: Petition #68-25-A. West side of Wayfield Court 412.5' North of Weyburn Road. Petition for Variance to permit a side yard of 2.5 feet instead of the required 8 feet. Arturo Averza - Petitioner.

14th District

HEARING: Wednesday, July 26, 1967. (11:00 A.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 that strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved,

the above Variance should be had: and it further appearing that the variance is in the public interest

Variance to permit a side yard of 2.5' instead of the required 8 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th 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 side yard of 2.5' instead of the required 8 feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning & Zoning.

John G. Rose
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 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

BEGINNING AT A POINT ON THE WESTSIDE OF WEYFIELD COURT 412.5

FEET FROM THE NORTHSIDE OF WEYBURN ROAD BEING KNOWN AS LOT 18 BLOCK M,

SECTION 5, HIGHPOINT ADDITION RECORDED IN PLOT BOOK #89 FOLIO #62

DISTRICT 14.

Arturo Averza

PETITION FOR A VARIANCE 14th DISTRICT

ZONING: Petition for a Variance for a Side Yard.
LOCATION: West side of Wayfield Court 412.5 feet from the North side of Weyburn Road.
DATE: July 14, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, at the request of the Petitioner, has caused the above described property to be surveyed and the following findings of fact to be made:

Section 111-3 Side Yard - 8 feet for one side yard and not more than 10 feet for the other side yard.

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

Beginning at a point on the west side of Wayfield Court 412.5 feet from the North side of Weyburn Road, being known as Lot 18 Block M, Section 5, Highpoint Addition recorded in Plot Book 89, Folio 62, District 14.

Being the property of Arturo Averza, as shown on plat plan filed with the Zoning Department, Hearing Date: Wednesday, July 26, 1967 at 11:00 A.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

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6th 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 in each of _____ consecutive weeks before the _____ day of _____ 1967, the first publication appearing on the _____ day of _____ 1967.

THE JEFFERSONIAN

Richard H. Smith
Manager.

Cost of Advertisement, \$____

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 44286

DATE July 26, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED BY: Zoning Dept. of Balto. Co.

TO: Cash

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property for Arturo Averza #68-25-A			33.20
			33.20
			33.20

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

No. 44235

DATE June 30, 1967

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED BY: Zoning Dept. of Balto. Co.

TO: Arturo Averza

12 Wayfield Court

Baltimore, Md. 21206

QUANTITY	DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
Petition for Variance #68-25-A			25.00
			25.00
			25.00

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

809 221 Eastern Ave.
Baltimore, Md.

July 5 1967

THIS IS TO CERTIFY that the annexed advertisement of Petition for Variance - Arturo Averza was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) consecutive weeks before the _____ day of _____ 1967; that is to say, the same was inserted in the issue of July 5, 1967.

Stromberg Publications, Inc.

Publisher.

By Lisa Helen Smyth

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14th Date of Posting July 12, 1967

Posted for: Arturo Averza at 11:00 A.M.

Petitioner: Arturo Averza

Location of property: W.S. of Wayfield Ct. 412.5' N. of Weyburn Road

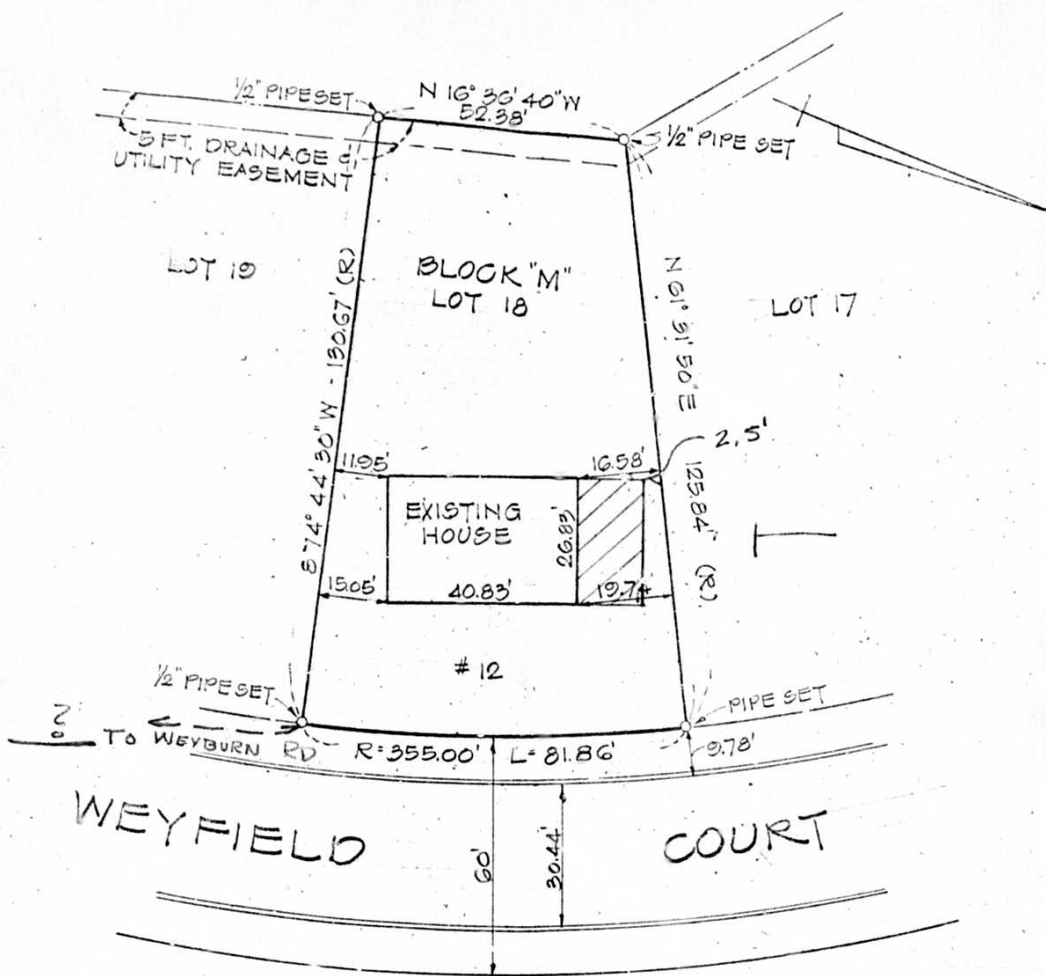
Location of Sign: On E. side of foot of Rd. RT. #12, Wayfield Ct.

Remarks: _____

Posted by: Malcolm H. Rosen Date of return: July 13, 1967

Signature _____

JIM DRYER - G. LIVE MEYERS



BOUNDARY SURVEY
OF LOT 18, BLOCK "M"
SECTION 5 "HIGHPOINT ADDITION"
#12 WEYFIELD COURT
14TH. ELECTION DISTRICT BALTIMORE COUNTY, MD.

MATZ, CHILDS & ASSOCIATES

1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1"=30'

Issued: JAN 20, 1967

FGG209 RMH

