

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **EWALD GODEHARDT**, 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 211.3 to permit a side yard setback of 18 feet instead of required 25 feet. To permit 33 feet from the centerline of the street instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Paid taxes to Baltimore County since 1946 on Lot #73, 31st and Hamilton Avenue -- Lot size 50' x 162' -- House is 24' wide -- 8 feet from N/W side; leaving a balance of 18' to the 31st Street side.
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 I, or we, 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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day

of September 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1967, at 10:00 o'clock

A.M.



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 foregoing facts and circumstances~~ strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the health, safety or general welfare of the locality involved

Variances
the above ~~variances~~ should be had; ~~and it is hereby recommended that the variance be granted~~
to permit a side yard setback of 18 feet instead of the required 25 feet; and
to permit 33 feet from the centerline of the street instead of the required 50 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1967, that the herein Petition for ~~variances~~ Variance should be and the same is granted, from and after the date of this order, to permit a side yard setback of 18' instead of the required 25' and 33' from the centerline of the street instead of the required 50 feet, 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 25th day of October, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Beginning for the same at the corner formed by the intersection of the Northeast side of Hamilton Avenue and the North side of 31st street, thence Northwestwardly along the Northeast side of Hamilton Avenue 50.75 feet to the South side of Lot No. 74 as laid out on the Plat of Rosedale Farms hereinafter referred to, thence Easterly along the South side of Lot No. 74 and parallel with 31st Street 162.63 feet to the West side of Lot No. 72, thence Southerly along a part of Lot No. 72 and at right angles to 31st Street 50 feet to the North side of 31st Street, thence Westerly along the North side of 31st Street, 154.01 feet to the place of beginning.

Being Lot No. 73 as laid out on the Plat of Rosedale Farms subdivided by the Cityco Realty Company of Baltimore City and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 61.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 49610
DATE: Oct. 9, 1967
Honey Order #273465

DEPOSIT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	01-622	DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Variance for Ewald Godehardt	68-92-A		25.00

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Ewald Godehardt
133 N. Linwood Avenue
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 25th day of September, 1967.

John G. Rose,
Zoning Commissioner

Petitioner Ewald Godehardt

Petitioner's Attorney

Reviewed by James E. Hines
Chairman of Advisory Com.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: October 13, 1967
FROM: George E. Gonnells, Director of Planning
SUBJECT: Petition #68-92-A. Northeast corner of Hamilton Avenue & 31st Street. Petition for a Variance to permit a side yard setback of 18 feet instead of the required 25 feet and to permit 33 feet from the center line of the street instead of the required 50 feet.
Ewald Godehardt - Petitioner
14th District
Monday, October 30, 1967. (10:00 A.M.)

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 49656
DATE: Oct. 30, 1967
Honey Order #273465

DEPOSIT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	01-622	DEBIT ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Ewald Godehardt	68-92-A		45.00

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th
Posted for: Hearing Monday, Oct. 26, 1967 at 10:00 A.M.
Petitioner: Ewald Godehardt
Location of property: NE Cor. of Hamilton Ave. & 31st St.
Location of Signs: 14th St. at 31st St. and 31st St. at 14th St.
Remarks:
Posted by: Mrs. J. Hines
Date of return: Oct. 19, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 19, 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 two times, ~~on or before~~ before the 30th day of October, 1967, the first publication appearing on the 17th day of October, 1967.

THE JEFFERSONIAN,
H. Leander Smith,
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon
809 E. Eastern Ave.
Baltimore, 21, Md.
October 17, 1967

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Ewald Godehardt

was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) ~~successive~~ week before the 30th day of October, 1967; that is to say, the same was inserted in the issue of Oct. 11, 1967.

Stromberg Publications, Inc.
Publisher.

By James J. Smith

PETITION FOR A VARIANCE

14th DISTRICT
ZONING: Petition for a Variance for Side Yard.
LOCATION: Northeast corner of Hamilton Avenue and 31st Street.
DATE & TIME: MONDAY, October 30, 1967 at 10:00 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 on the above petition for a Variance from the Zoning Regulations of Baltimore County, to permit a side yard setback of 18 feet instead of the required 25 feet; and to permit 33 feet from the centerline of the street instead of the required 50 feet.

The Zoning Regulations to be varied are as follows:
Section 211.3 - Side Yards - 8 feet for one side yard and not less than 20 feet for the sum of both, except that for a corner lot the building line along the side street shall be not less than 25 feet from the side lot line and not less than 30 feet from the centerline of the side street.

All that parcel of land in the Fourteenth District of Baltimore County, being the same at the corner formed by the intersection of the Northeast side of Hamilton Avenue and the North side of 31st street, thence Northwestwardly along the Northeast side of Hamilton Avenue 50.75 feet to the South side of Lot No. 74 as laid out on the Plat of Rosedale Farms hereinafter referred to, thence Easterly along the South side of Lot No. 74 and parallel with 31st Street 162.63 feet to the West side of Lot No. 72, thence Southerly along a part of Lot No. 72 and at right angles to 31st Street 50 feet to the North side of 31st Street, thence Westerly along the North side of 31st Street, 154.01 feet to the place of beginning.

Being Lot No. 73 as laid out on the Plat of Rosedale Farms subdivided by the Cityco Realty Company of Baltimore City and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 5, folio 61.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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