PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Alice ANNA EKAS 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 sideyard settent of 17 feet from the side lot line and 37 feet from the centerline of the street

instead of the required 25 feet and 50 feet respectively.

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

Vista Road is a paper street.

Cannot meet the required setback with a 24' x 36' house.

See attached description

Property is to be posted and accretised as prescribed by Zooling Regulations.

Let us agree to pay expenses of above Variance advertising, posting, etc., upon filing of the petition, and further agree to and are to be bound by the zoneya regulations and restrictions of foliminer County adopted pursuant to the Zoning Law For Baltimore County.

Colored Man. Address Lile flore Dies Address 4131 Eyel. d Age A. He 21 Ma.

The anna Ekas 21229

Protestant's Attorney

1-A

SW/cor. of Vista Rd.

=

ORDERED By The Zoning Commissioner of Baltimore County, this

of Sctober 106 J. that the subject matter of this petition be advertised, as required by the Zamuq Law of Baltimore County, in two necespapers of general circulation throughout Nuttimore County, that property be posted, and that the public hearing be had before the Zaming Commissioner of Baltimore County in Room 106, County Office Publing in Towson, Baltimore 6th day of November 196 7 at 1210 orders
OUT 1 57 AM Zoning Commissioner of Baltimore County.

· ...

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

M*5 Alice Anna Ekas 1231 Euclid Avenue Baltimore, Maryland 21229

RE: Sideyard Variance for Alice A. Ekss, located SW Cor. of Menmood Avenue and Vista Food lat District (Itam 7, October 3, 1967)

October 30, 1967

Listed below is addendum to Advisory Committee comments of October 3rd, 1967.

BUREAU OF ENGINEEGING: Road - Kenwood Avenue is to be developed as a minimum 40' road on a 60' R/W. Vista Road is to be developed as a minimum 30' road on a 40' R/W.

BLAND OF EDUCATION: Kenwood Avenue is proposed to be a 10^{1} read on a 60 $^{\circ}\mathrm{R/M}$. This office has no plans to improve Visla Road at this time.

ZONIBO ADMINISTRATION DIVISION. In view of the above community is suggested that the building be relocated to an essterly point on the lot that would provide a minimum 12 ft. sideyard along Fists Boad. Zoning Commissioner assenting the petition at the hearing to request a 12 ft. setback from the side of Viets Boad and 32 ft. from the conter line of the street instead of the required 25 ft. and 50 ft., respectively.

Very truly yours,

JAMES E. DYER,

JED: jd

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the Variance requested would grant relief without substantial injury to the public health, safety and general /to permit a side yard setback of 17' from the side lot line & 37' from the a Variance/cente Line a, the attest instead of the required 25' k, should be granted. 50' respectively. same is ganted, from and after the date of this order, to permit a side yard setback of 17 from ade lot line & 37 from the center line as the street instead of the required 45 & 40 respectively.

45 & 40 respectively.

45 & 40 respectively.

45 & 40 respectively.

46 & 40 respectively.

47 & 40 respectively.

48 & 40 respectively.

49 & 40 respectively.

40 & 40 respectively.

40 & 40 respectively.

40 & 40 respectively.

40 & 40 respectively.

41 & 40 respectively.

42 & 40 respectively.

43 & 40 respectively.

44 & 40 respectively.

45 & 40 respectively.

46 & 40 respectively.

47 & 40 respectively.

48 & 40 respectively.

49 & 40 respectively.

40 & 40 respectively.

41 & 40 respectively.

42 & 40 respectively.

43 & 40 respectively.

44 & 40 respectively.

45 & 40 respectively.

46 & 40 respectively.

47 & 40 respectively.

48 & 40 respectively.

49 & 40 respectively.

40 & 40 re Pursuant to the advertisement, posting of property and public hearing on the above petition DATE. BY the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 196..., that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

MICRUFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date Documber 12, 1967

FROM DIGENTON R. MOUSTRO

SURJECT Mariance for Property of Alice Anna Fikas MANNA Located at Southwest Corner Kenwood and Disks Vinta Road - Relection Mistrict 1 Tening Variance Number 68-101-4

-- DEC 12 '67 AM -

It is my understanding that in order to conform with Bureau of Endincering comments that you will amend the present order of a yard sothack from sermi-end (7) feet to the below (12) feet. This request is in conjunctio, with future County in-increments to democal deepen, relative: the school that is

JRDER RECEIVED

RE: PETITION FOR VARIANCE SW/corner of Kenwood Avenue and Vista Road - 1st District

BEFORE THE

DEPUTY ZONING

BALTIMORE COUNTY

AMENDED ORDER

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County this day of December, 1967, that the original zoning Order dated December 8, 1967, be and the same is hereby amended to read as follows:

The Variance to permit side yard setback of 12 feet from the side lot line and 32 feet from the center line of the street instead of the required 25 feet and 50 feet respectively is hereby GRANTED.

Edward & Hardes ty

ALL that parcel of ground on the South West corner of Kenwood Avenue and Vista Road, District #1, being known as Lot 26 of Sylvan Hills, Liber 9, Folio 1.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BULLED

No. 49680

No. 49631

DATEDCE. 16, 1967

| DEPOSIT TO | ACCOUNT NO. 01-622 | BETURN THIS PORTION WITH YOUR REMITTANCE DATACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECOFDS | |
|------------|--------------------------------|--|-----|
| - to | Advertising and p 366-101-A | esting of property for Alice /Ame Ekse | 39. |
| 39.50 % | | | |
| | 4 | | |

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

| 123-3000 | | * |
|----------|--------------------------------------|--------|
| EXT. 307 | BALT FORE COUNTY, M OFFICE OF FINA | ARYAND |
| | of Collection and Danie | NCE |
| | COURT HOUSE TOWSON, MARYLAND 2100 | |

| DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR TOUR RES | | | | |
|---|--------------------|--------|-----------------------|--|
| Potition for | Verlance for Alica | A fire | THIS PORTION FOR TOUR | |
| - IOI-A | | | | |

19-17-07 *** * 4009/1 794-

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COUR! HOUSE, TOWSON, MARYLAND 2120

BALTIMOBE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Petition *68-101-A. Southwast corner of Kenwood Avenue and Vista Road.
Pe. ...on for Variance to permit a side yard of 17 feet from the side lot line and 37 feet from the center line of the street instead of the required 25 feet

The planning staff of the Office of Planning and Zoning will offer no con

HEARING: Monday, November 6, 1967. (19:30 A.M.)

TO Mr. John G. Rose, Zoning Commissioner Date October 25, 1967

FROM George E. Gavrelis, Director of Planning

1st District

CERTIFICATE OF POSTING

ZOWING DEPARTMENT OF BALTIMORE COUNTY

| | | Totales, mary | | 11 | |
|--------------------|-----------------|---------------|------------------|---------------------------------|------|
| District 1 57 | <u> </u> | | Date of Post | ne 10/24/67 Lecentha Control | |
| Posted for: UAY | to permy a sign | eydetil iems | delet line \$3 | Lecentra Leuterlie | eef. |
| Petitioner: | Sufer. | of Kenner | Afret 21 | sta Rd | |
| Location of Signs: | 400' Not 6 | alettore A | don NS | f. Kenned 1 | To e |
| | | | | | |
| Posted by | 11 & Look | • | Date, of return. | 0/24/67 | |
| | | (1 Sigm) | | <u> </u> | |
| | (| 1 -1 | | | |

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Gounty Office Building Ill W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of

> John G. Rose Zoning Commissioner

Petitioner's Attorney

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS

THE HERALD - ARGUS

No. I Newburg Avenue

CATONSVILLE, MD.

October 23. 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Hose, Zoning Commissioner of Baltimer e County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for One specessive weeks before the 23rd day of Oct., 1967 , that is to say the same was inserted in the issues of

October 19, 1967.

THE BALTIMORE COUNTIAN

By Paul J Maryany Manager

ZONING: FRIUM: BY
Jide Yard.
LOCATION: Southwast certar of Kenwood Avone and Vista Read.
DATE & TIME: Meeday, Nevember 6,
19-51 at 10-16 A.M.
PUBLIC MEARLING: Reem 184, County Office F. Edding, 111 W. Cheapvake Avenue, Towson, Haryland.

quired 25 feet and 36 feet respective.

The same Negation is be received to fellow:

Section 111.—Bits Verse—Correct

All that specif of land in the First

Bits Liber of Bits Mariner County

Section 111.—Bits Verse—Section 111.—Bits Verse—Correct

Section 111.—Bits Verse—Corr

108, Count

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 19th 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 of one time ___ xureostive waekschefore the 6th

day of November ----, 19_67, the first publication appearing on the 19th day of October

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

as Lot 26 of Sylvan Hills, Liber 9, Folio 1, Being the property of Alice Anna Ekas, as shown on plat plan filed with the Zoning Deplan filed with the Zoning De-partment.

Henring Date: Mocday, No-vember 6, 1997 at 10:30 A,M., Public Hearing: Room 108, County Office Building, 111 W.

PETITION FOR A VARIANCE

1st DISTRICT ZONING: Petition for Vari-

ance for a Side Yard, LOCATION: Southwest cor-ner of Kenwood Avenue and Vista Road, DATE & TIME: MONDAY, KOVEMBER 6, 1967 at 10:30

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of

The Zonling Comm-Issioner of Baltimore County, by authority of the Zonling Act and Regulations of Baltimore County, will bold a public hearing: Petition for a Variance ft om the Zonling Regulations of Baltimore County, to permit a side yard setback of 17 feet from the side to line and 37 feet 25 feet and 30 feet respectively.

Section 211,3-Side Yards-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 50 feet respectively,
All that parcel of land in the
First District of Bait more

County,
ALL that parcel of ground
on the South West corner of
Kenwood Avenue and Vista
Road, District # 1, being known
as Lot 26 of Sylvan Hills, Liber

BY ORDER OF JOHN G, ROSE, ZONING COMMISSIONER OF BALTIMORE COUNTY, Oct. 19.

AVE KENWOOD Setback ROAS STREET) 12-6 SKALE 1"-20 25' 15.78 8x8 Sexoch Sylan Hills OFFICE COPY 15 1¢