

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, 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 setback 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):

1. Vista Road is a paper street.
2. Cannot meet the required setback with a 2 1/2 x 3 1/2 house.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. Let us agree to pay expense of above Variance advertising, posting, etc. upon filing of the 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.

BY Charles Anna Ekas Legal Owner
Address 4311 Euclid Avenue
21229
Mt. Airy

Petitioner's Attorney: _____
Protestant's Attorney: _____

Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day

of October 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 6th day of November 1967 at 12:30 o'clock

BY James E. Dyer
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 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 welfare of the locality involved.

the above Variance should be had, and it is further appearing that no person is

to permit a side yard setback of 17 feet from the side lot line & 37 feet from the center line of the street instead of the required 25 feet & 50 feet respectively.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of December 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 setback of 17 feet from side lot line & 37 feet from the center line of the street instead of the required 25 feet & 50 feet respectively, subject to approval of the DEPUTY Zoning Commissioner of Baltimore County and 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

RE: PETITION FOR VARIANCE
SW/corner of Kenwood Avenue
and Vista Road - 1st District
Alice Ekas, Petitioner
NO. 68-101-A

BEFORE THE
DEPUTY ZONING
COMMISSIONER OF
BALTIMORE COUNTY

AMENDED ORDER

It is ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14 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 D. Hickey
DEPUTY ZONING COMMISSIONER

ORDER RECEIVED FOR FILING

DATE 12/14/67

BY John G. Rose
ADMINISTRATIVE ASSISTANT

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 OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

October 30, 1967

MEMO Alice Anna Ekas
4311 Euclid Avenue
Baltimore, Maryland 21229

RE: Sideyard Variance for
Alice A. Ekas, located SW Cor.
of Kenwood Avenue and Vista Road
1st District
(Item 7, October 3, 1967)

Dear Madam:

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

BUREAU OF ENGINEERING: Road - Kenwood Avenue is to be developed as a minimum 10' road on a 60' R/W.

Vista Road is to be developed as a minimum 30' road on a 40' R/W.

BUREAU OF EDUCATION: Kenwood Avenue is proposed to be a 10' road on a 60' R/W. This office has no plans to improve Vista Road at this time.

ZONING ADMINISTRATION DIVISION: In view of the above comments it is suggested that the building be relocated to an easterly point on the lot that would provide a minimum 12 ft. sideyard along Vista Road.

It is also recommended that the Zoning Commissioner amend the petition at the hearing to request a 12 ft. setback from the side of Vista Road and 37 ft. from the center line of the street instead of the required 25 ft. and 50 ft. respectively.

Very truly yours,

JAMES E. DYER,
Principal Zoning Technician

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: EDWARD BARRETT Date: December 17, 1967

FROM: EDWARD E. MOURING

SUBJECT: Variance for Property of Alice Anna Ekas
Located at Southwest Corner Kenwood and Vista Road - Election District 1
Petition Number 68-101-A



It is my understanding that in order to conform with Bureau of Engineering comments that you will amend the present order of a yard setback from seven (7) feet to twelve (12) feet. This request is in conjunction with future County improvements to Kenwood Avenue, relative to the school that is now under construction.

Edward E. Mouring
EDWARD E. MOURING, JR.
Assistant Director
Department of Public Works

cc: AS/Smith

cc: George A. Heller
P. V. Bryant
Office of Planning
John A. Somers

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavrelli, Director of Planning

SUBJECT: Petition #68-101-A, Southwest corner of Kenwood Avenue and Vista Road. Petition 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 and 50 feet.
Alice Ekas - Petitioner.

1st District
HEARING: Monday, November 6, 1967. (10:30 A.M.)

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 49680
DATE Nov. 9, 1967
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED BY
Zoning Dept. of Balto. Co.

TO: Edward J. Murray, Inc.
4636 Lomb Ave.
Baltimore, Md. 21229

REPORT TO ACCOUNT NO.	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-622				\$39.50
Advertising and posting of property for Alice Anna Ekas	1	68-101-A		39.50

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 49631
DATE Oct. 16, 1967
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
BILLED BY
Zoning Dept. of Balto. Co.

TO: Edward J. Murray
4636 Plover Drive
Baltimore, Md. 21229

REPORT TO ACCOUNT NO.	QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-622				\$25.00
Petition for Variance for Alice A. Ekas	1	68-101-A		25.00

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

to hereby made as required by law.

