

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, George W. Hembree, Sr., 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.

herby petition for a Variance from Section 202.2, 202.3, 202.4 and 202.5 - Front Yard - requests lot 77' instead of required 50' from front lot line and 65' rear yard, 75' from center line of street instead of required 27.5' to make up the required 50' side yard for both sides.

202.4 - Rear Yard - requests 30' instead of required 50'.

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

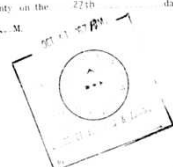
I bought the property with a building on the premises. I tore the building down in hopes to build a new home. When the building permit was applied for I was notified that the property was too small for a building the size my blueprints specify. I tried to get the permit in June 1967, and was told to get my blueprints made and then I would be granted the permit. At the expense of the property, blueprints, etc. I was told the area was zoned R-1 and the property had to be one acre in size.

See attached description

Property to be posted and advertised as prescribed by Zoning Regulations. I 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: George W. Hembree, Sr. Legal Owner
 Address: 115 W. Chesapeake Ave. Towson, Md. 21286
 Petitioner's Attorney: _____ Protestant's Attorney: _____
 Address: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 31st 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County on the 27th day of November, 1967, at 10:00 o'clock A. M.



ORDER RECEIVED FOR FILING

68-115-A

ORDER RECEIVED FOR FILING

68-115-A

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 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 to the extent appearing that by reason of a Variance to permit a front yard of 48.7' instead of the required 50' from the front lot line and 65' from the center line of the street instead of the required 27.5' to make up the required 50' side yard for both sides; and to permit a rear yard of 30' instead of the required 50'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27 day of November, 1967, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning, (see above for permitted Variances)

George W. Hembree, Sr.
 DEPUTY 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

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

809 22 1/2 Eastern Ave. November 14, 1967
 Balto. 21, Md

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - George W. Hembree, Sr. was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) ~~consecutive~~ week before the 27th day of November, 1967; that is to say, the same was inserted in the issue of November 8.

Stromberg Publications, Inc.
 Publisher.

By: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 17, 1967
 FROM: George E. Gavelis, Director of Planning
 SUBJECT: Petition #68-115-A, South side of Silver Lane 45 feet West of Poplar Road, Petition for Variance to permit a front yard of 48 feet; 7 inches instead of the required 50 feet from front lot line and 65 feet from the center line of the street instead of the required 27.5 feet; and to permit a side yard of 26.4 feet instead of the required 67.5 feet to make up the required 50 feet side yard for both sides; and to permit a rear yard of 30 feet instead of the required 50 feet.
George W. Hembree, Sr. - Petitioner

15th District
 HEARING: Monday, November 27, 1967 (10:00 A.M.)

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 9th, 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 one (1) ~~consecutive~~ weeks before the 27th day of November, 1967, the first publication appearing on the 9th day of November, 1967.

The Jeffersonian,
Franklin D. Johnson,
 Manager.

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 2, 1967

Mr. George W. Hembree, Sr.,
 119 Poplar Road
 Baltimore, Maryland 21221

RE: Front, Side and Rear Yard Variance for George W. Hembree, Sr., located 5 1/2 blocks of Silver Lane intersection of Poplar Road 15th District (Item 7, October 31, 1967)

Dear Sir:

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 the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,
James E. Dyer,
 Principal Zoning Technician

JED:jd

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INVOICE No. 50612
 DATE: Nov. 27, 1967
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21286
 BILLED BY: Zoning Dept. of Balto. Co.

TO: George W. Hembree, Sr.
 119 S. Poplar Road
 Baltimore, Md. 21221

REPORT TO ACCOUNT NO. 01-422
 QUANTITY: _____
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property #68-115-A
 41.05

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: 15th Date of Posting: Nov. 16, 1967
 Posted for: George W. Hembree, Sr.
 Petitioner: George W. Hembree, Sr.
 Loc. of property: 30 1/2 Silver Lane 45' W. of Poplar Road
 Location of Sign: On sign posted on lot 7 & lot 77
 Remarks: _____
 Posted by: Marie N. Hill Signature Date of return: 11/16/67

PETITION FOR A VARIANCE

ZONING: Petition for Variance for Front, Rear and Side Yards.
 LOCATION: Southside of Silver Lane 45' West of Poplar Road.
 DATE & TIME: MONDAY, NOVEMBER 27, 1967 at 10:00 A.M.
 PUBLIC HEARINGS: Room 108, 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 front yard of 48 feet 7 inches instead of the required 50 feet from the front lot line and 65 feet from the center line of the street instead of the required 27.5 feet; and to permit a side yard of 26.4 feet instead of the required 67.5 feet to make up the required 50 feet side yard for both sides; and to permit a rear yard of 30 feet instead of the required 50 feet.

The Zoning Regulation to be excepted as follows:
 Section 202.2 - Front Yard - For dwellings, the front building line shall be not less than 30 feet from the front lot line and not less than 75 feet from the center line of the street.
 Section 202.3 - Side Yards - For dwellings, a 20' wide for one side yard and not less than 50 feet for the sum of both sides.
 Section 202.4 - Rear Yard - 50 feet.

All that parcel of land in the Fifteenth District, Lot #1158 as shown on the Plat of Cedar Beach, recorded among the Land Records of Baltimore County in Plat Book C.W.B. Vol. No. 12 Folio 91, also being located on the Southside of Silver Lane 45 feet West of Poplar Road, being the property of George W. Hembree, Sr., as shown on plan plus plan filed with the Zoning Department.
 Hearing Date: Monday, November 27, 1967 at 10:00 A.M.
 Public Hearing - Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
 JOHN C. ROSE,
 ZONING COMMISSIONER OF BALTIMORE COUNTY.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

INVOICE No. 49635
 DATE: Oct. 17, 1967
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 BILLED BY: Zoning Dept. of Balto. Co.

TO: Cash

REPORT TO ACCOUNT NO. 01-422
 QUANTITY: _____
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for George W. Hembree, Sr.
 119 Poplar Rd.
 Baltimore, Md. 21221
 25.00

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

