

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Joseph L. Portera & wife, 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 7 feet for one sideyard and 14 feet for the sum of both instead of the required 8 feet and 20 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)

Recorded as a 40 foot lot in 1929. Variance necessary to construct 26 foot house any smaller house is inadequate.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense 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 Joseph L. Portera
Address 1312 Tappan Rd
Legal Owner
Petitioner's Attorney Baltimore Ind. 21214
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of November 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 106, County Office Building, in Towson, Baltimore County, on the 15th day of December 1967, at 10:00 A.M.

John G. Rose
Zoning Commissioner of Baltimore County.

(over)

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 49667
DATE NOV. 3, 1967
BILLED BY
Zoning Dept. of Balto. Co.

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

Petition for Variance for Joseph L. Portera
25.00

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 9A
Date of Posting 11-24-67
Posted for Henry J. Deane
Petitioner Joseph L. Portera
Location of property 2812 Tappan Rd. 225 N.W. of Harford Road
Location of Sign Q. Post on lot # 225.5
Remarks Marked X
Posted by Mark X
Date of return 11-30-67

Being known and designated as lots 121, 122, and 122.2 as shown on the Plat of Edgewood Park, filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 6
Being the Southwest side of Edgewood Avenue, 225 Feet North West of Harford Road District 9.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1967
FROM: George E. Gavrelli, Director of Planning
SUBJECT: Petition 68-134-A. Southwest side of Edgewood Avenue 225 feet Northwest of Harford Road. Petition for Variance to permit a side yard of 7 feet for one side yard and 14 feet for the sum of both instead of the required 8 feet and 20 feet. Joseph L. Portera - Petitioner
9th District
HEARING: Friday, December 15, 1967. (10:00 A.M.)

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



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 50659
DATE NOV. 15, 1967
BILLED BY
Zoning Dept. of Balto. Co.

TO: Joseph L. Portera
2812 Tappan Road
Baltimore, Md. 21214

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

Advertising and posting of property
42.13

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., NOV 23 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 time consecutive weeks before the day of December 1967, the first publication appearing on the 23rd day of November 1967.

THE JEFFERSONIAN
L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Joseph L. Portera
2812 Tappan Road
Baltimore, Maryland 21214
SUBJECT: Side yard Variance for Joseph L. Portera, located 2812 Edgewood Ave., NW of Harford Road 9th District (Item 19, November 14, 1967)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and had the following comments to offer:

BUREAU OF ENGINEERING
Road - Edgewood Ave. is to be ultimately developed as a minimum 30' road on a 40' R/W.

ZONING ADMINISTRATION DIVISION:
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plans.

The above comments are not intended to indicate the appropriateness of the 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.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DYER,
Principal Zoning Technician

JED:jd
101 Carlyle Brown-Bur, Of Engr.

OFFICE OF THE BALTIMORE COUNTMAN THE COMMUNITY NEWS Baltimore, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County, was inserted in THE BALTIMORE COUNTMAN, a group of these weekly newspapers published in Baltimore County, Maryland, once a week for One the 27th day of November, 1967, that is to say the same was inserted in the issues of November 28, 1967.

THE BALTIMORE COUNTMAN

By Paul J. Morgan
Editor and Manager

68-134-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Joseph L. Portera & wife, 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 7 feet for one sideyard and 14 feet for the sum of both instead of the required 8 feet and 20 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.
Recorded as a 40 foot lot in 1929. Variance necessary to construct 26 foot house any smaller house is inadequate.

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.

Joseph L. Portera
Contract purchaser
Address: 2512 Toppa Road
Towson, Maryland 21204
Legal Owner
Address: Baltimore, Md 21204
Petitioner's Attorney
Address: Baltimore, Md 21204
Professional's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of November 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 106, County Office Building in Towson, Baltimore County, on the 15th day of December 1967, at 10:00 o'clock A.M.

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 following finding of facts that strict compliance 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 and general welfare of the locality involved,

the above Variance should be had; and further appearing that the reasons for the requested variance are of a substantial nature, it is

ORDERED by the Zoning Commissioner of Baltimore County this 14th 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, which permits a side yard setback of 7 feet for one side yard and 14 feet for the sum of both instead of the required 8' and 20', subject to approval of Bureau of Public Services and 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 14th day of December, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Being known and designated as lots Nos. 121 and 122, as shown on the Plat of Edgewood Park, filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 6
Being the Southwest side of Edgewood Avenue, 225 Feet North West of Harford Road District 9.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 1, 1967

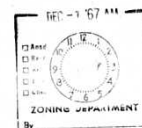
FROM: George E. Carralis, Director of Planning

SUBJECT: Petition #68-134-A, Southwest side of Edgewood Avenue 225 feet Northwest of Harford Road, Petition for Variance to permit a side yard of 7 feet for one side yard and 14 feet for the sum of both instead of the required 8 feet and 20 feet. Joseph L. Portera - Petitioner

9th District

HEARING: Friday, December 15, 1967. (10:00 A.M.)

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



GEG:bms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

SUBJECT: Side yard Variance for Joseph L. Portera, located S/W/2 Edgewood Ave., NW of Harford Road 9th District (Item 15, November 14, 1967)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and had the following comments to offer:

BUREAU OF ENGINEERING
Road - Edgewood Ave. is to be ultimately developed as a minimum 50' road on a 140' R/W.

ZONING DEPARTMENT
If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved 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.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. STEVENS
Principal Zoning Technician

JES:dlp
cc: Carlisle Brown-Sur. of Eng.

PETITION FOR VARIANCE
No DISTRICT
ZONING Petition for Variance for Side Yard.
LOCATION: Southwest side of Edgewood Avenue 225 feet Northwest of Harford Road.
DATE & TIME: FRIDAY, DECEMBER 15, 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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 7 feet for one side yard and 14 feet for the sum of both instead of the required 8 feet and 20 feet.

Section 211.3 - Side Yards - For one family dwellings, a feet wide for one side yard and not less than 20 feet for the sum of both.

All that parcel of land in the 9th District of Baltimore County, being known and designated as lots Nos. 121 and 122, as shown on the Plat of Edgewood Park, filed as on the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 6.

Being the Southwest side of Edgewood Avenue, 225 feet North West of Harford Road District 9.

Being the property for Joseph L. Portera and Anna G. Portera, as shown on plat filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
Nov. 22.

OFFICE THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
R. Davidson, Md
THE HERALD - ARGUS
Columbia, Md

No. 1 N. - urg Avenue CATONSVILLE, MD.

November 27, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 27th day of November, 1967, that is to say the same was inserted in the issues of

November 28, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

TELEPHONE 825-3000 EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 49667
DATE NOV. 3, 1967

TO: Cash

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Variance For Joseph L. Portera	25.00
		25.00

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

TELEPHONE 825-3000 EXT. 307

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 50659
DATE NOV. 19, 1967

TO: Joseph L. Portera
2512 Toppa Road
Baltimore, Md. 21236

REPORT TO ACCOUNT NO. 01-622

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertisement and posting of property	42.13
		42.13

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: 9A Date of Posting: 11-24-67

Posted for: Henry J. Davidson, Jr., 1967, C. Davidson, Jr., 1967

Petitioner: Joseph L. Portera

Location of property: S/W/2 of Edgewood Ave. 225' N.W. of Harford Road

Location of Sign: 2512 Toppa Rd. H. 2253

Remarks: [Signature]

Posted by: [Signature] Date of return: 11-24-67

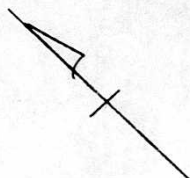
CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 23 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 time consecutive weeks before the 15th day of December 1967, the first publication appearing on the 23rd day of November 1967.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$



R-6

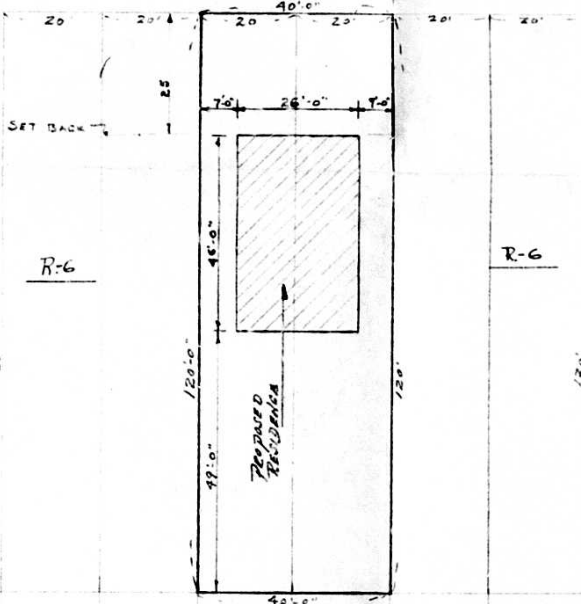
EDGEWOOD AVE

#2953

40'-0"

30'-0"

225'-0" TO HARFORD RD



R-6

R-6

R-6

PLAT PLAN

EDGEWOOD AVE.

BALTIMORE COUNTY, MARYLAND

Scale 1"=20'-0"

OCT. 1967

J. K. LEE

ARCHITECT #233

