

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marvin Cohn & Gail S. Cohn, legal owners 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 211.4 to permit a rear yard set back of 20 ft. instead of required 30 ft. (section 201.1 to permit a side yard of 18 ft. instead of the established 29 ft. building line)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
To extend existing kitchen and dining room 8'-0" toward rear property line. To extend rear half of existing carport, extending 2'-0" toward side property line and 8'-0" toward rear property line. The addition as proposed cannot be built without these variances and constitute a practical difficulty.

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.

Contract purchaser _____
Address _____
Petitioner's Attorney _____
Address _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of February, 1968, that the subject matter of this petition be advertised as of February, 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 1st day of April, 1968, at 1:00 o'clock.

By John G. Rose
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3-34 Date of Posting 3-14-68
Posted for Advertising
Petitioner Marvin Cohn & Gail S. Cohn
Location of property 4323 Cherokee Dr.
Location of Signs 4323 Cherokee Dr.
Remarks As above
Posted by Signature Date of return 3-21-68

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.

a Variance to permit a rear yard setback of 20' instead of the required 30'; and to permit a side yard of 18' instead of the established 29' building line.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of April, 1968, 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 rear yard setback of 20' instead of the required 30' and to permit a side yard of 18' instead of the established 29' building line, subject to approval of the site plan by the Bureau of Public Services DEPUTY Zoning Commissioner of Baltimore County 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 _____, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 22, 1968

FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition #68-224-A. Variance to permit a rear yard of 20 feet instead of the required 30 feet and to permit a side yard of 18 feet instead of the established 29 feet building line. Southeast corner of Cherokee Drive and Chippewa Drive. Being the property of Marvin Cohn.

3rd District

HEARING: Monday, April 1, 1968 (1:00 P.M.)

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

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Ridgely, Md.

THE COMMUNITY NEWS
Dundalk, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

March 20, 1968

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 week before the 30th day of March, 1968, that is to say the same was inserted in the issues of

March 14, 1968.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager
R.M.

PETITION FOR VARIANCE 3rd DISTRICT

ZONING: Petition for Variance for Rear and Side Yards.
LOCATION: Southeast corner of Cherokee Drive and Chippewa Drive.

DATE & TIME: MONDAY, APRIL 1, 1968 at 1:00 P.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 rear yard setback of 20 feet instead of the required 30 feet and to permit a side yard of 18 feet instead of the established 29 feet building line.

The Zoning Regulation to be excepted as follows:
Section 211.4 - Rear Yard - 30 feet

Section 201.1 - Projections into Yards - If attached to the main building, a carport or a secondary open porch, without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Third District of Baltimore County, beginning for the same at the corner formed by the intersection of the east side of Cherokee Drive (50 feet wide) with the south side of Chippewa Drive (50 feet wide) and running thence and binding on the east side of Cherokee Drive on a line curving to the right with a radius of 20 feet for a distance of 21.27 feet to a point on the north side of Chippewa Drive; thence bounding on said north side South 70 degrees 21 minutes 40 seconds East 60 feet; thence South 10 degrees 38 minutes 20 seconds West 107 feet; thence North 77 degrees 21 minutes 40 seconds West 20 feet to a point on the east side of Cherokee Drive; thence bounding thence North 19 degrees 38 minutes 20 seconds East 17 feet to the place of beginning.

Containing 0.22 of an acre of land more or less.
Being the property of Marvin and Gail Cohn, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 1, 1968 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE,
ZONING COMMISSIONER
OF BALTIMORE COUNTY,
March 14.

PETITION FOR VARIANCE 3rd DISTRICT

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Hearing Date: Monday, April 1, 1968 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
Mar. 14.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAR 14 1968

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 _____ days before the 1st day of April, 1968, the first publication appearing on the _____ day of March 1968.

THE JEFFERSONIAN

By Paul J. Morgan
Manager

Cost of Advertisement, \$ _____

Feb. 10, 1968

All that piece or parcel of land situate, lying and being in the Third Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the east side of Cherokee Drive (50 feet wide) with the south side of Chippewa Drive (50 feet wide) and running thence and binding on the east side of Cherokee Drive on a line curving to the right with a radius of 20 feet for a distance of 21.27 feet to a point on the north side of Chippewa Drive; thence bounding on said north side South 70 degrees 21 minutes 40 seconds East 60 feet; thence South 10 degrees 38 minutes 20 seconds West 107 feet; thence North 77 degrees 21 minutes 40 seconds West 20 feet to a point on the east side of Cherokee Drive; thence bounding thence North 19 degrees 38 minutes 20 seconds East 17 feet to the place of beginning.

Containing 0.22 of an acre of land more or less.

TELEPHONE 823-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 5303 DATE <u>March 22, 1968</u>
TO: <u>David G. Brian</u> 6080 Sandman Ave. Baltimore, Md. 21212	BILLED BY: <u>Zoning Dept. of Baltimore County</u>	
REPORT TO ACCOUNT NO. <u>01-422</u>	QUANTITY	TOTAL \$ <u>59.00</u>
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Position for Variance for Marvin Cohn #68-224-A		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-3000 EXT. 367	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 5307 DATE <u>April 1, 1968</u>
TO: <u>Gail S. Cohn</u> 6793 Cherokee Drive Baltimore, Md. 21209	BILLED BY: <u>Zoning Dept. of Baltimore County</u>	
REPORT TO ACCOUNT NO. <u>01-422</u>	QUANTITY	TOTAL \$ <u>59.00</u>
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		
Advertising and posting of property #68-224-A		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

