

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 211.1 TO PERMIT A SEMI DETACHED DWELLING ON A 7,500 SQ. FT. LOT INSTEAD OF REQUIRED 10,000 SQ. FT. AND TO PERMIT A WIDTH AT THE FRONT BUILDING LINE OF 75 FT. INSTEAD OF REQUIRED 90 FT.

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

PROBLEM
AS THERE IS NO MORE ADJACENT LAND AVAILABLE ECONOMICALLY IT WOULD BE IMPOSSIBLE FOR US TO UTILIZE THE USE OF THIS BUILDING LOT AS PROPOSED DWELLING WOULD BE IN KEEPING WITH NEIGHBORHOOD WE ARE ASKING THIS REQUEST.

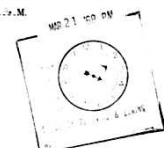
See attached description

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.

Address Contract purchaser
Address Legal Owner
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of March 1968, 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 17th day of April, 1968, at 10:00 o'clock



(over)

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District
Posted for
Petitioner
Location of property
Location of Signs
Remarks
Posted by
Date of return

68-237-A
RECEIVED
FIFTH AVENUE
13th DISTRICT

68-237-A

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

No. 54306
DATE April 17, 1968

TO: Bank Order
The Bank of Glen Burnie
#4-303

Advertising and posting of property for Beverly Chorpensing 68-237-A

57.59

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

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

No. 53059
DATE March 22, 1968

TO: Lee Construction Co.
204 Hazel Ave.
Baltimore, Md. 21227

Petition for Variance for Beverly Chorpensing 68-237-A

25.00

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 5, 1968

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition 68-237-A. Variance to permit a semi detached dwelling on a 7500 square foot lot instead of the required 10,000 square feet; and to permit a width at the front building line of 75 feet instead of the required 90 feet. Northeast corner of Washington and Fifth Avenues. Being the property of Beverly Chorpensing.

13th District

HEARING: Wednesday, April 17, 1968 (10:00 A.M.)

The subject petition requests a variance to permit reduced lot area. However, Section 307 of the Baltimore County Zoning Regulations prohibits the granting of any variance that would result in an "increase in residential density beyond that otherwise allowable by the Zoning Regulations." Since a reduction in lot area for a dwelling is an increase in residential density, this variance would seem to be out-of-order.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 1 19 68.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 17th day of April 19 68 the first publication appearing on the 28th day of March 19 68.

THE TIMES
John F. Martin
Manager
Cost of Advertisement \$ 31.50
Purchase order L 1956
Publication No. L 9506

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

Mr. Beverly Chorpensing
204 Hazel Avenue
Baltimore, Maryland 21227

SUBJECT: Lot Width and Area Variance for Beverly Chorpensing, et al located 1/2 Cor. Washington Avenue & Fifth Avenue 13th District (Item 121, March 12, 1968)

Dear Sirs:

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

PROJECT PLANNING DIVISION:
Prior to approval of building application a subdivision plat must be recorded. It is suggested prior to applying for building application the petitioner contact Mr. Richard Williams of the Planning Office in regard to the recording for his plat.

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 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:

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

Very truly yours,

James E. Hyatt
Zoning Supervisor

JED:jld
cc: Albert V. Quimby-Project Planning

LEGAL DESCRIPTION
BUILDING LOTS # 633 634 AND 635
OWNED BY
BEVERLY CHORPENING ETAL CHORPENING

BEGINNING FOR SAME INTERSECTION OF FIFTH AVENUE AND WASHINGTON AVENUE LOCATED ON NORTH SIDE OF FIFTH AVENUE RUNNING AND BUILDING ALONG FIFTH AVENUE 75 FEET IN A EASTWARD DIRECTION THENCE LEAVING SAID NORTH SIDE OF FIFTH AVENUE IN A NORTHERLY DIRECTION 100 FEET TO A POINT THENCE IN A WESTERLY DIRECTION 75 FEET TO A POINT THENCE IN A SOUTHERLY DIRECTION 100 FEET TO POINT OF BEGINNING BEING KNOWN AS LOTS # 633 634 AND 635 ON PLAT OF LANDSOWN IN THE LAND RECORDS OF BALTIMORE COUNTY MARYLAND.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAR 18 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 one week before the 17th day of April 19 68, the first publication appearing on the 28th day of March 19 68.

THE JEFFERSONIAN
L. Leach Smith
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Beverly Chorpensing
204 Hazel Avenue
Baltimore, Maryland 21227

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

13th day of March 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner: Beverly Chorpensing, et al
Petitioner's Attorney
Reviewed by
Chairman of Advisory Committee

PETITION FOR A VARIANCE
13th DISTRICT

ZONING: Petition for Variance Lot Area and Width. LOCATION: Northeast corner of Washington and Fifth Avenues. DATE: April 5, 1968. 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 semi detached dwelling on a 7500 square foot lot instead of the required 10,000 square feet; and to permit a width at the front building line of 75 feet instead of the required 90 feet.

The Zoning Regulations to be amended are: Section 211.1 - Lot and Area - Each two-family dwelling shall be located on a lot (a) having an area of not less than 10,000 square feet and a width at the front building line of not less than 90 feet; and (b) having an area of not less than 10,000 square feet and a width at the front building line of not less than 90 feet.

Noting the property of Beverly Chorpensing and Leslie H. Graef, et al, is located on the north side of Fifth Avenue running and building along Fifth Avenue 75 feet in a easterly direction thence leaving said north side of Fifth Avenue in a northerly direction 100 feet to a point thence in a westerly direction 75 feet to a point thence in a southerly direction 100 feet to a point of beginning being known as lots # 633, 634 and 635 on Plat of Landsown in the Land Records of Baltimore County.

Noting the property of Beverly Chorpensing and Leslie H. Graef, et al, is located on the north side of Fifth Avenue running and building along Fifth Avenue 75 feet in a easterly direction thence leaving said north side of Fifth Avenue in a northerly direction 100 feet to a point thence in a westerly direction 75 feet to a point thence in a southerly direction 100 feet to a point of beginning being known as lots # 633, 634 and 635 on Plat of Landsown in the Land Records 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 variances requested would give relief without substantial injury to the public health, safety or general welfare of the locality involved

Variances

the above ~~variance~~ should be had; ~~and to the effect of the petition that by reason of~~ to permit a semi-detached dwelling on a 7500 square foot lot instead of the required 10,000 sq. ft. and to permit a width at the front building line of 75 feet instead of the required 90 feet.

~~variance should be granted~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th Variances

day of April, 196 8 that the herein Petition for ~~variance~~ should be and the

same is granted, from and after the date of this order, which permits a semi-detached dwelling on 7500 sq. ft. lot instead of the required 10,000 sq. ft. and a width at front building line of 75' instead of the required 90', subject to approval of site plan by the Bureau of Public Services and the Office of Planning & Zoning.

[Signature]
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 _____, 196 _____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

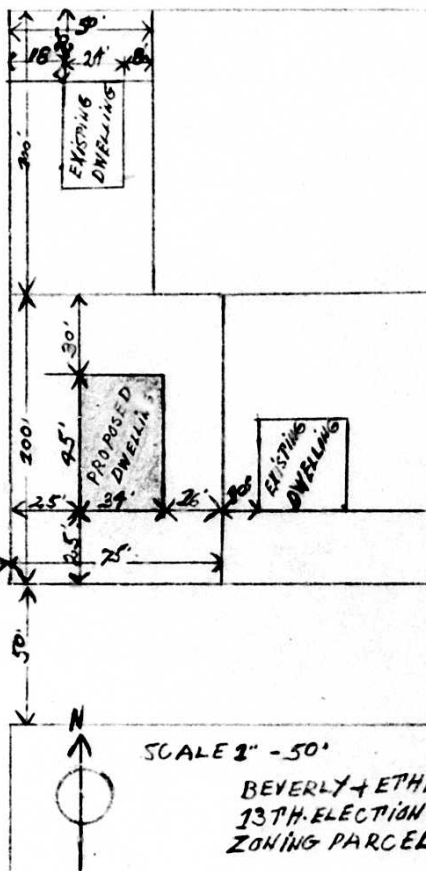
FOURTH AVE.

WASHINGTON AVE.

EXISTING
MEMORIAL

200'

FIFTH AVE.



SCALE 1" = 50'

BEVERLY + ETHEL CHORPENNING
13TH. ELECTION DISTRICT BALTO. CO.
ZONING PARCEL R-6

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30 28 26 24 22 20 18 16 14 12 10 8 6 4 2 0

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12 11 10 9 8 7 6 5 4 3 2 1 0