

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Harry H. Batchelor, 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 205.1 to permit a lot width at the front building line of 79.91 feet instead of the required 100 feet.

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

In order to subdivide land into two parcels and make new parcel legal variance will be necessary.

See attached description

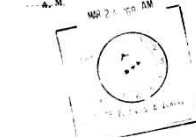
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Harry H. Batchelor Legal Owner
Address 10 S. Waugh Avenue
City Baltimore, Md. 21207

Petitioner's Attorney Paul Martin, Esq.
Address 203 W. Chesapeake Avenue
City Baltimore, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th 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 through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of April, 1968, at 10:30 o'clock.

A. M.
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Paul Martin, Esq.
203 W. Chesapeake Avenue
Baltimore, Maryland 21204

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

You. Petition has been received and accepted for filing this 26th day of March, 1968.

John G. Rose
Zoning Commissioner

Petitioner Harry H. Batchelor
Petitioner's Attorney Paul Martin, Esq.
Reviewed by John G. Rose
Chairman of Advisory Committee

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

TO: Mr. Paul Martin & Taylor
203 W. Chesapeake Ave.
Baltimore, Md. 21204

QUANTITY	UNIT PRICE	TOTAL AMOUNT
1	\$25.00	\$25.00
Petition for Variance for Harry H. Batchelor		
205-204-A		
TOTAL \$25.00		

REPORT: NAME CHANGES PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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 some general welfare of the locality involved.

the above Variance should be had: and it is further appearing that by reason of

a Variance to permit a lot width at the front building line of 79.91' should be granted. Instead of the required 100'

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of April, 1968, that the herein Petition for a Variance should be and the

same be granted, from and after the date of this order, to permit a lot width at the front building line of 79.91' instead of the required 100', subject to approval of the site 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 26th day of March, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

HARRY H. BATCHELOR
N/S of Waugh Ave., 705' W of Butler Road

68-204-A

MICROFILMED

JOSEPH D. THOMPSON, P.E., C.E. CIVIL ENGINEERS & LAND SURVEYORS

1150 SHELL BUILDING - 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VAILLY 3-8820

ZONING DESCRIPTION
HARRY BATCHELOR LOT
8 WAUGH AVENUE

BEGINNING for the same in the center of Waugh Avenue, at the beginning of that tract of land which by deed dated June 30, 1941 and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1174, folio 249, etc., was conveyed by Helen A. Torrey to Harry H. Batchelor and wife said point being distant 705 feet more or less measured northerly and northwesterly along the center of Waugh Avenue from the center of Butler Road and running thence in the center of said Avenue and binding on the first and part of the second lines of said deed the two following courses and distances North 66 degrees 45 minutes West 30.00 feet and North 64 degrees 00 minutes West 30.49 feet, thence leaving the center of said Waugh Avenue and said second line and running, for lines of division the five following courses and distances North 17 degrees 30 minutes East passing over an iron pipe now planted near the northeast side of said Avenue 162.31 feet to an iron pipe, North 33 degrees 10 minutes East 30.00 feet to an iron pipe, North 17 degrees 58 minutes East 28.00 feet to an iron pipe and North 72 degrees 02 minutes West 20.00 feet to an iron pipe and North 17 degrees 58 minutes East 174.07 feet to an iron pipe now planted in the center of a twenty-five foot Avenue and in the seventh or South 75 degrees 00 minutes East 228.00 foot line of said deed, thence binding on the center of said Avenue and on a part of said seventh line South 75 degrees 05 minutes East 90.25 feet to an iron pipe heretofore planted at the end of said line, thence leaving the center of said twenty five foot Avenue and binding on the eighth line of said deed and passing over an iron pipe heretofore

March 28, 1968

Mr. Paul Martin, Esq.
203 W. Chesapeake Avenue
Baltimore, Maryland 21204

RE: Lot with Variance for Harry H. Batchelor, located N/S Waugh Avenue 705' W of Butler Road 4th District (Item 134, March 26, 1968)

Dear Mr. Martin

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 section 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 Commission's hearing.

Very truly yours,

James E. Over
Zoning Supervisor

JED:j

CERTIFICATE OF PUBLICATION

TOWSON, MD. APRIL 11, 1968, 19...

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 009 times between weeks before the 27th day of April, 1968, the first publication appearing on the 11th day of April, 1968.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$...

Paul J. Morgan
Editorial Manager

APR 11 1968

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 19, 1968

FROM: George F. Cavrells, Director of Planning

SUBJECT: Petition #244-A, North side of Waugh Avenue 705 feet West of Butler Road, Petition for Variance to permit a lot width at the front building line of 79.91 feet instead of the required 100 feet. Harry H. Batchelor - Petitioner

4th District

HCRING: Monday, April 29, 1968. (1030 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comment:

We question that there is practical difficulty or unreasonable hardship with respect to utilization of the subject property requested. Certainly the requested variance for reduced lot width would be in accord with the spirit and intent of the Zoning Regulations. If a variance is to be granted, we have indicated on our file plat in pencil an alternative lot arrangement which would more nearly comply with the Zoning Regulations.

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Routetown, Md

THE HERALD - ARGUS
Catonville, Md

No. 1 Newburg Avenue
CATONVILLE, MD.

April 17, 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 successive week before the 17th day of April, 1968, that is to say the same was inserted in the issues of

April 17, 1968.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editorial Manager

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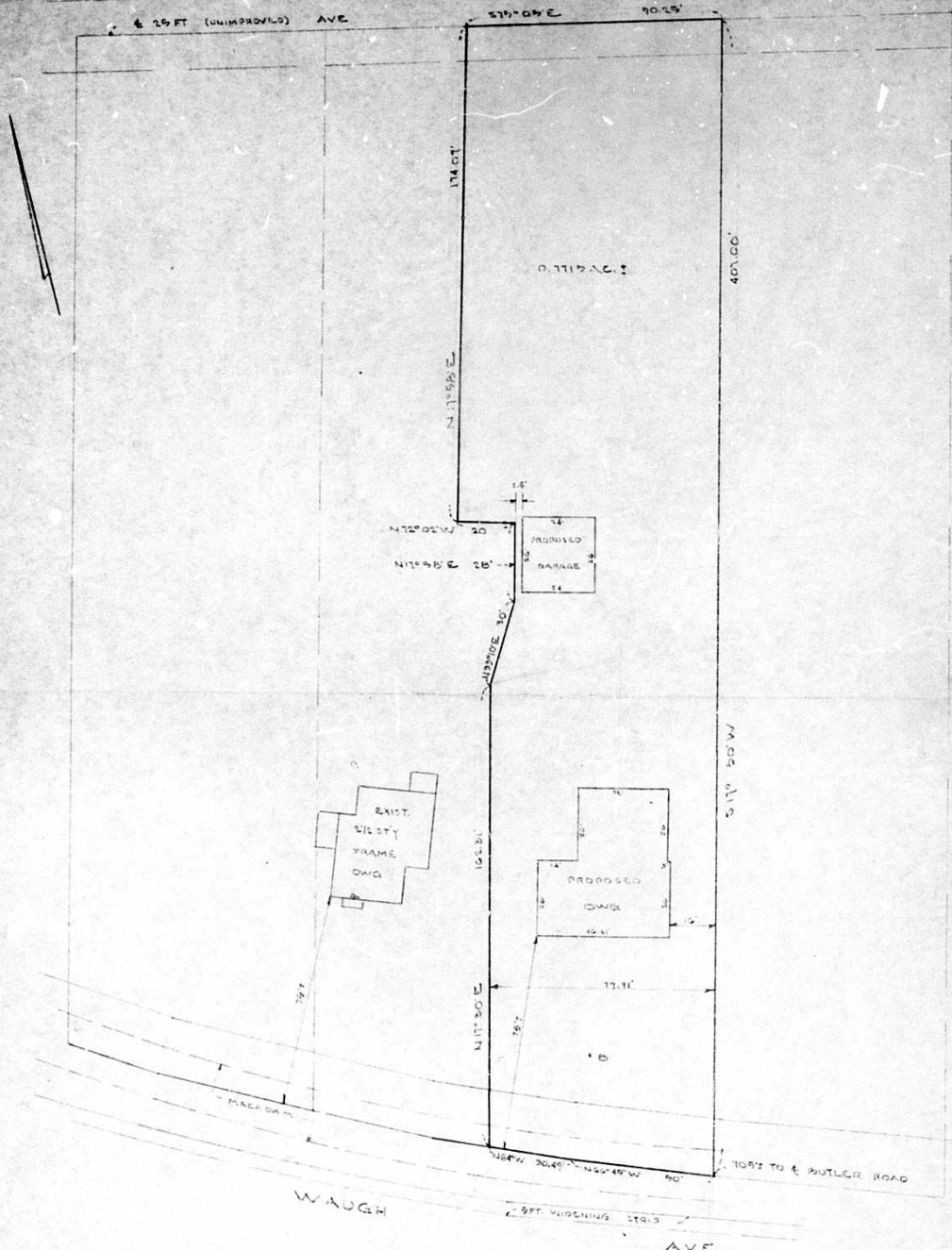
APR 17 1968

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ZONING PLAT.
PROPERTY OF
HARRY H. BATCHELOR, & W
R. WAUGH AVE
4TH ELECTION DIST.
GLYNDEN, MARYLAND

PRESENT ZONING R-20
SPECIAL EXCEPTION
PRESENT FRONTAGE BUILDING LINE 17.11
INSTEAD OF 100'



JOSEPH D. THOMPSON, INC.
ENGINEERS & SURVEYORS
101 SHELL BLVD. - 1000 JOPPA RD
TOWSON - 21284 MD
SCALE: 1"=50' DATE: 3-15-1960

