

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edwin G. Hanson, 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 211.3 to permit a side yard of 89389 feet... instead of required eleven feet and a total side yard of sixteen feet instead of required twenty 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 1956, a permit was issued, permit number 42399, by the Building Engineers office, and at that time, a foundation was put in as it presently exists, despite the fact that the zoning law at that time required eight feet and twelve feet side yards.

In 1966, the present owners obtained a building permit to erect a house on the foundation already in, and this received the approval of the Zoning Department.

The owners are attempting to sell the property at the present time, and the lending agency for the buyer has refused to go through with the loan unless a variance is granted. Unless the variance is granted, the legal owners will suffer irreparable injury.

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

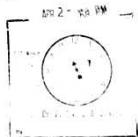
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser: Edwin G. Hanson
 Address: 1884 N. E. 34th Street
Pompano Beach, Florida

J. FRANCIS FORD, Petitioner's Attorney
 Address: 406 Blaustein Building
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of April, 1968, at 10:30 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 with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship, and the variances requested would give relief without substantial injury to the public health, safety or general welfare of the locality involved.

the above Variance should be had, and it is hereby ordered that the same be granted.

to permit a side yard of 7' instead of the required Variance of 11' and a total side yard of 16' instead of required 20'. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd 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 side yard of 7' instead of the required 11' and a total side yard of 16' instead of the required 20', 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 2nd day of April, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

J. Francis Ford, Esquire
 406 Blaustein Building
 Baltimore, Maryland 21201

SUBJECT: Side yard variance for Edwin G. Hanson,
 located 1884 N. E. 34th Street, Liberty Road
 2nd District
 (Item 139, April 2, 1968)

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

BUREAU OF ENGINEERING:
 Road - Kelox Road is to be developed as a 35' road on a 50' 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 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. Dyer
 Zoning Supervisor

JED:jd
 cc: Carlyle Brown-Bur. of Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavreitis, Director of Planning

SUBJECT: Petition #65-248-A. West side of Kelox Road 70 feet South of Liberty Road, 11 feet and a total side yard of 16 feet instead of the required 20 feet, Edwin G. Hanson - Petitioner

2nd District
 HEARING: Tuesday, April 30, 1968 (10:30 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. 21286 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 time before the 11th day of April, 1968, the first publication appearing on the 11th day of April 1968.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: 4-11-68
 Posted for: Edwin G. Hanson
 Petitioner: Edwin G. Hanson
 Location of property: 1884 N. E. 34th Street, Liberty Road
 Location of Signs: 3522 Kelox Rd
 Remarks: Edwin G. Hanson
 Posted by: Edwin G. Hanson Date of return: 4-11-68

BALTIMORE COUNTY, MARYLAND

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

TO: Francis Ford, Esq.
 Suite 406 One North Charles
 Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$25.00
 QUANTITY 1 DETACH ALONG PERFORATION AND KEEP FOR YOUR RECORDS

Petition for Variance for Edwin G. Hanson
 65-248-A 25.00

PETITION FOR A VARIANCE

ZONING: Petition for Variance for a Side Yard

LOCATION: West side of Kelox Road 70 feet from the South side of Liberty Road

DATE & TIME: Tuesday, April 29, 1968 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Edwin G. Hanson

1884 N. E. 34th Street

Pompano Beach, Florida

Edwin G. Hanson

1884 N. E. 34th Street

Pompano Beach, Florida

Edwin G. Hanson

CERTIFICATE OF PUBLICATION

Pikesville, Md. 21091 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 11th day of April, 1968, the first publication appearing on the 11th day of April, 1968.

THE NORTHWEST STAR

Donald L. Lusk
 Manager

Cost of Advertisement, \$ 11.76

DESCRIPTION

BEGINNING for the same at a point on the northwest side of Kelox Road at the end of the third or South 64 degrees 25 minutes East, 135 foot line of the parcel of land described in a Lease from Lester C. Scott and wife to Louise M. Rysinger dated June 20, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2129, folio 506, thence binding reversely on said line North 64 degrees 25 minutes West 135 feet to the beginning of said line, thence parallel to Kelox Road South 25 degrees 35 minutes West 50 feet to intersect the division line between Lots 14 and 15 Section N, as shown on the Amended Plat of Haywood Heights, which Plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.C. No. 7, folio 49, thence binding on said division line South 64 degrees 25 minutes East 135 feet to the west side of Kelox Road as shown on the aforesaid Plat, thence binding on the west side of Kelox Road North 25 degree: 35 minutes East 50 feet to the place of beginning. The improvements thereon being known as No. 3522 Kelox Road. Also being situate 70 feet from the south side of Liberty Road on the west side of Kelox Road. District 2.

TELEPHONE 823-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 No. 54326
 DATE April 29, 1968

TO: Cash Being Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$46.76
 QUANTITY 1 DETACH ALONG PERFORATION AND KEEP FOR YOUR RECORDS

Advertising and posting of property for Edwin G. Hanson
 65-248-A 46.76

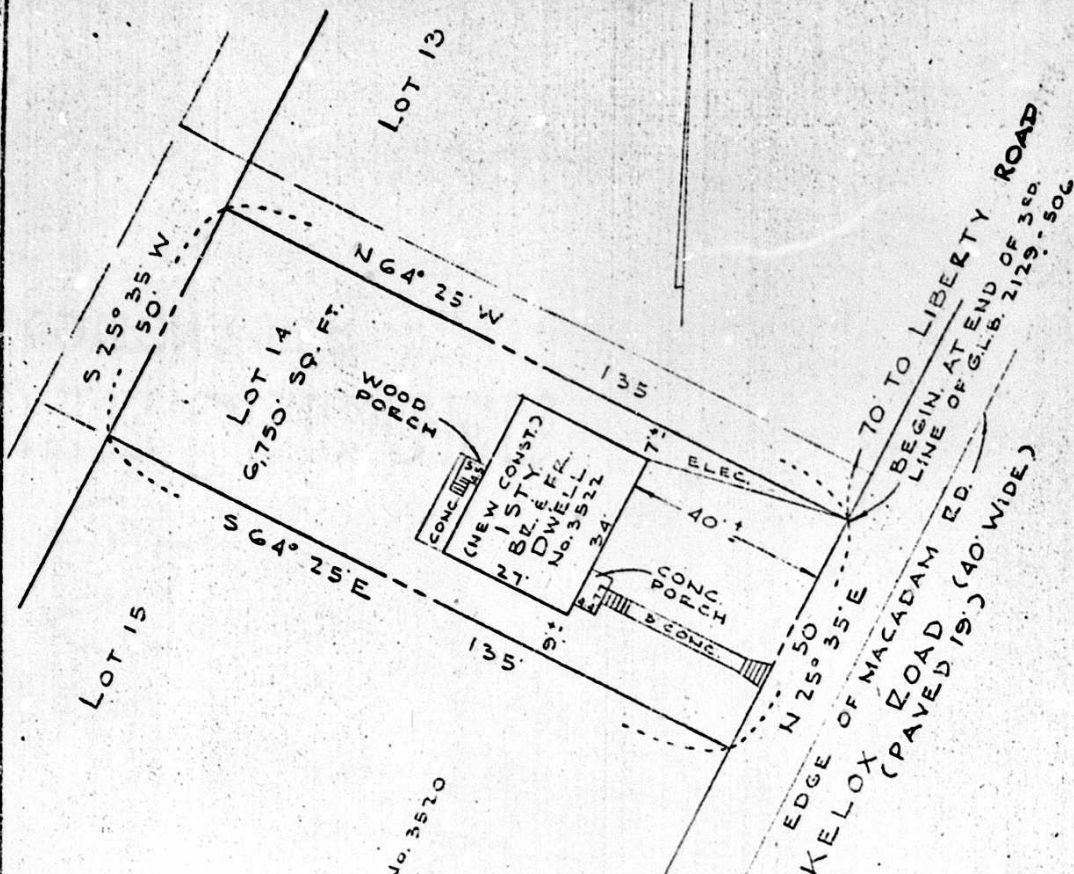
TELEPHONE 823-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 No. 53088
 DATE April 29, 1968

TO: Francis Ford, Esq.
 Suite 406 One North Charles
 Baltimore, Md. 21201

REPORT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$25.00
 QUANTITY 1 DETACH ALONG PERFORATION AND KEEP FOR YOUR RECORDS

Petition for Variance for Edwin G. Hanson
 65-248-A 25.00



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *Geny H. Pugh*

I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

Edward J. Krus

Note:

Being part of Lot No. 14 Section 7 as shown on the Amended Plat of Haywood Heights which Plat is recorded among the Land Records of Balto. Co. in Plat Pook W.P.C. No. 7 folio 45

REG. NO. 3304

SCALE 1" = 30'	LOCATION SURVEY 3522 Kelox Rd. 2nd Dist. Balto. Co., Md.
DATE 1-13-68	GENERAL SURVEYING CO. LAND & TOPOGRAPHIC SURVEYS 642 Aldworth Road Baltimore, Maryland 21222
JOB No. T-6802	



NOTE: This plat is not intended for use in establishing property lines.

