

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, John H. and JoAnn D. Kell, 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 205.2 to permit a frontyard setback for an open porch of 27 feet instead of the required 30 feet, and to permit a frontyard setback for a room addition of 32 feet instead of the required 40 feet.

Instead of the required 40 feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

When we moved into our home eight years ago, we only had one child. We now have four children and need the extra room to enlarge our living and kitchen areas.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations 1 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: John H. Kell
 Legal Owner: John H. Kell
 Address: 2404 Girwood Rd, Timonium, Md. 21093

Petitioner's Attorney: _____
 Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 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 23rd day of May, 1968, 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 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,

the above Variance should be had, and is further supporting that recommendation.

to permit a front yard setback for an open porch of 27' instead of the required 30' a Variance and to permit a front yard setback for a room addition should be granted of 32' instead of the required 40'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of May, 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 front yard setback for an open porch of 27' instead of the required 30' and to permit a front yard setback for a room addition of 32' instead of the required 40', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

day of May, 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 front yard setback for an open porch of 27' instead of the required 30' and to permit a front yard setback for a room addition of 32' instead of the required 40', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

John G. Rose
 DEPUTY Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR CLIPPING

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

Being known as Lot 3, Block F, Plat No. 1, Section No. 1 of Springlake recorded in Baltimore County, Maryland in Plat Book 25, folio 35. Being the southwest corner of Girwood Road and Fallsbrook Road. District 8.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th Date of Posting: May 21st 1968
 Posted for: Monday, May 20th 1968 at 10:00 A.M.
 Petitioner: John H. Kell
 Location of property: Subj. of Girwood & Fallsbrook Rd.
 Location of Sign: D. Kell on part of Home @ 2404 Girwood Rd.
 Remarks: _____
 Posted by: Michael H. Hare Date of return: May 21st 1968

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 May 20, 1968

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~several~~ week before the 20th day of May, 1968 that is to say, the same was inserted in the issue of May 16, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Ave.
 Towson, Md. 21286
 April 19, 1968

George E. Gavrelle
 Director
 John G. Rose
 Zoning Commissioner

Mr. John H. Kell
 2404 Girwood Road
 Timonium, Maryland 21093

Re: Variance for front yard setback for John H. Kell, located SW corner Fallsbrook Road and Girwood Road 8th District (Item 199, April 16, 1968)

Dear Sirs:

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 action requested, but to assure that all parties are made aware of plans and 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.

Very truly yours,
James S. Allen
 JAMES S. ALLEN
 Zoning Supervisor

JGR:jd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1968

FROM: George E. Gavrelle, Director of Planning

SUBJECT: Petition #68-268-A. Variance to permit a front yard setback for an open porch of 27 feet instead of the required 30 feet; and to permit a front yard setback for a room addition of 32 feet instead of the required 40 feet. Southwest corner of Girwood and Fallsbrook Road. Being the property of John H. Kell.

8th District
 HEARING: Monday, May 20, 1968 (10:00 A.M.)

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

ORIGINAL

OFFICE OF

THE TOWSON TIMES
 724 York Road Phone 821-7500
 Towson, Md. 21204

May 9, 1968

THIS IS TO CERTIFY that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~several~~ week before the 9th day of May, 1968, that is to say, the same was inserted in the issue of May 2, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Ruth Morgan

TELEPHONE 823-3000 EXT. 387

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

INVOICE No. 54368 DATE May 20, 1968

TO: Cash BILL TO: Zoning Dept. of Balto. Co.

EXPORT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

| | | |
|--|--|--------------|
| QUANTITY | DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | TOTAL AMOUNT |
| Advertising and posting of property for John H. Kell #68-268-A | | \$25.18 |

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

TELEPHONE 823-3000 EXT. 387

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

INVOICE No. 53079 DATE 4/3/68

TO: John H. Kell, 2404 Girwood Road, Timonium, Md. 21093 BILL TO: Office of Planning & Zoning, 119 County Office Bldg., Towson, Md. 21204

EXPORT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE

| | | |
|--|--|--------------|
| QUANTITY | DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS | TOTAL AMOUNT |
| Cost of petition for Variance - S/W Cor. Girwood and Fallsbrook Road | | \$25.00 |

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

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Keil and JoAnn D. Keil, 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 205.2 To permit a front yard setback for an open porch of 27 feet instead of the required 30 feet, and to permit a front yard setback for a room addition of 32 feet instead of the required 40 feet.

When we moved into our home eight years ago, we only had one child. We now have four children and need the extra room to enlarge our living and kitchen area.

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: John H. Keil
 Address: 2404 Girwood Rd. Timonium, Md. 21093
 Legal Owner: John H. Keil
 Address: 2404 Girwood Rd. Timonium, Md. 21093
 Petitioner's Attorney: _____
 Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 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 20th day of May, 1968, at 10:00 o'clock A.M.



(over)

ORDER RECEIVED FOR PLUMBING

68-268-A

JUNE 4, 1968
 BY: [Signature]
 8th

68-268-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and 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,

the above Variance should be had: TO PERMIT A FRONT YARD SETBACK FOR AN OPEN PORCH OF 27 FEET INSTEAD OF THE REQUIRED 30 FEET, AND TO PERMIT A FRONT YARD SETBACK FOR A ROOM ADDITION OF 32 FEET INSTEAD OF THE REQUIRED 40 FEET.

to permit a front yard setback for an open porch of 27' instead of the required 30' a Variance and to permit a front yard setback for a room addition should be granted of 32' instead of the required 40'.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of May, 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 front yard setback for an open porch of 27' instead of the required 30' and to permit a front yard setback for a room addition of 32' instead of the required 40', subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of Baltimore County
David H. Rose
 DEPUTY Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR PLUMBING

JUNE 4, 1968
 BY: [Signature]
 8th

68-268-A

Being known as Lot 3, Block F, Flat No. 1, Section No. 1 of Springdale recorded in Baltimore County, Maryland in Flat Book 25, folio 05. Being the southwest corner of Girwood Road and Fallsbrook Road. District 8.

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY #68-268-A
 Towson, Maryland

District: 84
 Date of Posting: May 20, 1968
 Posted by: David H. Rose
 Location of property: SW corner of Girwood & Fallsbrook Rd.
 Location of Signs: On SW corner of Girwood & Fallsbrook Rd.
 Remarks: _____
 Posted by: David H. Rose
 Date of return: May 20, 1968

ORIGINAL

OFFICE OF THE COMMUNITY TIMES
 RANDALLSTOWN, MD. 21133 May 20, 1968

THIS IS TO CERTIFY, that the announced advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 20th day of May, 1968 that is to say, the same was inserted in the issue of May 16, 1968.

STROMBERG PUBLICATIONS, Inc.
 By: Richard Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 111 W. CHEESAPEAKE AVENUE
 TOWSON, MD. 21286
 April 15, 1968

Mr. John H. Keil
 2404 Girwood Road
 Timonium, Maryland 21093

RE: Variance for front yard setback for John H. Keil, located SE corner Fallsbrook Road and Girwood Road 8th District (Item 150, April 16, 1968)

Dear Sirs:

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 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 Commission's hearing.

Very truly yours,
James S. Meyer
 Zoning Supervisor

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1968
 FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #68-268-A. Variance to permit a front yard setback for an open porch of 27 feet instead of the required 30 feet; and to permit a front yard setback for a room addition of 32 feet instead of the required 40 feet. Southwest corner of Girwood and Fallsbrook Road. Being the property of John H. Keil.

8th District
 HEARING: Monday, May 20, 1968 (10:00 A.M.)

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

ORIGINAL

OFFICE OF THE TOWSON TIMES
 724 York Road
 Towson, Md. 21204
 May 9, 1968

THIS IS TO CERTIFY, that the announced advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 9th day of May, 1968 that is to say, the same was inserted in the issue of May 2, 1968.

STROMBERG PUBLICATIONS, Inc.
 Publisher.
 By: Richard Morgan

TELEPHONE 282-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 No. 54368
 DATE: May 26, 1968

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21286

TO: Cash
 John G. Rose, Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION | TOTAL AMOUNT |
|----------|--|--------------|
| | Advertising and posting of property for John H. Keil #68-268-A | \$22.18 |
| | | 32.18 |

IMPORTANT: MAKE CHECK PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2/204

TELEPHONE 282-3000 EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 No. 53079
 DATE: 4/9/68

Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

TO: John H. Keil
 2404 Girwood Road,
 Timonium, Md. 21093

Office of Planning & Zoning
 119 County Office Bldg.,
 Towson, Md. 21284

DEPOSIT TO ACCOUNT NO. 01-622

| QUANTITY | DESCRIPTION | TOTAL AMOUNT |
|----------|--|--------------|
| | Cost of petition for Variance - S/W Cor. Girwood and Fallsbrook Road | \$25.00 |

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Mr. John H. Keil
 2404 Girwood Road
 Timonium, Maryland 21093

Your Petition has been received and accepted for filing this 16th day of April, 1968.

John G. Rose
 JOHN G. ROSE,
 Zoning Commissioner

Petitioner: John H. Keil
 Petitioner's Attorney: _____
 Reviewed by: James S. Meyer
 Chairman of Advisory Committee

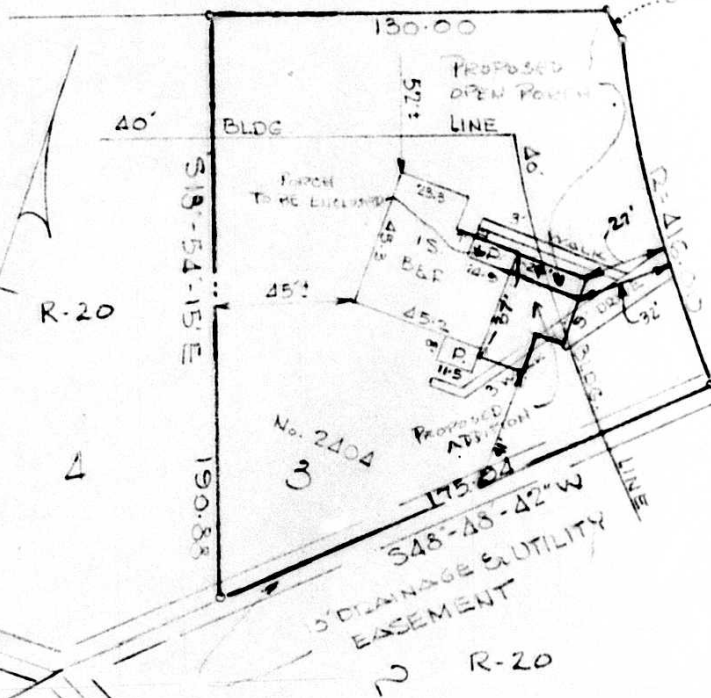
R-20

N71°-05'-45"E

FALLSBROOK 50' ROAD

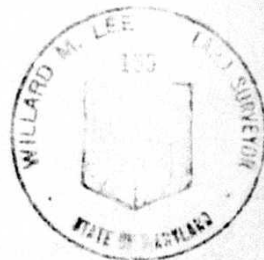
S41°-25'-57"E
10-38

R-20

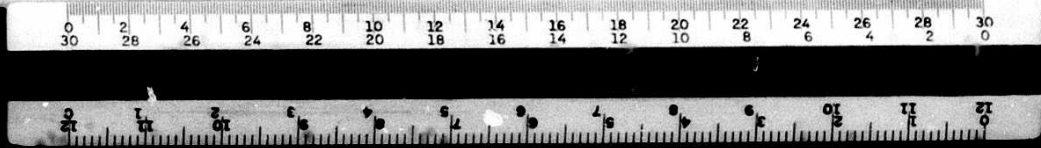


No. 2404 GIRDWOOD ROAD
 LOT 3 BLK. 'F' PLAT No. 1 SECTION No. 1
 SPRINGLAKE

PLAT BOOK 25/85
 8TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE: 1" = 50' DATE: 1-18-68



Willard M. Lee
 REG. CIVIL ENGINEER



R-20

N71°-05'-45" E

FALLSBROOK ROAD 50'

S 41°-25'-57" E
16.35'

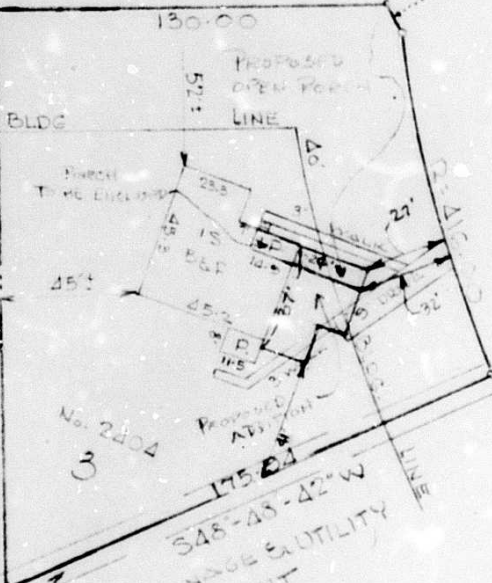
R-20

S 18°-54'-15" E

R-20

4

190.85'



GIRDWOOD ROAD

VARIABLE WIDTH

ROAD

R-20

No. 2404 GIRDWOOD ROAD
LOT 3 BLK. F PLAT No. 1 SECTION No. 1
SPRINGLAKE

PLAT BOOK 25/85

8TH DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1"=50' DATE: 1-18-68



Willard M. Lee
 REG CIVIL ENGR. 1

