

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raymond and Barbara Lewis, legal owner, of the property situated 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 233.2 to permit a rear setback of:

2-5' instead of required 30' and side yard setback 14' instead of required 30' to permit a side yard setback of 14' instead of required 30'.

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

On this property we have found this location to be the only practical one for the placement of the building.

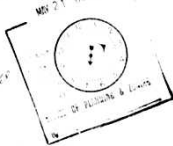
See attached description

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 of Baltimore County.

Address: 11318 Reisterstown Rd., Owings Mills, Md. 21117
Contract purchaser: Raymond and Barbara Lewis
Legal Owner: Raymond and Barbara Lewis
Petitioner's Attorney: John G. Rose
Protestant's Attorney: John G. Rose

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

of May, 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 108, County Office Building in Towson, Baltimore County, on the 24th day of June, 1968, at 10:00 o'clock



Zoning Dept. of Balto. Co.

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 to the rear setback of 14 feet instead of 30 feet

to permit a rear yard setback of 2 feet, 5 inches instead of the required 30 feet; and to permit a side yard setback of 14 feet instead of the required 30 feet; and to permit a setback of 46 feet instead of the required 60 feet between buildings.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24

day of June, 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 2 feet, 5 inches instead of the required 30 feet; and to permit a side yard setback of 14 feet instead of the required 30 feet; and to permit a setback of 46 feet instead of the required 60 feet between buildings.

between buildings, subject to approval of the site plan by the Bureau of Public Service and the Office of Planning and Zoning and the State Roads Commission.

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 21st day

of May, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BEGINNING for the same at a point on the west side of Reisterstown Road and 1380 feet more or less south of the intersection of Nicodemus Road and Reisterstown Road. Running south 35 degrees 25 minutes east, 100 feet, thence running south 63 degrees 40 minutes west 225 feet more or less. Thence running north 32 degrees 08 minutes west 100 feet. Thence running south 63 degrees 40 minutes west 225 feet more or less to the point of beginning. Containing 27,500 square feet more or less. Improvements known as 11318 Reisterstown Road, Balto., County, Md.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 12, 1968

FROM: George E. Goveletis, Director of Planning

SUBJECT: Petition #68-300-A. Variance to permit a rear yard setback of 2 feet 5 inches instead of the required 30 feet; and to permit a side yard setback of 14 feet instead of the required 30 feet; and to permit a setback of 46 feet instead of the required 60 feet between buildings. West side of Reisterstown Road 1380 feet South of Nicodemus Road. Raymond Levin, et al, Petitioners.

4th District

HEARING: Monday, June 24, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the setback requirements. It notes that Special Exception and reclassification was granted for this property under Petition #54-94. It notes further that the requested variance would enable the erection of a 40 x 70 foot structure at the rear of the property. Would this be a service garage accommodating vehicles other than those sold on this site? Would it serve general customers? If so, Special Exception to allow a service garage is required.

The quality of the site plan is such that cogent comment on the appropriateness of the variance cannot be made. No action should be taken on this petition until the petitioner clearly explains the use of the proposed structure and its relationship to adjacent properties and improvements. Granting of this petition should be conditioned not only on approval of site plans, but also on compliance with the requirements of the approved site plan. The field checks on Petition No. 68-146 noted that activities on this site appeared to spill over on adjacent property. This should be forbidden.

GEG:bms



PETITION FOR VARIANCE

OR SUBJECT

ZONING: Petition for Variance for a

LOCATION: West side of Reisterstown Road 1380 feet South of Nicodemus Road

DATE & TIME: Monday, June 24, 1968 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chase 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 a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 2 feet 5 inches instead of the required 30 feet; and to permit a side yard setback of 14 feet instead of the required 30 feet; and to permit a setback of 46 feet instead of the required 60 feet between buildings.

The Zoning Regulations to be applied as follows: Section 233.2 - Side and Rear Yards.

At least 20 feet of land in the rear of the lot shall be left open for the same as a public

Beginning for the same at a point on the west side of Reisterstown Road and 1380 feet more or less south of the intersection of Nicodemus Road and Reisterstown Road. Running south 35 degrees 25 minutes east, 100 feet, thence running south 63 degrees 40 minutes west 225 feet more or less. Thence running north 32 degrees 08 minutes west 100 feet. Thence running south 63 degrees 40 minutes west 225 feet more or less to the point of beginning. Containing 27,500 square feet more or less.

Improvements known as 11318 Reisterstown Road, Baltimore County, Md.

Being the property of Raymond Levin, et al, as shown on plat plan filed with the Zoning Department.

Heating, June, Monday, June 24, 1968 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chase Avenue, Towson, Md.

In order of JOHN G. ROSE, Zoning Commissioner of Baltimore County

June 4

CERTIFICATE OF PUBLICATION

TOWSON, MD. 1968 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 weeks before the 24th day of June, 1968, the first publication appearing on the 21st day of June, 1968.

THE JEFFERSONIAN.

Cost of Advertisement, \$1.00

Manager.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 4th Date of Posting: 6/13/68

Posted for: Raymond and Barbara Lewis

Petitioner: Raymond and Barbara Lewis

Location of property: 11318 Reisterstown Rd 1380 S of Nicodemus Rd

Location of Sign: 11318 Reisterstown Rd

Remarks: See above

Posted by: John G. Rose Date of return: 6/13/68

TELEPHONE 823-3000 EXT. 387 INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 INVOICE NO. 54398 DATE: June 3, 1968 TO: <u>Fairway Motors</u> <u>11318 Reisterstown Road</u> <u>Owings Mills, Md. 21117</u> FOR: <u>Advertising and posting of property for Raymond Levin</u> QUANTITY: <u>1</u> UNIT PRICE: <u>25.00</u> TOTAL AMOUNT: <u>25.00</u> IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COBT 25.00
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TELEPHONE 823-3000 EXT. 387 INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 INVOICE NO. 54435 DATE: June 24, 1968 TO: <u>Fairway Motors</u> <u>11318 Reisterstown Road</u> <u>Owings Mills, Md. 21117</u> FOR: <u>Advertising and posting of property for Raymond Levin</u> QUANTITY: <u>1</u> UNIT PRICE: <u>44.75</u> TOTAL AMOUNT: <u>44.75</u> IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COBT 44.75
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OR SUBJECT

ZONING: Petition for Variance for a

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DATE & TIME: Monday, June 24, 1968 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chase Avenue, Towson, Maryland

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Public Hearing: Room 108, County Office Building, 111 W. Chase Avenue, Towson, Md.

In order of JOHN G. ROSE, Zoning Commissioner of Baltimore County

June 4

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133

June 12, 1968

THIS IS TO CERTIFY, that the annexed advertisement was published in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 24th day of June, 1968, that is to say, the same was inserted in the issue of June 6, 1968.

By: Ruth Morgan

STROMBERG PUBLICATIONS, Inc.

