

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

That we, Robert Alexander, owner of the property situate in Baltimore County and which is described in the petition and attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 of the Zoning Regulations of Baltimore County, to permit a garage to have a setback of 4 inches from the north side property line instead of the required 16.5 feet. Section 400.2 to permit a garage to have a setback of 10.5 feet from the center line of an alley instead of the required 15 feet. Section 400.1 to permit a garage to have a height of 16.5 feet instead of the permitted 15 feet.

That the above Variance is necessary for the following reasons: (indicate hardship or practical difficulty)

When the subject property was purchased by the Petitioner, it was subject to the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of 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 _____ Legal Owner _____
 Address _____ Address _____
 BY _____ Petitioner's Attorney _____
 Address _____ Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this 26th day of July 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 1st day of July 1968 at 11:00 o'clock a.m.

John H. M... Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

69-3-A

NOTICE RECEIVED FOR FILING

69-3-A

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.

to permit a garage to have a setback of 4 inches from the north side property line instead of the required 2.5 feet, and to permit a garage to have a 10.5 foot setback from the center line of an alley instead of the required 15 feet; and to permit a garage to have a height of 16.5 feet instead of the permitted 15 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of July 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 garage to have a setback of 4 inches from the north side property line instead of the required 2.5 feet; and to permit a garage to have a 10.5 foot setback from the center line of an alley instead of the required 15 feet; and to permit a garage to have a height of 16.5 feet instead of the permitted 15 feet, subject to approval of the site plan by the Bureau of Public Services, the Office of Planning and Zoning and the State Roads Commission.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of July 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Cavallis, Director of Planning

SUBJECT: Petition 68-3, Variance to permit a garage to have a setback of 4 inches from the north side property line instead of the required 2 feet 5 inches, and to permit a garage to have 10 feet 5 inches setback from the center line of an alley instead of the required 15 feet; and to permit a garage to have a height of 16 feet 5 inches instead of the permitted 15 feet. Robert Alexander, Petitioner.

13th District
 HEARING: Monday, July 1, 1968. (11:00 A.M.)

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

T. Amanda Nichols, Esq., County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21284

Your Petition has been received and accepted for filing this 26th day of July 1968.

John G. Rose, Zoning Commissioner

Petitioner: Robert Alexander, et al.
 Petitioner's Attorney: T. Amanda Nichols, Esq.
 Reviewed by: James E. M... Chairman of Advisory Committee

PROPERTY DESCRIPTION

Petitioner's property is described as being Lot 13, Block A, Friendship Gardens, recorded among the Land records of Baltimore County, Plat records, in Plat Book B18-22, Folio 24, said lot also being located on the east side of Annapolis Road, 300 feet south of Virginia Avenue, and is a brick residence in a row house development.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21284, 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 two successive weeks before the 1st day of July 1968, the first publication appearing on the 13th day of June 1968.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION
 BALTIMORE COUNTY, MD. June 20, 1968
 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 1st day of July 1968, the first publication appearing on the 13th day of June 1968.
 THE TIMES, John H. M...
 Cost of Advertisement \$ 21.00
 Registration no. Z 345

June 4, 1968
 T. Amanda Nichols, Esq., 1116 East Avenue, Baltimore, Maryland 21207
 Re: Zoning Variance to permit garage setback for Robert Alexander, et al., located 1/3 Annapolis Road 206.5' of Virginia Avenue 13th District (Item 284, May 28, 1968)
 Dear Sir:
 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 E. M... Zoning Supervisor
 JEM:jd

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District: 13th Date of Posting: July 1, 1968
 Posted for: Variance
 Petitioner: Robert Alexander
 Location of property: 1/3 of Annapolis Rd. on east side of Virginia Ave.
 Location of Sign: 1116 East Avenue, Baltimore, Md.
 Remarks: Robert Alexander
 Posted by: Robert Alexander Date of return: July 1, 1968

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21284
 No. 54411 DATE: June 18, 1968
 To: T. Amanda Nichols, Esq., 1116 East Ave., Baltimore, Md. 21207
 Zoning Dept. of Balto. Co.
 DEBIT TO ACCOUNT NO. 68-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 TOTAL AMOUNT \$25.00
 QUANTITY 1
 Description: Petition for Variance for Robert Alexander 68-3-A
 COST 25.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE TOWSON, MARYLAND 21284
 No. 54445 DATE: July 1, 1968
 To: T. Amanda Nichols, Esq., 1116 East Ave., Baltimore, Md. 21207
 Zoning Dept. of Balto. Co.
 DEBIT TO ACCOUNT NO. 68-622
 RETURN THIS PORTION WITH YOUR REMITTANCE
 TOTAL AMOUNT \$47.00
 QUANTITY 1
 Description: Advertising and posting of property for Robert Alexander 68-3-A
 COST 47.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

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OLD 22 FOLIO 21

SECTION TWO
FRIENDSHIP GARDENS
 13TH DISTRICT BALTIMORE COUNTY, MD.

DEVELOPMENT OF
B.S. NORFEN CO.
 ICEHART BUILDING BALTO. 2 MD
 SCALE 1 INCH = 80 FEET FEBRUARY 14, 1955

Approved for Baltimore County Health Department
William H. Warr
 20 May 1955
 Approved for Baltimore County Planning Commission
[Signature]
 Approved for Baltimore County Highways Dept
[Signature]
 20 May 1955

Note: The coordinates are referred to the Baltimore Metric System No. 9209 by 9000
 Frank House setback minimum 25'
 The streets and/or roads are shown here and the median street markers are shown for the purpose of approval here only and no person are not allowed to put in any other markers or signs in the street or on the sidewalk or on the ground in the area shown here.
 OWNERS CERTIFICATE
 The requirements of Section 17-101 of Article 17 (sanitary code) of Md. Public Code of Baltimore City are hereby certified to be in compliance with the provisions of the same.
 B.S. NORFEN CO.
 OWNER OF THE LAND SHOWN HEREON
[Signature]
 ENGINEERS CERTIFICATE
 I, John A. Davis, registered Professional Engineer of the State of Maryland do hereby certify that the subdivision shown hereon is in compliance with the provisions of the same.
[Signature]
 FEBRUARY 14, 1955

