

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Robert E. and Harry C. Meyerhoff, 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 217.4 Boat Yard

Request 10 feet instead of required 30 feet for Apartment Building No. 1 as shown on the attached plat.

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

Fixed road configuration requires subject building to be within impractical distance of parking lot.

See attached description

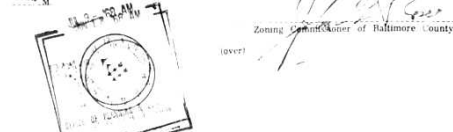
Property is to be posted and advertised as prescribed by Zoning Regulations. I agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the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

Contract purchaser Robert E. Meyerhoff, Owner Address 6301 Reisterstown Road, Baltimore, Md. 21215

Samuel M. Trivas, Petitioner's Attorney, Address 6301 Reisterstown Road, Baltimore, Md. 21215

ORDERED By The Zoning Commissioner of Baltimore County this 9th 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of August, 1968, at 9:30 o'clock A.M.

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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of August, 1968, at 9:30 o'clock A.M.



PETITION FOR A VARIANCE

SECTION 217.4 - Boat Yard. BEGINNING at the intersection of the east side of Collinsdale Road, 60 feet wide said point being 951.84 feet measured in a southeasterly direction along said west side of road from the intersection of the southwestmost fillet line of Deanwood Road, 60 feet wide and said west side of Collinsdale Road; thence with said west side the following three (3) courses: (1) South 40° 43' 26" East, 469.76 feet; (2) 407.09 feet by an arc curving to the left with a radius of 530.00 feet, said arc being subtended by a chord bearing South 62° 43' 42" East, 397.16 feet; and (3) 54.49 feet by an arc curving to the left with a radius of 748.22 feet, said arc being subtended by a chord bearing South 66° 49' 13.5" East, 54.51 feet to intersect the outline of the whole tract of which this parcel is a portion of; thence with said outline South 22° 13' 18" East, 114.11 feet to a point; thence North 85° 24' 12" West, 1,541.93 feet to the east side of Hillen Road proposed to be 60 feet wide; thence with said east side the following four (4) courses: (1) 59.01 feet by an arc curving to the left with a radius of 430.00 feet, said arc being subtended by a chord bearing North 30° 04' 27" West, 98.79 feet; (2) North 36° 40' 13" West, 172.28 feet; (3) 26.05 feet by an arc curving to the right with a radius of 160.00 feet, said arc being subtended by a chord bearing North 03° 25' 18" West, 26.03 feet; and (4) North 03° 39' 38" West, 22.24 feet; thence North 74° 59' 08" East, 970.66 feet to the point of beginning.

CERTIFICATE OF PUBLICATION

TOWSON MD 21204 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., on each of successive weeks before the 12th day of August, 1968, the first publication appearing on the 12th day of August, 1968.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$

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 it is further appearing that by reason of

a Variance to permit a rear yard of 10 feet instead of the required 30 feet for Apartment Building No. 1.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of August, 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 of 10 feet instead of the required 30 feet for Apartment Building No. 1, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning, DEPUTY Zoning Commissioner of Baltimore County 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 day of August, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

TELEPHONE 823-3000 EXT. 307

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 54472

DATE July 16, 1968

To: Whiteford, Falk, and Mark, Consulting Engineers - Land Surveyors and Planners, Jefferson Building, Towson, Md. 21204

REPORT TO ACCOUNT NO. 622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY 1 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Position for Variance for Harry C. and Robert E. Meyerhoff 1968-33-A

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

TELEPHONE 823-3000 EXT. 307

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 56221

DATE Aug. 13, 1968

To: Robert & Harry Meyerhoff, 6301 Reisterstown Road, Baltimore, Md. 21215

REPORT TO ACCOUNT NO. 622 RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY 1 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property 1968-33-A

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date: July 31, 1968

FROM: George E. Goyvelli, Director of Planning

SUBJECT: Petition 1968-33-A. Variance to permit a rear yard of 10 feet instead of the required 30 feet for Apartment Building No. 1. Southeast corner of Loch Raven Boulevard and Hillen Road. Robert E. and Harry C. Meyerhoff, Petitioners.

9th District

HEARING: Monday, August 12, 1968 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the rear yard requirements of the R.A. Zone. It notes that the subject property is being developed as an extension of an adjacent apartment development under different, but yet somewhat common, ownership. The adjacent tract to the north has been developed to its full potential and the nearest building is 165 feet from the north property line of the subject tract. The planning staff has no adverse comment to make.

GEC:bms

JARVIS, MARK, L. S.

VALLEY 127912

WHITEFORD, FALK, AND MARK Consulting Engineers - Land Surveyors and Planners

JEFFERSON BUILDING TOWSON, MARYLAND 21204

Description to Accompany Petition for Rear Yard Variance for Building No. 1 Queen's Purchase Apartments June 27, 1968

Beginning for the same at a point on the west side of Collinsdale Road, 60 feet wide said point being 951.84 feet measured in a southeasterly direction along said west side of road from the intersection of the southwestmost fillet line of Deanwood Road, 60 feet wide and said west side of Collinsdale Road; thence with said west side the following three (3) courses: (1) South 40° 43' 26" East, 469.76 feet; (2) 407.09 feet by an arc curving to the left with a radius of 530.00 feet, said arc being subtended by a chord bearing South 62° 43' 42" East, 397.16 feet; and (3) 54.49 feet by an arc curving to the left with a radius of 748.22 feet, said arc being subtended by a chord bearing South 66° 49' 13.5" East, 54.51 feet to intersect the outline of the whole tract of which this parcel is a portion of; thence with said outline South 22° 13' 18" East, 114.11 feet to a point; thence North 85° 24' 12" West, 1,541.93 feet to the east side of Hillen Road proposed to be 60 feet wide; thence with said east side the following four (4) courses: (1) 59.01 feet by an arc curving to the left with a radius of 430.00 feet, said arc being subtended by a chord bearing North 30° 04' 27" West, 98.79 feet; (2) North 36° 40' 13" West, 172.28 feet; (3) 26.05 feet by an arc curving to the right with a radius of 160.00 feet, said arc being subtended by a chord bearing North 03° 25' 18" West, 26.03 feet; and (4) North 03° 39' 38" West, 22.24 feet; thence North 74° 59' 08" East, 970.66 feet to the point of beginning.

PETITION FOR A VARIANCE NO. DISTRICT 9th. Petition for a Variance to permit a rear yard of 10 feet instead of the required 30 feet for Apartment Building No. 1. Southeast corner of Loch Raven Boulevard and Hillen Road. Robert E. and Harry C. Meyerhoff, Petitioners.

Zoning Regulations of Baltimore County to permit a rear yard of 10 feet instead of the required 30 feet for Apartment Building No. 1. Southeast corner of Loch Raven Boulevard and Hillen Road. Robert E. and Harry C. Meyerhoff, Petitioners.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

SUBJECT: Rear yard variance for Robert E. and Harry C. Meyerhoff, located SE corner of Loch Raven Blvd. and Hillen Road 9th District (Item 9, July 9, 1968)

Dear Sir:

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

BUILDING ENGINEER'S OFFICE: The petitioner will be required to meet all requirements of the Baltimore County Building Code.

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 Bureau of Engineering Health Department Bureau of Fire Prevention State Roads Commission Board of Education Industrial Development

Very truly yours,

James E. Dyer, Zoning Supervisor

JED:JO

cc: Elmer C. Hoppert-Bldg. Engr's Office



THE TOWSON TIMES TOWSON, MD 21204 July 29, 1968

THIS IS TO CERTIFY that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, on each of successive weeks before the 29th day of July, 1968, the first publication appearing on the 29th day of July, 1968.

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, on each of successive weeks before the 29th day of July, 1968, the first publication appearing on the 29th day of July, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1968-33-A

District 9th Date of Posting: July 26, 1968

Posted for: Robert E. and Harry C. Meyerhoff

Petitioner: Robert E. and Harry C. Meyerhoff

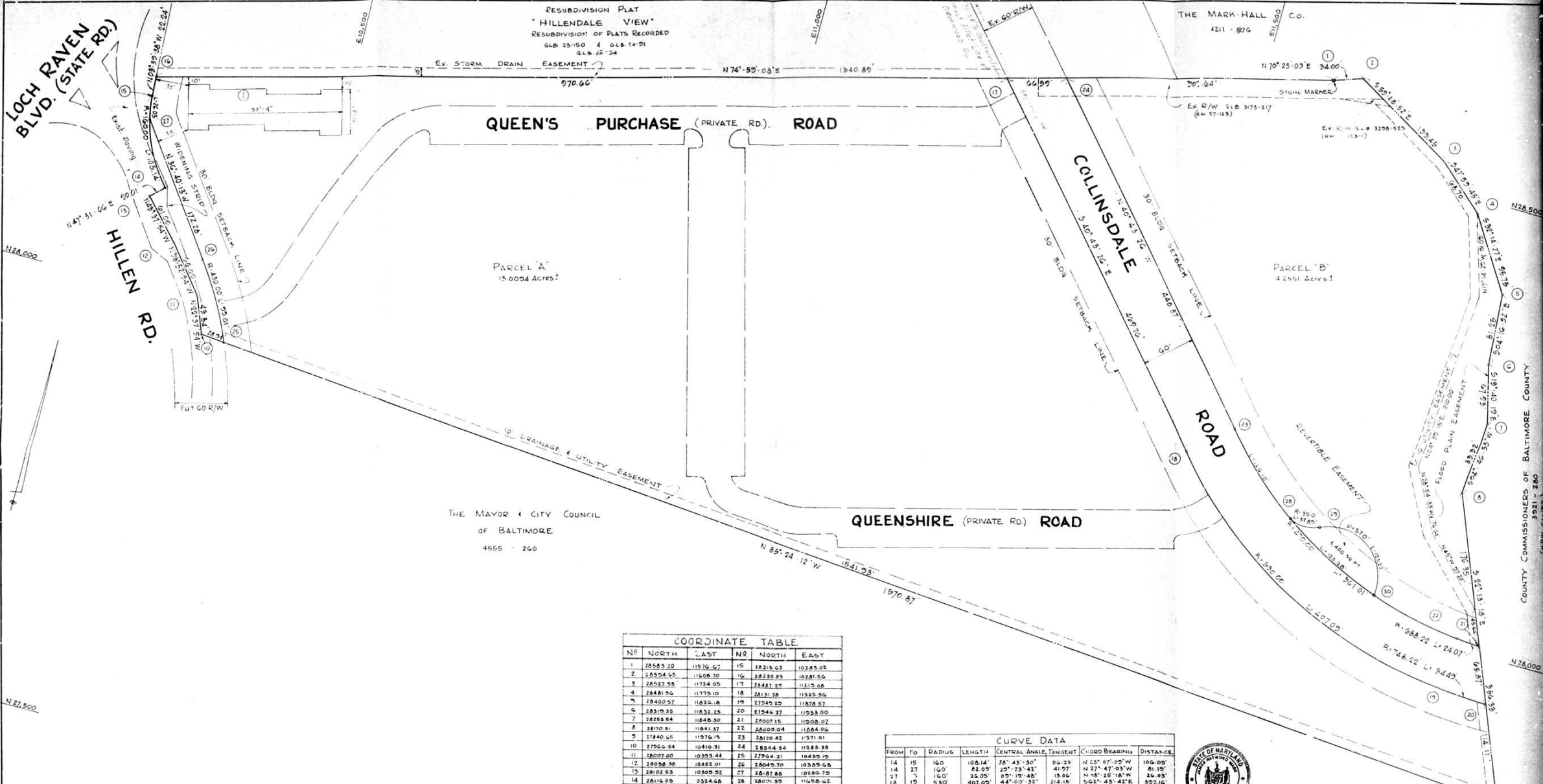
Location of property: SE corner of Loch Raven Blvd. & Hillen Rd.

Location of Sign: SE corner of Loch Raven Blvd. & Hillen Rd.

Remarks:

Posted by: Mark H. Rowe

Date of return: Aug. 1, 1968



WHITFORD, FALK AND MASK
CONSULTING ENGINEERS AND LAND SURVEYORS
JEFFERSON BUILDING
TOWSON, MARYLAND 21204



PLAT TO ACCOMPANY PETITION
FOR REAR YARD VARIANCE
"QUEEN'S PURCHASE APARTMENTS"
2TH ELECTION DISTRICT
SCALE: 1" = 50'
BALTIMORE COUNTY, MD
JUNE, 1968

A DEVELOPMENT BY
ROBERT & HARRY MEYERHOFF
6301 REISTERSTOWN RD.

OFFICE COPY