

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Geo. L. Schnader, Jr., Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made part hereof, hereby petition for a Variance from Section 211.3 to permit a side yard set back of 22' instead of required 25' and to permit a 47' set back to center line of street instead of required 50'.

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

Not feasible or practical to construct a 27' house; a 30' house will blend in more with the existing construction of this Jan Estates, which is a 80 house development.

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: George L. Schnader, Jr., Inc.
Address: 6513 Harford Road, Baltimore, Maryland, 21214
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 2nd 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 through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of August, 1968, at 10:00 o'clock.

John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

George L. Schnader, Jr., Inc. County Office Building
6513 Harford Road
Baltimore, Maryland 21214

Your Petition has been received and accepted for filing this 2nd day of July, 1968.

John G. Rose
Zoning Commissioner

Petitioner: George L. Schnader, Jr., Inc.

Petitioner's Attorney: _____
Reviewed by: James E. Meyer
Chairman of Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: George L. Schnader, Jr., Inc.
6513 Harford Road
Baltimore, Md. 21214
Invoice No. 54476
DATE: July 14, 1968

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 25.00

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QUANTITY: 1
TOTAL AMOUNT: 25.00

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QUANTITY: 1
TOTAL AMOUNT: 25.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 25.00

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 hereby ordered that the Variance be granted.

to permit a side yard setback of 22 feet instead of the 25 feet required, and to permit a 47 foot setback to the center line of the street instead of the required 50 feet for Lots 1 and 4 Block "B", subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 30 day of September, 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 setback of 22 feet instead of the required 25 feet; and to permit a 47 foot setback to the center line of the street instead of the required 50 feet for Lots 1 and 4 Block "B", subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

the above Variance should NOT BE GRANTED.

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

MICROFILMED

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
To: George L. Schnader, Jr., Inc.
6513 Harford Road
Baltimore, Md. 21214
Invoice No. 56234
DATE: Aug. 19, 1968

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

REPORT TO ACCOUNT NO. 87-622
QUANTITY: 1
TOTAL AMOUNT: 75.00

EVANS, HAGAN & HOLDEFER SURVEYORS AND CIVIL ENGINEERS

4200 ELKWOOD AVENUE / BALTIMORE, MD. 21214 (301) 426-2147
109 PUBLIC STREET / CAMDEN, MD. 21613 (301) 242-3100
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 848-1700
12 S. WASHINGTON STREET / EARTON, MD. 21401 (301) 867-5433

June 3, 1968.

DESCRIPTION OF LOTS 1 AND 4, BLOCK "B"

MIS JAN ESTATES FOR ZONING VARIANCE

BEGINNING for the first at the corner formed by the intersection of the north-east side of Ontario Avenue with the southeast side of Montego Avenue, as laid out and shown on the Plat of "Mis Jan Estates" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 31 folio 119, thence leaving said place of beginning and running and binding on the southeast side of Montego Avenue, 50 feet wide, North 37 degrees 10 minutes 35 seconds East 50.60 feet, thence leaving said southeast side of Montego Avenue running South 52 degrees 49 minutes 25 seconds East 118.63 feet, thence South 37 degrees 48 minutes 51 seconds West 60.00 feet to the northeast side of the aforesaid Ontario Avenue, thence running and binding on said northeast side of Ontario Avenue, 50 feet wide, the 2 following courses and distances, viz: North 52 degrees 49 minutes 25 seconds West 107.97 feet and North 07 degrees 49 minutes 25 seconds West 14.14 feet to the place of beginning.

Containing 7,027 square feet of land, more or less.

BEGINNING for the second at the corner formed by the intersection of the south-west side of Erie Avenue with the southeast side of Montego Avenue, as laid out and shown on the Plat of "Mis Jan Estates" recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 31 folio 119, thence leaving said place of beginning and running and binding on the southwest side of Erie Avenue, 50 feet wide, South

1. GEO. EVANS, P.E. 1/3
2. CAROL HAGAN, L.S.
3. GEORGE HOLDEFER, P.E.
ASSOCIATES AND PARTNERS
109 PUBLIC STREET, CAMDEN, MD. 21613
TELEPHONE (301) 242-3100

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: July 26, 1968
Posted for: Heuring, Monday, Aug. 12, 1968, 10:00 a.m.
Petitioner: Geo. L. Schnader, Jr., Inc.
Location of property: SE corner of Montego & Erie Aves. N.E. 1/4 of Block "B", Block "B"
Location of Signs: 1. North on Cor. of Erie & Montego, 1. North Corner Montego & Montego Ave.
Remarks: Mod. H. House
Checked by: Mod. H. House
Date of return: Aug. 1, 1968

THE TOWSON TIMES
TOWSON, MD. 21204
July 29, 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 WEEK, weeks before the 29th day of July, 1968 that is to say, the same was inserted in the issue of July 25, 1968.

STROMBERG PUBLICATIONS, Inc.

Rich Morgan

Page 2

52 degrees 49 minutes 25 seconds East 110.69 feet, thence leaving said southwest side of Erie Avenue and running South 37 degrees 48 minutes 51 seconds West 60.00 feet, thence North 52 degrees 49 minutes 25 seconds West 120.03 feet to the south-east side of the aforesaid Montego Avenue, thence running and binding on said south-east side of Montego Avenue, 50 feet wide, the 2 following courses and distances, viz: North 37 degrees 10 minutes 35 seconds East 49.98 feet and North 02 degrees 10 minutes 35 seconds East 14.14 feet to the place of beginning.

Containing 7,151 square feet of land, more or less.

Note: This description has been prepared for zoning purpose only and is not intended to be used for conveyance.



Joan L. Hagan

July 3, 1968

George L. Schnader, Jr., Inc.,
6513 Harford Road
Baltimore, Maryland 21214

Re: Side yard Variance for Lots 1 and 4 for George L. Schnader, Jr., Inc., located NE/4 of Erie Avenue and W of the SE/4 Montego Avenue, 5th District (Item 2, July 2, 1968)

Gentlemen:
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,

John G. Rose
Zoning Supervisor

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 25 1968, 19...

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 successive weeks before the 29th day of August, 1968, the first publication appearing on the 25th day of July, 1968.

THE JEFFERSONIAN,

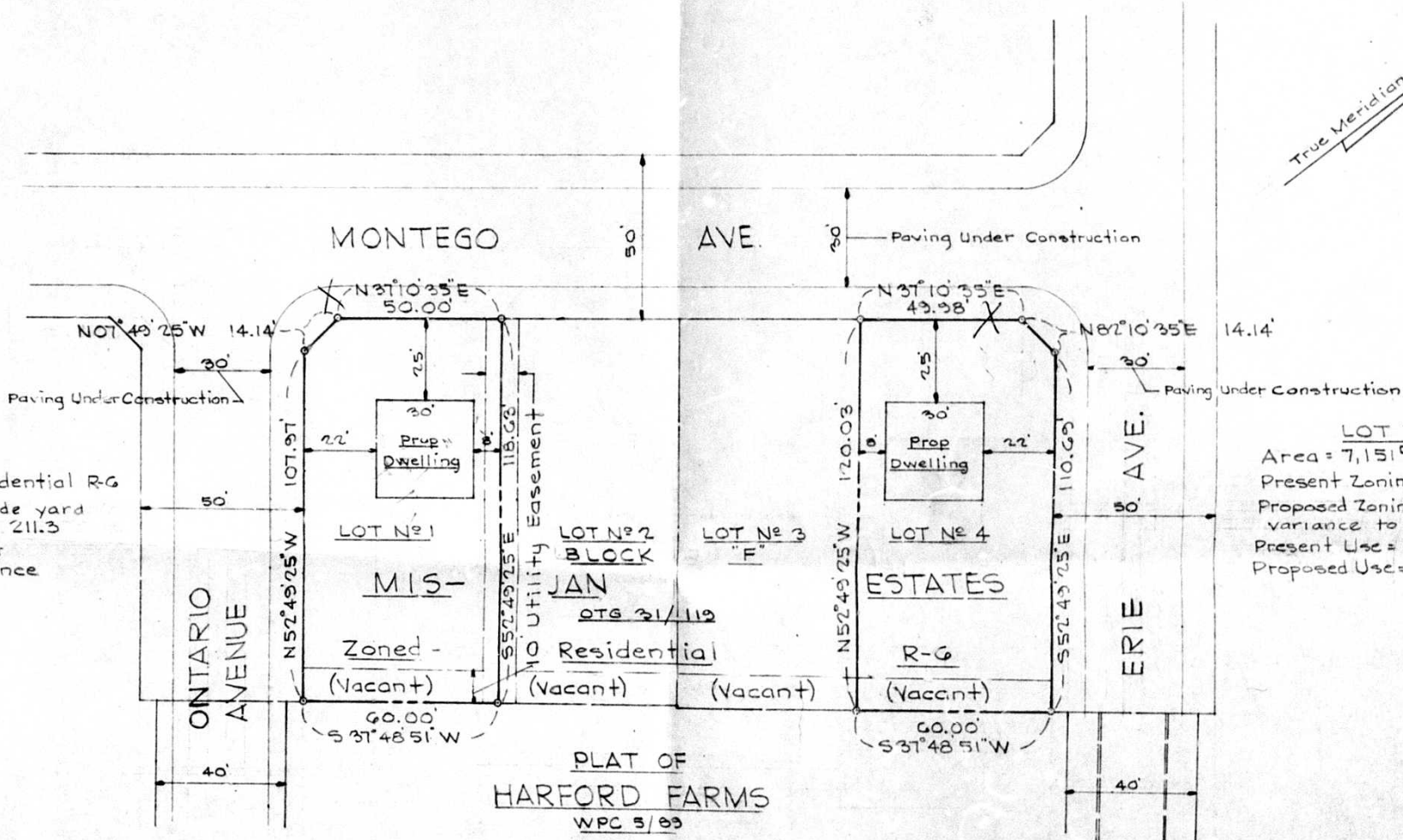
Richard Morgan Manager.

Cost of Advertisement, \$.

True Meridian - B.C.M.D.

LOT N^o 1
 Area = 7,027⁰±
 Present Zoning = Residential R-G
 Proposed Zoning = Side yard
 variance to Sec. 211.3
 Present Use = Vacant
 Proposed Use = Residence

LOT N^o 4
 Area = 7,151⁰±
 Present Zoning = Residential R-G
 Proposed Zoning = Side yard
 variance to Sec. 211.3
 Present Use = Vacant
 Proposed Use = Residence



PLAT OF
 HARFORD FARMS
 WPC 5/69
 Zoned - Residential R-G
 (Improved)



EVANS, HAGAN & HOLDEFER
 SURVEYORS AND CIVIL ENGINEERS
 4200 ELSRODE AVENUE / BALTIMORE, MD. 21214
 (301) 426-2144
Carol Hagan
 DATE: 29 May, 1968 SCALE: 1" = 30'

DRAWING N^o 2420

