

69-114-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ray Construction, Incorporated and
Key Construction, Incorporated 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 211.3. To permit a rear yard setback of
23.0' instead of the required 30'.

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

To enable a house to be built in accordance with the Baltimore
County specifications.

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 _____ Legal Owner _____
Address _____ Address: 8 East Pennsylvania Avenue
Towson, Maryland, 21204
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of November, 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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the _____ day of November, 1968, at 10:00 o'clock
A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 14, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 69-114-A. Variance to permit a rear yard of 23.06 feet
instead of the required 30 feet. Southeast side of Wynn Road
951.25 feet East of Parlo Road. Key Construction Company, Petitioner.

11th District

HEARING: Monday, November: 25, 1968 (10:00 A.M.)

The planning staff will offer no comment on the subject petition.

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 further appearing that by reason of

a Variance to permit a rear yard setback of 23.06 feet instead of the
required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day

of December, 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
23.06 feet instead of the required 30 feet, subject to approval of the site plan by
the Bureau of Public Services and the
Office of Planning and Zoning. Edward D. Hardisty
DEPUTY 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ray Construction, Inc.,
8 East Pennsylvania Avenue
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this

14th day of November, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Ray Construction, Inc.

Petitioner's Attorney _____ Reviewed by _____
Chairman of
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ray Construction, Inc.,
8 East Pennsylvania Avenue
Towson, Md. 21204

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

Your Petition has been received and accepted for filing this

14th day of November, 1968.

JOHN G. ROSE,
Zoning Commissioner

Petitioner Ray Construction, Inc.

Petitioner's Attorney _____ Reviewed by _____
Chairman of
Advisory Committee

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-6999

DESCRIPTION

0.18 ACRE PARCEL, LOT 12, BLOCK C, SECTION ONE, PARK PLACE, NO. 4428

WYNN ROAD, ELEVENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION

FOR REAR YARD VARIANCE.

Beginning for the same at a point on the southeast side of Wynn
Road, as shown on the plat entitled "Plat One, Section One, Park Place"
recorded among the Land Records of Baltimore County in Plat Book D.T.G.
3; page 67, at the distance of 951.35 feet, as measured easterly, southerly
and easterly along the southern, western and southern side of said Wynn
Road from its intersection with the east side of Parlo Road, 50 feet wide,
as shown on the plat entitled "Revision of Lots 1, 2 and 3, Block F, Section
C, Joppa Vale and Section F, Plat Two, Joppa Vale" recorded among said Land
Records in Plat Book W.J.R. 26, page 136, running thence binding on the
southeast side of said Wynn Road (1) Northeasterly by a curve to the left with
the radius of 50.00 feet, the distance of 43.28 feet, thence three courses:
(2) S 84° 15' 40" E - 79.81 feet, (3) S 13° 16' 52" W - 133.14 feet, and
(4) N 34° 39' 37" W - 123.32 feet to the place of beginning.

Containing 0.18 of an acre of land, more or less.

PPK:mp1

J.C. #65259

September 12, 1968



Water Supply • Sewerage • Storm Drainage • Structures • Developments • Planning • Reports

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 56379

DATE Nov. 6, 1968

To: Park Place Co. Inc.
8 E. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for Key Construction
69-114-A

TOTAL AMOUNT
\$25.00

COST
25.00

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

No. 60715

DATE Nov. 26, 1968

To: Park Place Co.
8 E. Penna. Ave.
Towson, Md. 21204

Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Ray Construction, Inc.
69-114-A

TOTAL AMOUNT
\$50.00

COST
50.00

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1968

Key Construction, Inc.,
8 East Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance to
permit a rear yard setback
Location: 51/2 Wynn Rd., 951'
S/E of Parlo Rd.
District: 11th
Committee Meeting of Oct. 22, 1968
Petitioner: Key Construction, Inc.
Item 94

Gentlemen:

The Zoning Advisory Committee has reviewed the plans
submitted with the above referenced petition and has made
an on site field inspection of the property. The following
comments are a result of this review and inspection.

The subject site consists of Lot 12, Plat 1, Section 1,
Park Place. It is in a recorded subdivision that is
presently under construction. Roads and utilities are
all available to the site. The Committee will offer no
further comment with regard to the proposed variance.

This petition is accepted for filing on the date of the
enclosed filing certificate. Notice of the hearing date,
which will be held not less than 30, nor more than 90
days after the date of the filing certificate, will be
forwarded to you in the near future.

Very truly yours,

James L. Dyer, Chairman

JED:JD

Enc.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14

Date of Posting: 11-8-68

Posted for:

Petitioner: Key Construction

Location of property:

Location of Signs: 1 Sign Post Office Building of County
Wall of Basement

Remarks:

Posted by: Mal H. West

Signature

Date of return: 11-15-68

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ 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 _____ successive weeks before the 25th
day of _____ 1968, the first publication
appearing on the _____ day of _____

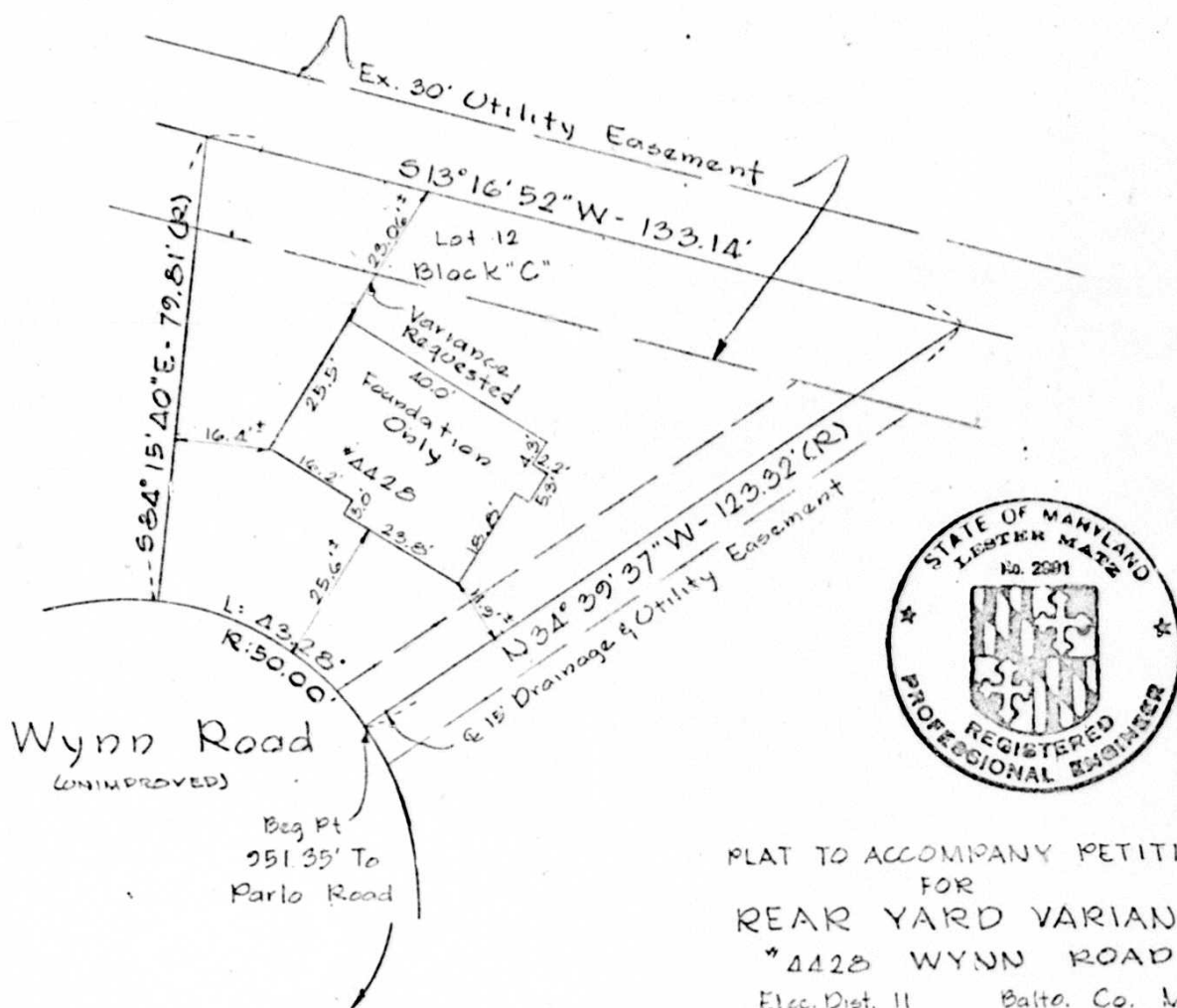
THE JEFFERSONIAN,

Manager

Cost of Advertisement: \$_____

General Notes

1. Area of Lot equals 0.18 Acres[±].
2. Existing Zoning is "R-6".
3. Existing Use is Residential.
4. Public Water & Sewer Existing.
5. Subject Lot is shown on Plat 1 Section 1, Park Place & Recorded O.T.G. 32-67.
6. Petitioner is requesting a variance to Section 21.4 of the Zoning Regulations from 30 to 23.06' (Rear Yard).



PLAT TO ACCOMPANY PETITION
FOR
REAR YARD VARIANCE
*4428 WYNN ROAD
Elec. Dist. II Balto. Co. Md.

MATZ, CHILDS & ASSOCIATES

1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1" = 30'

Issued: 9-11-68