

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest W. Williams, Inc., 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 211-1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

1. Cost of land in area is so high it is impracticable to build on 188 foot front lots.
2. No adjoining lots available.
3. Most houses in area are built on lots 60 feet front or less.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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
Address: 464 Kent Ave.
Catonsville, Md. 21028

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of 1969, 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 19th day of January, 1970, at 10:15 A.M.

Edward D. Hardisty
Deputy Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Ernest W. Williams, Inc.
464 Kent Avenue
Catonsville, Maryland 21228

RE: Type of Hearing: Variance from Section 211-1
Location: 5/5 of Daniels Ave., 205' W. of Carroll St.
Petitioner: Ernest W. Williams
Committee Meeting of November 18, 1969
1st District
Item 98

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.

Subject property lies on the south side of Daniels Avenue. There is an existing residential development on both sides of subject property.

DEPT. OF TRAFFIC ENGINEERING
Since no change in zoning is requested the trip density should remain the same.

PROJECT PLANNING DIVISION
This plan has been reviewed and there are no site planning factors requiring comment.

BUILDING ENGINEERS' OFFICE
Petitioner to comply with Baltimore County Building Codes, Rules and Regulations.

FIRE DEPARTMENT
This office has no comment.

HEALTH DEPARTMENT
Since public water and sewers are available no health problems are anticipated.

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 Variances 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 contrary appearing that the proposed

to permit lot widths of fifty (50) feet at the front building line, instead of the required fifty-five (55) feet, and to permit lots to be five thousand (5,000) square feet a Variance in area instead of the required six thousand (6,000) square feet in area

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13 day of January, 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 lot widths of fifty (50) feet at the front building line, instead of the required fifty-five (55) feet, and to permit lots to be five thousand (5,000) square feet in area instead of the required six thousand (6,000) square feet in area, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning 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 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Ernest W. Williams, Inc.
464 Kent Avenue
Catonsville, Maryland 21228
Item 98 Page 2

BOARD OF EDUCATION:
No effect on student population.

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

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

All that parcel of land on the South side of Daniels Avenue, 205 feet West of Carroll Street, and known as Lots 13, 14, 15, 16, and 17 Block 3, Plat 4 of Catonsville Manor

CERTIFICATE OF PUBLICATION
TOWSON, MD., December 18, 1969.
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 (1) successive week before the 19th day of January, 1970, the first publication appearing on the 19th day of December, 1969.
THE JEFFERSONIAN, Manager.
Cost of Advertisement, \$.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67089
DATE Dec. 12, 1969
TO: Ernest W. Williams, Inc.
464 Kent Ave.
Catonsville, Md. 21228
Being Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622
RETURN THIS MONTH WITH YOUR REMITTANCE
TOTAL AMOUNT \$25.00
PAYMENT \$25.00
PERIOD 12/15/69 TO 12/22/69
4

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. Edward D. Hardisty, Deputy Zoning Commissioner
FROM: Mr. George E. Corvelli, Director of Planning
SUBJECT: Petition # 70-124-A. Variance to permit lot widths of 50 feet at front building line instead of the required 55 feet and to permit lots to be 5000 sq. ft. in area instead of the required 6000 sq. ft. South side of Daniels Avenue 205 feet west of Carroll Street. Ernest W. Williams, Inc. Petitioners.
1st District
HEARING: Thursday, January 8, 1970 (10:15 A.M.)
The Planning staff will offer no comment on the subject petition.

REG:ms
JAN 2 10 AM
ZONING DEPARTMENT

OFFICE OF THE TIMES
CATONSVILLE, MD. 21228 Dec. 22, 1969.
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One (1) week before the 22 day of Dec., 1969 that is to say, the same was inserted in the issue of December 18, 1969.
STROMBERG PUBLICATIONS, Inc.
By: Reid Morgan

CERTIFICATE OF PUBLICATION
TOWSON, MD., December 18, 1969.
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 (1) successive week before the 19th day of January, 1970, the first publication appearing on the 19th day of December, 1969.
THE JEFFERSONIAN, Manager.
Cost of Advertisement, \$.

10-27-70

Grant W. Williams, Inc.
400 East Ave.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

12th day of December, 1969.

John C. Rose
JOHN C. ROSE,
Zoning Commissioner

Petitioner Grant W. Williams, Inc.

Petitioner's Attorney

Reviewed by

Oliver H. Myers
Chairman of
Advisory Committee

TELEPHONE
823-4000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 67120

DATE Dec. 8, 1969

Division of Collection and Receipts
COURT HOUSE

TOWSON, MARYLAND 21204

BILLED BY:

Zoning Dept. of Baltimore County

To: Grant W. Williams, Inc.
400 East Ave.
Baltimore, Md. 21202

REPORT TO ACCOUNT NO. 65-400

RETURN THIS PORTION WITH YOUR REMITTANCE

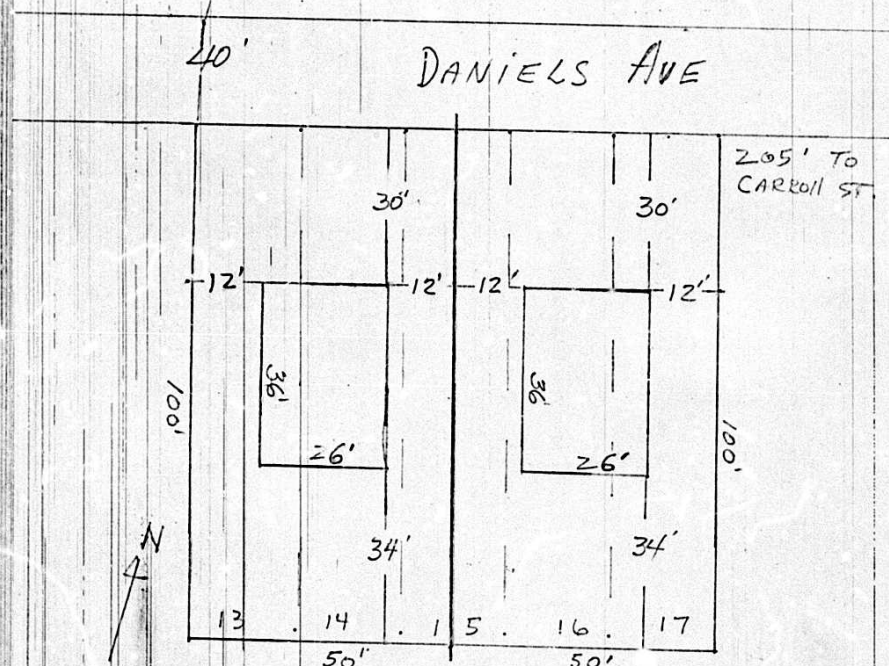
TOTAL AMOUNT
\$24.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY	DESCRIPTION	COST
1	Advertising and posting of property 250-250-A	24.00
4		

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



LOTS
13-14-1/2 15

LOTS
1/2 15-ALL 16-17

Block 8
PLAT 4
CATONSVILLE MANOR
6-160