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PETITION FOR VARIANCE TO ZONING REGULATIONS

IN THE MATTER OF : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Edward Laubach :
: :
: :
For Variance to the Zoning Regulations :
To the Zoning Commissioner of Baltimore County

Edward Laubach Legal Owner
of the property hereinafter described hereby petition for a Variance to the Zoning Regulations of Baltimore County.

The Zoning Regulation to be exempted is as follows:
Section 211.1 - lot area and Width - Each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 50 feet for a duplex dwelling and 70 feet for the pair of lots occupied by a semi-detached dwelling.

The Reason for Variance:
To permit a pair of semi-detached dwellings on a lot of 7,800 square feet instead of the required 10,000 square feet and a lot width of 70 feet instead of the required 90 feet at the front building line.

Property situated:
All that parcel of land in the Fourteenth District of Baltimore County on the East side of Sipple Avenue, beginning 70 feet South of Elinor Avenue, thence Southerly and ending on the East side of Sipple Avenue 137 feet; thence the following courses and distances: South 67 degrees 27 minutes East 120 feet, South 22 degrees 23 minutes West 140 feet, South 62 degrees 12 minutes East 770.29 feet, South 62 degrees 26 minutes East 94.26 feet, North 27 degrees 28 minutes East 110 feet, North 13 degrees 10 minutes East 151 feet, North 73 degrees 55 minutes East 350.00 feet, North 73 degrees 55 minutes West 1011.11 feet to the place of beginning.

Edward Laubach
Legal Owner

225 Sipple Ave
Address

#6

44' 1/2"
130' 3" W

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ORDERED BY the Zoning Commissioner of Baltimore County this 14th day of Sept, 1956, 1956, in that the subject matter of this petition be referred in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly November, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 18th day of October, 1956, at 1:30 o'clock P.M.

Zoning Commissioner of Baltimore County

Upon hearing on petition for a variance to the Zoning Regulations for Baltimore County, and it appearing that the lots being bounded on two sides by semi-detached houses on smaller lots and the fact that the Office of Planning required plans for this property before approval of a sub-division on adjoining property; and that the said Regulations would result in practical difficulty and unnecessary hardship upon the petitioner, it is the opinion of the Zoning Commissioner that the granting of a variance would give relief without substantial injury to the health, safety, morals and the general welfare of the community, the said petition should be granted.

It is, therefore, this 14th day of October, 1956, by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid petition for a variance to the Zoning Regulations be and the same is hereby granted which permits a pair of semi-detached dwellings on a lot containing 7800 square feet instead of the required 10,000 square feet and a lot width of 70 feet instead of the required 90 feet at the front building line.

Edward Laubach
Zoning Commissioner of Baltimore County

September 27, 1956

\$5.00
RECEIVED OF M. D. Anderson, for the petition of Edward Laubach, the sum of Five (\$5.00) dollars, being cost of additional advertising the property on the East side of Sipple Avenue, beginning 70 feet South of Elinor Avenue, Fourteenth District of Baltimore County.
Thank you.

Zoning Commissioner of Baltimore County

RECEIVED
SEP 27 1956
COMPTROLLER'S OFFICE

01622 - \$5.00

September 13, 1956
\$25.00
RECEIVED OF Anderson Building Company, for the petition of Edward Laubach, the sum of Twenty-five (\$25.00) dollars, being cost of petition for Variance, advertising and posting property on the East side of Sipple Avenue, beginning 70 feet South of Elinor Avenue, Fourteenth District of Baltimore County.
Thank you.

Zoning Commissioner of Baltimore County

HEARINGS
Monday, October 1, 1956
at 1:30 P. M.
Room 108
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland

RECEIVED
SEP 27 1956
COMPTROLLER'S OFFICE

01622 - \$10.00
01623 - \$15.00

OFFICE OF PLANNING

MEMORANDUM
Inter-Office Correspondence
From : O. M. Stirling, Jr.
To : Willis H. Adams, Zoning Commissioner
Subject: Semi-Detached Dwellings on Lots as small as 6,500 Square Feet instead of the required 10,000 square feet, and lot widths as small as 70 feet instead of 90 feet at front building line. 14th District, East side of Sipple Avenue, beginning 70 feet south of Elinor Avenue. (It should be noted that the proposed variance actually includes 61 dwelling unit lots, whereas the "reason for variance" given conveys the impression that only a single pair of semi-detached dwelling units is intended.)

This is to bring to your attention the fact that the variances in question above were discussed in the January 16, & February 1, 1956 meetings of the Planning Board in connection with the subdivision processing of "Linover Heights". A resolution relating to the desired variances and addressed to the Zoning Commissioner was prepared. Quoting from the minutes of the Planning Board meetings of January 16, and February 1, 1956:

January 16: "Linover Heights Subdivisions Mr. Dale Anderson, builder, and Mr. Maurice Baldwin, representing him, entered the meeting at this point. Mr. Baldwin presented a problem concerning a plot of land which had previously been planned for subdivision by Mr. Anderson, because it lay between two other tracts which he wished to develop at that time. Definite approval was not given to this plot as requested by him then because it was not in Mr. Anderson's ownership at that time. He now owns the land and requests approval for development. However, since the adoption of the present Zoning Regulations, the plot as it is wished to lay it out is substandard in terms of lot sizes. The subdivision as laid out for semi-detached houses would have required a zoning change under the Old Zoning Regulations. At present the land is zoned R-6 which would permit semi-detached houses, but on larger lots. After discussion, it was agreed that all of the facts concerning the variance not entirely clear and had not been verified, and that a motion based on staff study would be presented to the Board at its next meeting.

February 1: Linover Heights Subdivisions Mr. Bill reviewed the case which had been presented at the last Board Meeting and read Mr. Davell's report and recommendations. After discussion, Mr. Hallman made the following resolutions:

RESOLVED, That the Board affirm to the Zoning Commissioner that it finds no reason to grant the extensive variances requested

In this case, and to point out that in the interim since the first semi-detached houses had been built under the Old Zoning Standards, the developer has built other houses on adjacent land, using the standards set forth in the New Zoning Regulations. Mr. Payer seconded the motion and it was carried."

OSB:gh

SEP 24 1956

NOTICE OF PENDING BUSINESS
THE public is hereby notified that the application for a variance to the Zoning Regulations of Baltimore County, Maryland, for the subdivision of a lot of 7,800 square feet into two lots of 6,500 square feet each, and a lot width of 70 feet instead of the required 90 feet at the front building line, on the East side of Sipple Avenue, beginning 70 feet South of Elinor Avenue, Fourteenth District of Baltimore County, Maryland, was filed with the Zoning Commissioner of Baltimore County, Maryland, on September 13, 1956. The application is subject to the provisions of the Zoning Regulations of Baltimore County, Maryland, and the applicant is advised that the application will be considered by the Zoning Commissioner of Baltimore County, Maryland, on September 27, 1956, at 1:30 P. M. in Room 108 of the County Office Building, 111 North Chesapeake Avenue, Towson, Maryland. The applicant is advised that the application will be considered by the Zoning Commissioner of Baltimore County, Maryland, on September 27, 1956, at 1:30 P. M. in Room 108 of the County Office Building, 111 North Chesapeake Avenue, Towson, Maryland. The applicant is advised that the application will be considered by the Zoning Commissioner of Baltimore County, Maryland, on September 27, 1956, at 1:30 P. M. in Room 108 of the County Office Building, 111 North Chesapeake Avenue, Towson, Maryland. The applicant is advised that the application will be considered by the Zoning Commissioner of Baltimore County, Maryland, on September 27, 1956, at 1:30 P. M. in Room 108 of the County Office Building, 111 North Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 24, 1956.
THIS IS TO CERTIFY That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD., JEFFERSONIAN, at 2 times, ~~before~~ before the 14th day of October, 1956, the first publication appearing on the 14th day of September, 1956.

THE JEFFERSONIAN
R. J. Smith
Manager

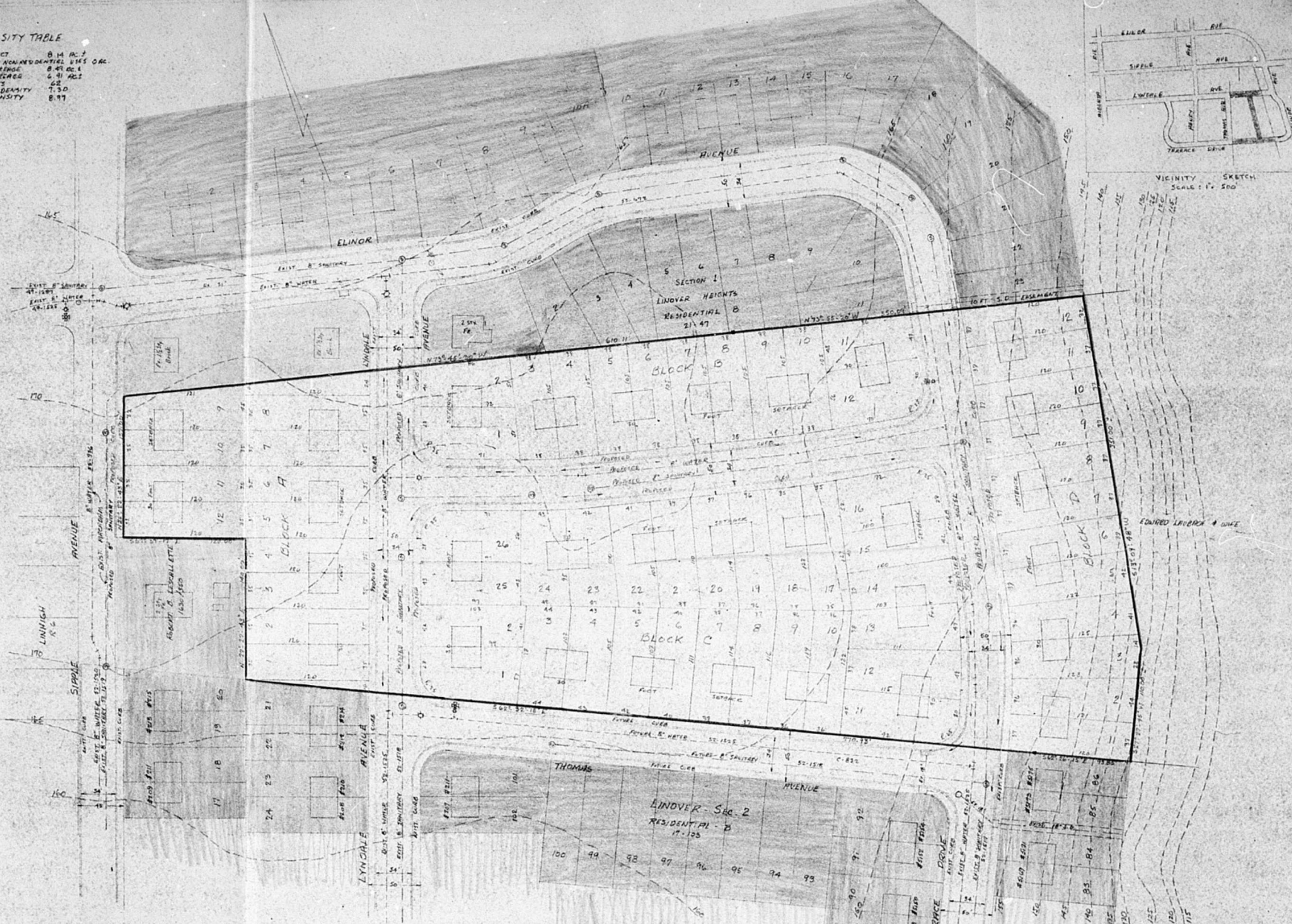
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14 Date of Posting 9-18-56
Posted for: Variance to Zoning Regulations
Petitioner: Edward Laubach
Location of property: S. E. of Sipple Ave. by 70 ft. South of Elinor Ave.
Location of Signs: East side of Sipple Avenue 115 ft. South of Elinor Ave.
Remarks: None
Posted by: George R. Hummel Date of return: 9-20-56

DENSITY TABLE

GOODS AREA OF TRACT	8.14 AC. ±
AVENUE AREA OF TRACT	1.14 AC. ±
NET RESIDENTIAL DENSITY	8.91 AC. ±
TOTAL NUMBER OF LOTS	62
GROSS RESIDENTIAL DENSITY	7.50
NET RESIDENTIAL DENSITY	8.97



QUANTITIES

Roads

45% 54.92 MAR 6" 10	\$ 9107.50
23% L.R. C&G 6" 10	\$ 4750.00
TOTAL	\$ 13857.50
+ 15%	\$ 2078.63
Cost Total Roads	\$ 15936.13

Sanitary Sewer

6" 1310 L.P. 6" 10	\$ 1100.00
+ 15%	\$ 1605.00
TOTAL SANITARY	\$ 2705.00
SANIT. ASSESSMENT 18% L.P. 6" 10	\$ 1100.00
SANIT. DEFICIT	\$ 197.00

Water

6" 1420 L.P. 6" 10	\$ 1050.00
+ 15%	\$ 1575.00
TOTAL WATER	\$ 2625.00
WATER ASSESSMENT 18% L.P. 6" 10	\$ 1050.00
WATER DEFICIT	\$ 197.00

TENTATIVE PLAN
SECTION 2
LINOVER HEIGHTS
A DEVELOPMENT OF
THE ANDERSON BUILDING CO.
11 LYNDALE AVE.
BALTO. 6, MD.
14" ELECT. DIST. BALTO. CO., MD.
Scale: 1" = 50'
AUGUST 20, 1956

