

5614-V PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DULANEY JOINT VENTURE, 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 Sections 2, 205.2, 205.3 and 205.4, to permit in an R-20 zone, a front yard, set back of 30 feet from the front lot line instead of the required 60 feet and a set back of 70 feet from the center line of Padonia Road instead of the required 85 feet; and side and rear yards of 20 feet instead of the required 30 feet and 40 feet, of the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Altered course of Padonia Road (proposed) prevents utilization of this severed parcel as a cemetery and its triangular shape makes compliance with the above sections of the Baltimore County Zoning Regulations a hardship.

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.

DULANEY JOINT VENTURE
Contract purchaser
By: Norma Phelan, Legal Owner
Address: 6227 Charles Street Avenue (12)
Address: 406 Jefferson Building (4)
VAILEY 5-7666
ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of July, 1962, 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, the property be posted, and that the public hearing be had before the Zoning Commission in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of July, 1962, at 10:30 A.M.

15th day of July, 1962, at 10:30 A.M.
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 6, 1962
FROM: Mr. George E. Gavrellis, Deputy Director

SUBJECT #5614-V. Variance to permit front yard setback of 30 feet from the front lot line instead of the required 60 feet and a setback of 70 feet from the center line of Padonia Road instead of the required 85 feet and side and rear yards of 20 feet instead of the required 30 feet and 40 feet. Southeast side of Padonia Road opposite Holly Lane. Being property of Dulaney Joint Venture.

8th District
HEARING: Thursday, July 19, 1962 (9:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the front, side, and rear yard requirements of the R-20 zone. It has no adverse comment to make with respect to the variances as such. It would like to comment on the unusual sensitivity and excellence of the site plan.



BALTIMORE COUNTY, MARYLAND

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The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the front, side, and rear yard requirements of the R-20 zone. It has no adverse comment to make with respect to the variances as such. It would like to comment on the unusual sensitivity and excellence of the site plan.



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 fact that the granting of the variance will grant relief to the petitioner without substantial injury to the public health, safety and the general welfare of the locality involved

the above Variance should be had; and it further appearing that by reason of location variances as follows should be granted:

Permit front yard of 30 feet from the front lot line instead of the required 60 feet; a setback of 70 feet from the center line of Padonia Road instead of the required 85 feet and side and rear yards of 20 feet instead of the required 30 and 40 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of July, 1962, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, which permit a front yard of 30 feet from the front lot line instead of the required 60 feet; a setback of 70 feet from the center line of Padonia Road instead of the required 85 feet; and side and rear yards of 20 feet instead of the required 30 and 40 feet.

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 19th day of July, 1962, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

June 19, 1962

Description to Accompany Plat for Zoning Variance for Administration Building Dulaney Valley Memorial Gardens

Beginning for the same at a concrete monument planted at the Southeast corner of the whole tract of land as shown on a plat entitled "Dulaney Valley Memorial Gardens" dated September 17, 1950, and filed among the Plat Records of Baltimore County in Liber G.L.S. 25, folio 75 and running thence binding on the South line of said whole tract of land North 83° 45' 28" West 229.63 feet to the Southeast side of Padonia Road 80 feet wide (the Spring Park Drive 60 feet wide as shown on said plat to be abandoned) thence Northeasterly binding on the Southeast side of said Padonia Road along a curve to the left with a radius of 1120.00 feet for an arc distance of 328.43 feet said curve being subtended by a chord bearing North 51° 18' 52" East 327.25 feet to intersect the East line of said whole tract of land, thence binding on said East line South 6° 45' 16" West 231.12 feet to the place of beginning.

Containing 0.549 acres of land more or less.

5614

PETITION FOR A ZONING VARIANCE

THE ZONING Regulations of Baltimore County to permit front yard set back of 30 feet from the front lot line instead of the required 60 feet and a set back of 70 feet from the center line of Padonia Road instead of the required 85 feet and side and rear yards of 20 feet instead of the required 30 feet and 40 feet.

DATE & TIME: THURSDAY, JULY 19, 1962 at 9:30 A.M.

LOCATION: Southeast side of Padonia Road opposite Holly Lane.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

THE ZONING Regulations to be excepted

Section 205.2 - Front Yard - Principal buildings - 60 feet from the front lot line and not less than 85 feet from the center line of the street.

Section 205.3 - Side Yard - Principal buildings - 30 feet from the front lot line and not less than 85 feet from the center line of the street.

Section 205.4 - Rear Yard - 40 feet from the rear lot line and not less than 85 feet from the center line of the street.

Section 205.5 - Side Yard - 30 feet from the front lot line and not less than 85 feet from the center line of the street.

Section 205.6 - Rear Yard - 40 feet from the rear lot line and not less than 85 feet from the center line of the street.

THE ZONING Commissioner of Baltimore County, authority of the Zoning Act of Baltimore County, will hold a public hearing on the above petition for a zoning variance, converting all that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at a concrete monument planted at the Southeast corner of the whole tract of land as shown on a plat entitled "Dulaney Valley Memorial Gardens" dated September 17, 1950, and filed among the Plat Records of Baltimore County in Liber G.L.S. 25, folio 75 and running thence binding on the South line of said whole tract of land North 83° 45' 28" West 229.63 feet to the Southeast side of Padonia Road 80 feet wide (the Spring Park Drive 60 feet wide as shown on said plat to be abandoned) thence Northeasterly binding on the Southeast side of said Padonia Road along a curve to the left with a radius of 1120.00 feet for an arc distance of 328.43 feet said curve being subtended by a chord bearing North 51° 18' 52" East 327.25 feet to intersect the East line of said whole tract of land, thence binding on said East line South 6° 45' 16" West 231.12 feet to the place of beginning.

Containing 0.549 acres of land more or less.

Being the property of Dulaney Joint Venture, as shown on the plat filed with the Zoning Department.

BY ORDER OF
JOHN G. ROSE
Zoning Commissioner of Baltimore County

June 19, 1962

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: Dulaney Valley Memorial Gardens
Whiting-Turner Building
6227 Charles Street Ave.
Baltimore 12, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY: Advertising and posting of your property

AMOUNT: \$4.00

DATE: 7/16/62

1-1062 7503 9 * * * TIL- 4.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#5614

District: 8th

Date of Posting: 6-27-62

Posted for: Dulaney Valley Memorial Gardens

Petitioner: Dulaney Valley Memorial Gardens

Location of property: S.E. of Padonia Rd. opposite Holly Lane

Location of Sign: South side of Padonia Rd. opposite Holly Lane

Remarks: See above

Posted by: John G. Rose

Date of return: 6-28-62

TELEPHONE VALLEY 3-3000

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

INVOICE

John W. Armiger, Esq.
The Jefferson Building
Towson 4, Md.

BILLED BY: Zoning Department of Baltimore County

No. 12845

DATE: 6/29/62

DEPOSIT TO ACCOUNT NO. 01622

QUANTITY: Petition for Variance for Dulaney Joint Venture

AMOUNT: \$25.00

1-1062 6338 * * * TIL- 25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
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BY ORDER OF
JOHN G. ROSE
Zoning Commissioner of Baltimore County

June 19, 1962

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Riverton, Md.

THE COMMUNITY PRESS
Dundalk, Md.

THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

July 3, 1962.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for the week of July 2, 1962, that is to say successive weeks before the 3rd day of July, 1962.

June 28, 1962.

THE BALTIMORE COUNTIAN

By: Paul J. Morgan
Editor and Manager

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON 4, MARYLAND

TO: Dulaney Valley Memorial Gardens
Whiting-Turner Building
6227 Charles Street Ave.
Baltimore 12, Md.

BILLED BY: Zoning Department of Baltimore County

DEPOSIT TO ACCOUNT NO. 01622

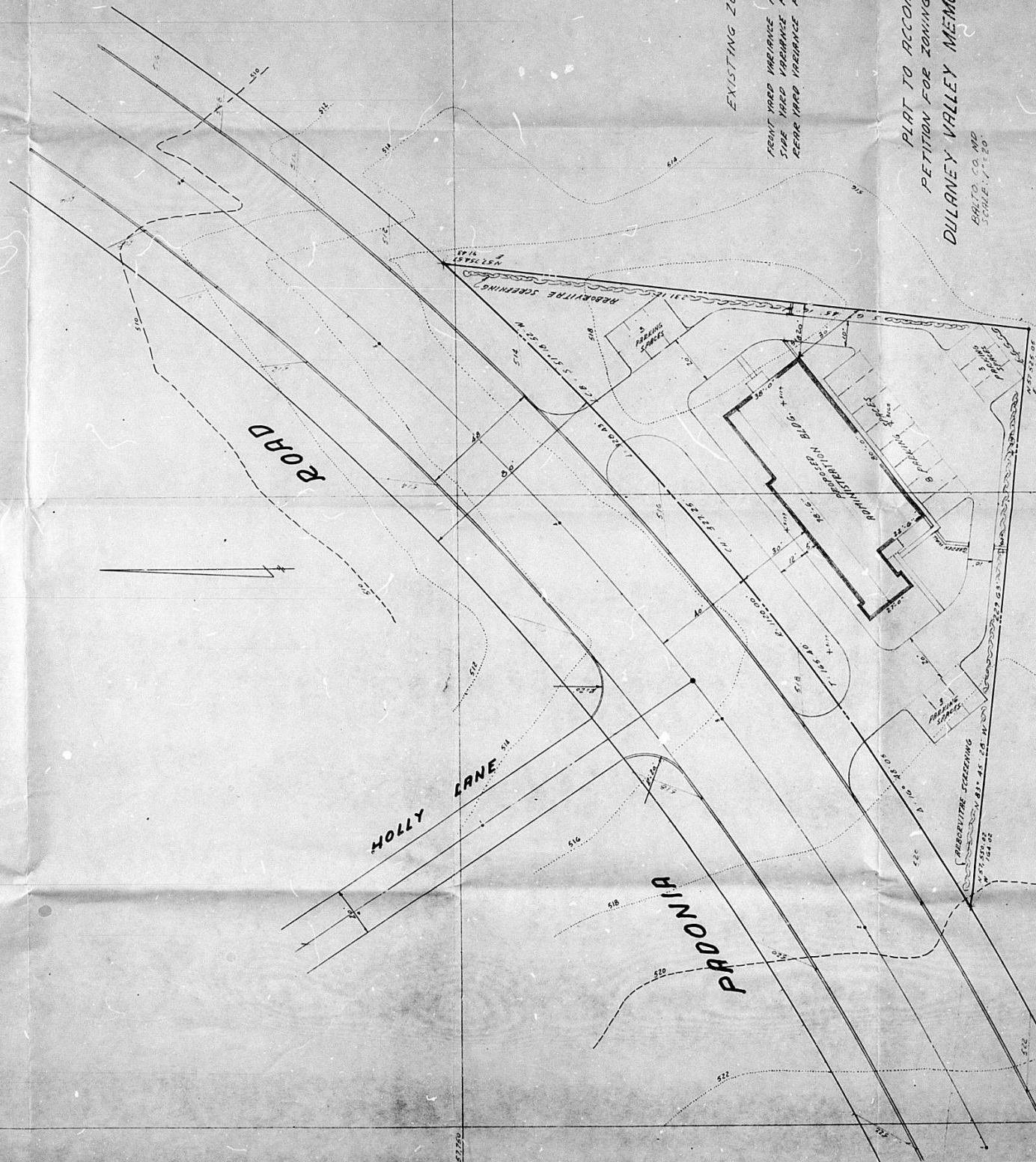
QUANTITY: Advertising and posting of your property

AMOUNT: \$4.00

DATE: 7/16/62

1-1062 7503 9 * * * TIL- 4.00

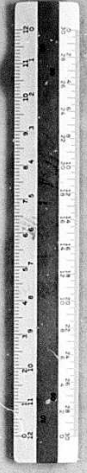
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.



EXISTING ZONING R-20

FRONT YARD VARIANCE FROM 50' TO 30'
 SIDE YARD VARIANCE FROM 30' TO 20'
 REAR YARD VARIANCE FROM 40' TO 30'

PLAT TO ACCOMPANY
 PETITION FOR ZONING VARIANCES
 DULANEY VALLEY MEMORIAL GARDENS
 BALTO. CO. MD
 ELECT. DISTING. 8
 JUNE 13, 1968
 SCALE: 1"=20'



George William Stephens, Jr.,
 and Associates, Inc.
 Engineers
 3100 E. J. Street
 Suitland, Maryland