

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, EDWARD J. FUNK, Jr. and 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 111-4 to permit a rear yard of eleven feet (11.00', instead of the required thirty feet (30.00'))

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The proposed four bedroom home as shown on the attached plat is in the traditional development, in which the majority of the walls are comparable if not larger in size, cannot be located fronting Coppleigh Road. This home is a two story house with a rear porch. The rear porch is a large porch, and the rear door is facing the rear yard as customary. The Zoning Department interprets the zoning code that the rear of a house is opposite the front door, even though in the proposed house the rear door opens to a large porch. Therefore in order to comply with this interpretation, we are requesting a rear yard variance from 30' to 11'.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Edwin J. Carvery Contract purchaser
Edward J. Funk, Jr. Legal Owner
Address 803 Stoneleigh Road, Baltimore 12, Md.

Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day

of November 1965, 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 had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the Thursday 1st day of December 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 580-1000

George E. Gavrells
Director

John G. Rose
Zoning Commissioner

Mr. J. Carvery, Esquire
803 Stoneleigh Road
Baltimore, Maryland 21212

Re: Rear Yard Variance for
Edward J. Funk, Jr. located
at 803 Coppleigh and
Greenleigh Roads, 9th District
(Item 5, November 2, 1965)

Dear Sir:

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 Commissioner's hearing.

Very truly yours,

John G. Rose
John G. Rose, Chairman
Petition and Permit Processing

Encl:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Zoning Commissioner Date: November 10, 1965
FROM: Mr. George E. Gavrells, Director
Office of Planning and Zoning

SUBJECT: Petition 666-132-A. Petition for variance for a rear yard. Southeast corner of Coppleigh and Greenleigh Roads. Being the property of Edward J. Funk, Jr. and Roberto H. Funk.

9th DISTRICT

HEARING: Wednesday, December 1, 1965. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of fact, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief to the petitioner without substantial injury to the public health, safety and general welfare of the locality involved, a variance to permit an 11' rear yard instead of the required 30 feet should be granted.

It is ordered that the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of December 1965, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order 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 3rd day of December 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BEING all of Lots No. 1 and No. 2 and the Mothermost 7 1/2 feet of Lot No. 3 in Block No. 16, all as shown on a plat entitled "Revised Plat of Stoneleigh" filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85.

The subject property located on the Southeast corner of Coppleigh and Greenleigh Roads.

INVOICE		BALTIMORE COUNTY, MARYLAND		No. 33545	
OFFICE OF FINANCE		Division of Collection and Receipts		DATE 11/29/65	
TOWSON, MARYLAND 21204		COURT HOUSE			
TO: E & J Construction Company 6525 York Road Baltimore 12, Md.					
BILLED BY: Zoning Dept. of Balto. Co.					
DEPOSIT TO ACCOUNT NO. 01-422		QUANTITY		TOTAL AMOUNT \$28.00	
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE		COST			
Advertising and posting of property for Edward J. Funk, Jr.		666-132-A		38.00	
12-10 5526		33545 11P		58.00	
IMPORTANT: MAY'S 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.					

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance for a rear yard. LOCATION: Southeast corner of Coppleigh and Greenleigh Roads. DATE & TIME: WEDNESDAY, DECEMBER 1, 1965 at 10:00 A.M. PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 11 feet instead of the required 30 feet. The Zoning Regulation to be accepted as follows: Section 111-4-Rear Yard-30 feet. All that parcel of land in the Ninth District of Baltimore County, being all of Lots No. 1 and No. 2 and the Mothermost 7 1/2 feet of Lot No. 3 in Block No. 16, all as shown on a plat entitled "Revised Plat of Stoneleigh" filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85. The subject property located on the Southeast corner of Coppleigh and Greenleigh Roads. Being the property of Edward J. Funk, Jr. and Roberto H. Funk, as shown on plat plus filed with the Zoning Department. Hearing: Wednesday, December 1, 1965 at 10:00 A.M. Public Hearing: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By order of: John G. Rose, Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. November 11, 1965

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of successive weeks before the 1st day of December, 1965, the first publication appearing on the 11th day of November 1965.

THE TIMES.

Manager: John M. Martin

Cost of Advertisement \$ 16.60
Purchase Order B6898
Requisition No. P7420

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Zoning Commissioner Date: November 10, 1965
FROM: Mr. George E. Gavrells, Director
Office of Planning and Zoning
SUBJECT: Petition 666-132-A. Petition for variance for a rear yard. Southeast corner of Coppleigh and Greenleigh Roads. Being the property of Edward J. Funk, Jr. and Roberto H. Funk.
9th DISTRICT
HEARING: Wednesday, December 1, 1965. (10:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 11, 1965

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 1st day of December, 1965, the first publication appearing on the 11th day of November 1965.

THE JEFFERSONIAN.

L. Leach Smith
Manager.

Cost of Advertisement, \$

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TOWSON, MD. November 11, 1965

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 1st day of December, 1965, the first publication appearing on the 11th day of November 1965.

THE JEFFERSONIAN.

L. Leach Smith
Manager.

Cost of Advertisement, \$

1 Sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 11-12-65
Posted for Hearing Wed. Dec. 1, 1965 - 11:10:00 A.M.
Petitioner: Edward Funk, Jr.
Location of property: SE corner of Copeleigh and Greenleigh Rd.
Location of Signs: Signs 20' from Greenleigh Rd. and 6' from Hedges on Copeleigh Rd.
Remarks: Robert Lee Smith
Filed by Robert Lee Smith Date of return 11-19-65

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition for Variance for a rear yard.
LOCATION: Southeast corner of Copeleigh and Greenleigh Roads.
DATE & TIME: WEDNESDAY DECEMBER 1, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 11 feet instead of the required 30 feet.
The Zoning Regulation to be excepted as follows: Section 211.4-Rear Yard-30 feet.
All that parcel of land in the Ninth District of Baltimore County
Being all of Lots No. 1 and No. 2 and the Northeastern 15 feet of Lot No. 3 in Block No. 18, all as shown on a plat entitled "Revised Plat of Stoneleigh" filed among the the Land Records of Baltimore County in Plat Book W.P.C. No. 8, folio 85.
The subject property located on the Southeast corner of Copeleigh and Greenleigh Roads.
Being the property of Edward J. Funk, Jr. and Roberta H. Funk, as shown on plat plan filed with the Zoning Department.
Hearing: Wednesday, December 1, 1965 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order Of
John G. Rose
Zoning Commissioner Of Baltimore County.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., November 11, 1965.

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 1st day of December, 1965, the first publication appearing on the 11th day of November 1965.

THE TIMES,

Manager.
John M. Martin

Cost of Advertisement \$ 10.00
Purchase Order 50868
Requisition No. P7420

Ervin J. Carvany,
803 Stoneleigh Road
Baltimore, Md. 21212

Nov. 3, 1965

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

2nd day of November, 1965.

Petitioner Edward J. Funk, Jr.

Petitioner's Attorney

Reviewed by

Chairman of
Advisory Committee

TELEPHONE
883-8000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 33497

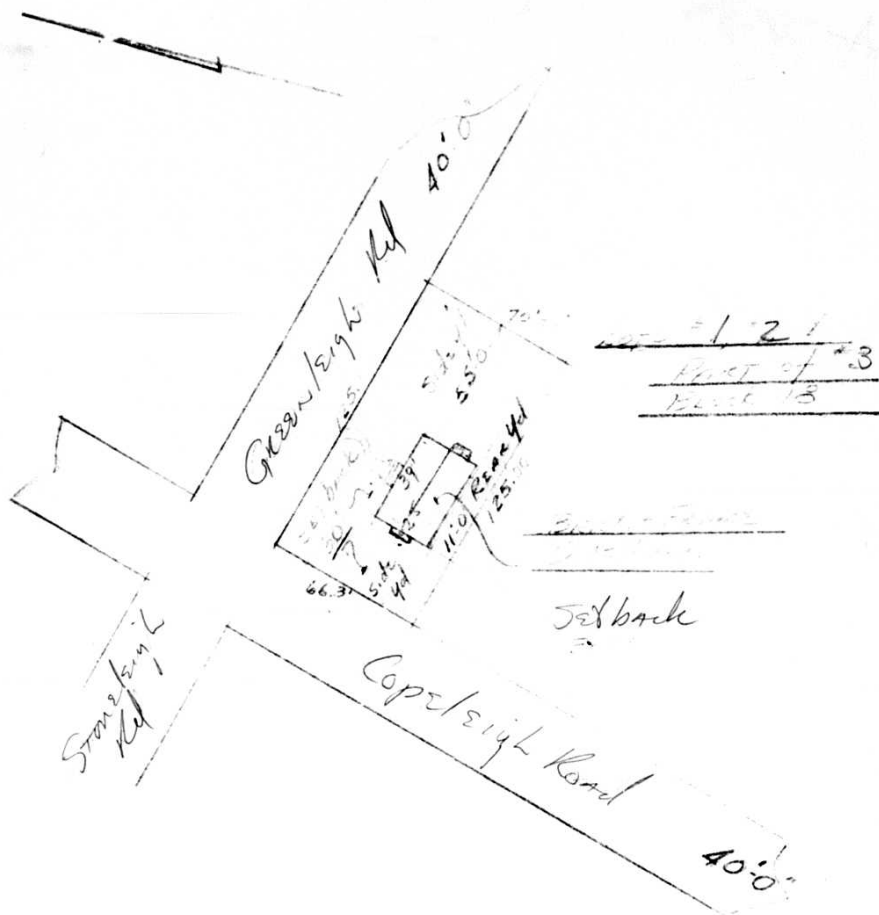
DATE 11/3/65

To: E. J. Construction Company
400 York Road
Baltimore 12, Md.

By: Zoning Dept. of Baltimore Co.

DEPOSIT TO ACCOUNT NO.	QUANTITY	TOTAL AMOUNT
<u>65-52</u>		<u>25.00</u>
Petition for Variance for Edward Funk		
<u>65-52-A</u>		
17-465 4329 33497 11P-		25.00

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.



HOUSE LOCATION PLAN
REVISED PLAT A PART OF SWEENEY DEV.
BLOCK 18 BALTO CO MD DIST 9
Scale 1" = 50'

E. J. CONST CO.
6505 York Rd

08.1.1965

