

67-177-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anton Farms East, 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 208.2 of the Baltimore County Zoning Regulations permitting a 26.4 foot front yard setback in lieu of a 30 foot front yard setback and Section 208.3 permitting a 29.9 foot side yard setback in lieu of a 30 foot side yard setback.

Construction of a house on the property was already underway, building permits having been granted thereon, before it was discovered that the location of said building was in violation of said sections of the regulations and the builder would suffer extreme hardships unless said variances are granted.

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.

ANTON FARMS EAST, INC.
332 Eastland Avenue
Richard Keren, Vice-President

Contract purchaser

Legal Owner
Address: 843 Milford Mill Road, Balto., Md. 21206

Petitioner's Attorney
W. Lee Harrison, Esq.
Address: 607 Loyola Federal Building, Towson, Md. 21204

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, at 10:00 o'clock

of January, 1967, 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 106, County Office Building in Towson, Baltimore County, on the 24th day of March, 1967, at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

W. Lee Harrison, Esquire
607 Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 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

24th day of January, 1967.

JOHN G. ROSE
Zoning Commissioner

Petitioner, Anton Farms East, Inc.

Petitioner's Attorney W. Lee Harrison, Esq. Reviewed by James E. Ayers, Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 208 Date of Posting: Feb. 14, 1967

Posted for: Anton Farms East, Inc.

Petitioner: Anton Farms East, Inc.

Location of property: 843 Milford Mill Rd. & Streamwood Drive

Location of Signs: 843 Milford Mill Rd. & Streamwood Drive

Remarks: [Signature]

Posted by: [Signature] Date of return: Feb. 23, 1967

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 hardship shown

the above Variance should be had; and it further appearing that in view of

a Variance to permit a 26.4 foot front yard setback in lieu of a 30 foot front yard setback and to permit a 29.9 foot side yard setback in lieu of a 30 foot side yard setback

of March, 1967, 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 26.4 foot front yard setback in lieu of a 30 foot front yard setback and to permit a 29.9 foot side yard setback in lieu of a 30 foot side yard setback, 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 24th day of January, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR VARIANCE FROM ZONING REGULATIONS

ZONING: Petition for Variance from Zoning Regulations

LOCATION: Southeast corner of Hawkbury Road and Streamwood Drive

DATE & TIME: Monday, March 6, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 106, 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

Petition for Variance from the Zoning Regulations of Baltimore County to permit a 26.4 foot front yard setback in lieu of a 30 foot front yard setback and to permit a 29.9 foot side yard setback in lieu of a 30 foot side yard setback

Section 208.2 - Front Yard - 30 feet

Section 208.3 - Side Yard - 30 feet

Section 208.4 - Corner Lot - 30 feet

Section 208.5 - Side Yard - 30 feet

Section 208.6 - Corner Lot - 30 feet

Section 208.7 - Side Yard - 30 feet

Section 208.8 - Corner Lot - 30 feet

Section 208.9 - Side Yard - 30 feet

Section 208.10 - Corner Lot - 30 feet

Section 208.11 - Side Yard - 30 feet

Section 208.12 - Corner Lot - 30 feet

Section 208.13 - Side Yard - 30 feet

Section 208.14 - Corner Lot - 30 feet

Section 208.15 - Side Yard - 30 feet

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 16, 1967

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 24th day of March, 1967, the first publication appearing on the 20th day of February, 1967.

THE JEFFERSONIAN

Cost of Advertisement, \$.

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301/823-0900

DESCRIPTION

0.2464 OF AN ACRE OF LAND LOCATED ON THE SOUTHEAST CORNER OF HAWKSBURY ROAD AND STREAMWOOD DRIVE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Present Zoning: R-10

Proposed Zoning: R-10

With Front & Side Yard Variances

Beginning for the same at a point on the south side of Streamwood Drive, 50 feet wide, N 66°32'40"E - 10.00 feet from the intersection of the southside of Streamwood Drive and the east side of Hawkbury Road, 50 feet wide, running thence and binding on said south side of Streamwood Drive, (1) N 66°32'40"E - 113.20 feet, thence leaving said south side of Streamwood Drive, (2) S 23°27'20"E - 66.02 feet and (3) S 50°20'00"W - 116.83 feet to the east side of Hawkbury Road, thence binding thereon, (4) northwesterly, by a curve to the right with the radius of 276.85 feet, the distance of 78.33 feet, (5) N 23°27'20"W - 11.34 feet to a gusset line there laid out, thence binding thereon, (6) S 23°27'20"E - 14.14 feet to the place of beginning.

Containing 0.2464 of an acre of land.

EG:gc J. O. #63281 1/19/67
Water Supply Sewerage Drainage Highways Structures Developments Planning Reports



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Rushdown, Md

THE NEWSPAPER
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

February 20, 1967.

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 weekly newspapers published in Baltimore County, Maryland, once a week for one consecutive week before the 24th day of Feb., 19 67, that is to say the same was inserted in the issues of February 16, 1967.

THE BALTIMORE COUNTIAN

By: [Signature] Editor/Manager

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

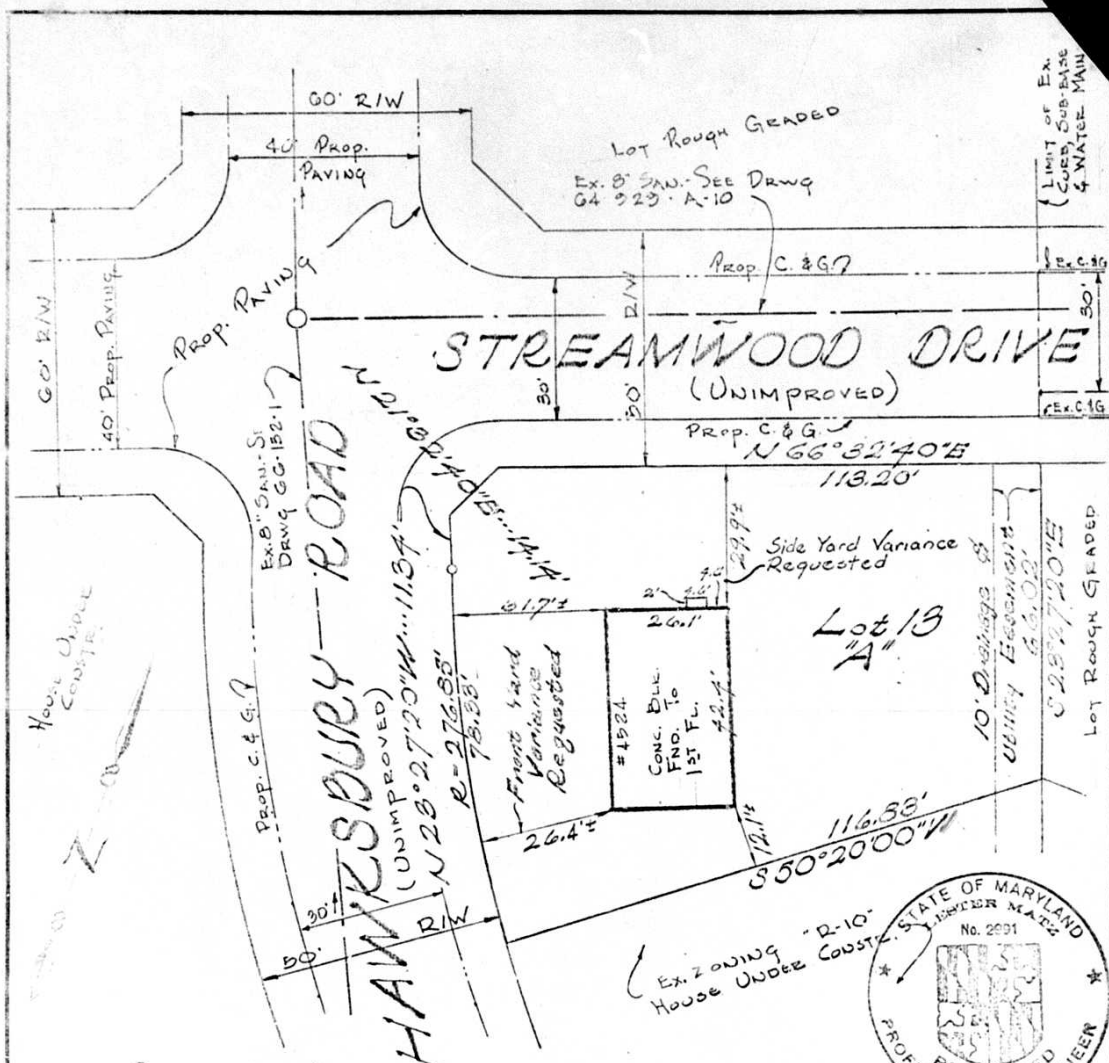
TO: Mr. John G. Rose, Zoning Commissioner Date: February 24, 1967
FROM: George E. Gavrellis, Director of Planning
SUBJECT: Petition #67-177-A, Southeast corner of Hawkbury Road and Streamwood Dr. Petition for Variance to permit a 26.4 foot front yard instead of the required 30 feet and to permit 29.9 foot side yard instead of the required 30 feet. Anton Farms East, Inc. - Petitioners.
2nd District
HEARING: Monday, March 6, 1967. (10:00 A.M.)

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

GEG:bms

INVOICE		No. 42996
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE: Feb. 16, 1967
TO: W. Lee Harrison, Esq. Loyola Building Towson, Md. 21204		BILLED BY: Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$25.00
QUANTITY	DETAILS ALONG PREPARATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Variance for Anton Farms East, Inc. #67-177-A		25.00
		25.00
		25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

INVOICE		No. 44382
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE: March 23, 1967
TO: Anton Farms East, Inc. 843 Milford Hill Road Pikesville, Md. 21208		BILLED BY: Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE \$18.85
QUANTITY	DETAILS ALONG PREPARATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Anton Farms East, Inc. #67-177-A		18.85
		18.85
		18.85
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		



GENERAL NOTES

1. LOT 12 A, BLK "G" SHOWN ON PLAT ONE, SECTION ONE, WILLOW GLEN NORTH RECORDED AMONG THE LAND RECORDS OF BALTO. CO. IN PLAT 31-82.
2. EXISTING ZONING OF LOT "R-10"
3. AREA OF LOT EQUALS 0.2464 ACRES
4. UTILITIES ARE EXISTING OR PROPOSED.
5. PETITIONER IS REQUESTING A VARIANCE TO SECTION 208.2 OF THE ZONING CODE FROM 30' TO 20.4' (FRONT YARD)
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 208.3 OF THE ZONING CODE FROM 30' TO 22.9' (SIDE YARD).

Plat to Accompany Petition
for

Yard Variances

Hawkbury Rd. & Streamwood Dr.
Election District 2 Balto. Co., Md.



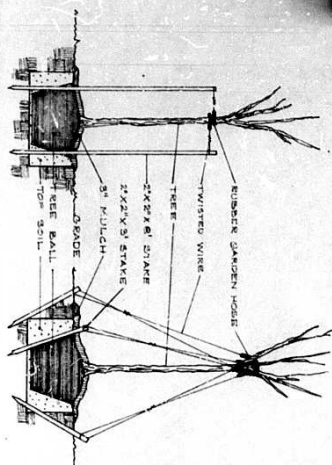
MATZ, CHILDS & ASSOCIATES

1020 CROMWELL BRIDGE ROAD, TOWSON, Maryland 21204

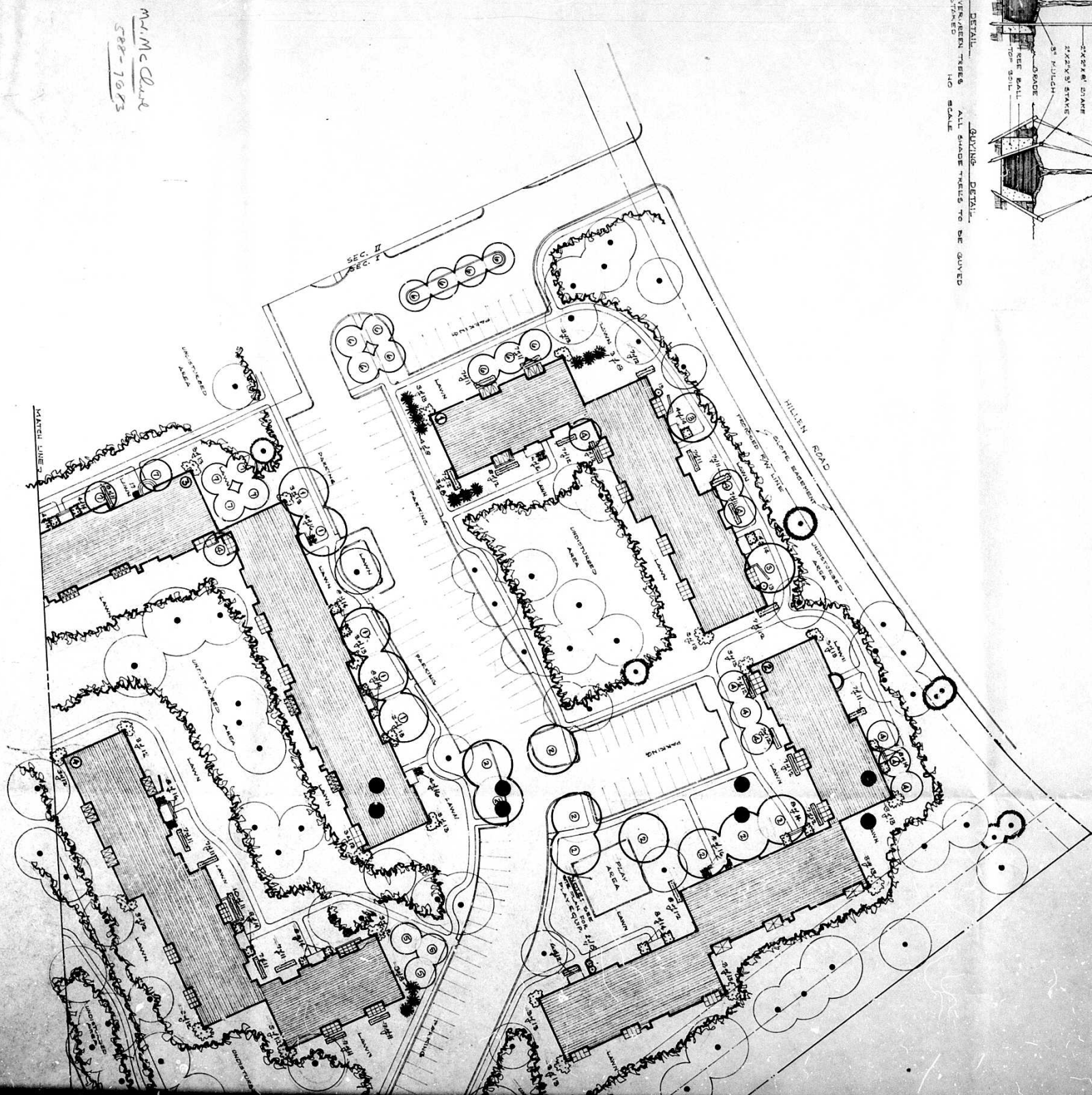
Scale: 1" = 30'

Issued: 1-18-1967

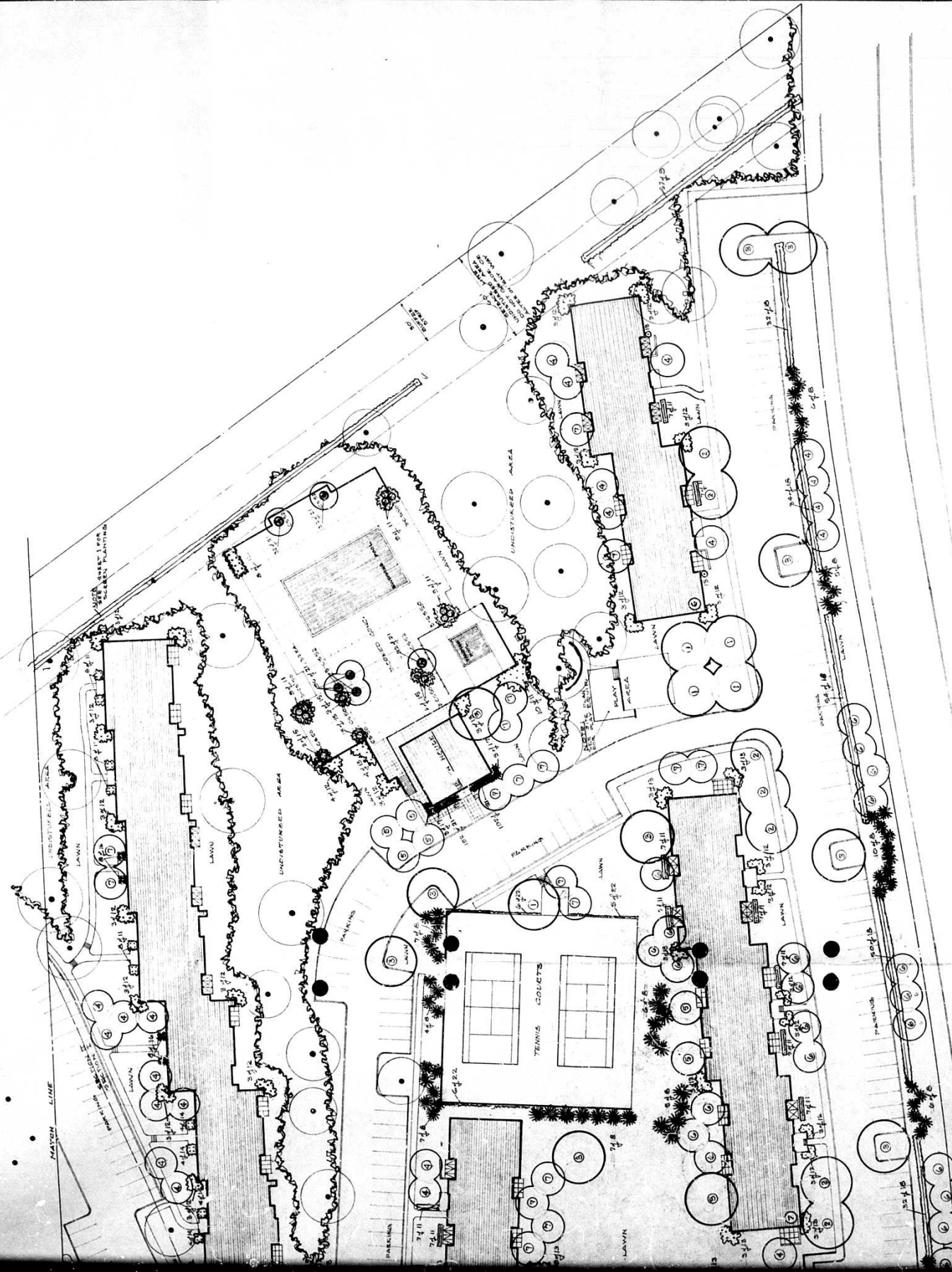
S.O. 62281



STAKING DETAIL: GUYPING DETAIL:
ALL FLOWERING & EVERGREEN TREES TO BE STAKED ALL SHADE TREES TO BE GUYED
NO SCALE



M. McCloud
588-7073



PLANS
 OFFICE OF THE
 CITY ENGINEER
 DATE 3-11-61
 SHEET 2 OF 2

SCALE: 1" = 30'

NOTE:
 SEE SHEET ONE FOR PLANT LIST & SPECIFICATION

LANDSCAPE PLAN - SHEET 2 OF 2	7/2
COURT HOUSE SQUARE APTS.	7/2
SECTION ONE	7/2
SECTION TWO	7/2
SECTION THREE	7/2
SECTION FOUR	7/2
SECTION FIVE	7/2
SECTION SIX	7/2
SECTION SEVEN	7/2
SECTION EIGHT	7/2
SECTION NINE	7/2
SECTION TEN	7/2
SECTION ELEVEN	7/2
SECTION TWELVE	7/2
SECTION THIRTEEN	7/2
SECTION FOURTEEN	7/2
SECTION FIFTEEN	7/2
SECTION SIXTEEN	7/2
SECTION SEVENTEEN	7/2
SECTION EIGHTEEN	7/2
SECTION NINETEEN	7/2
SECTION TWENTY	7/2
SECTION TWENTY-ONE	7/2
SECTION TWENTY-TWO	7/2
SECTION TWENTY-THREE	7/2
SECTION TWENTY-FOUR	7/2
SECTION TWENTY-FIVE	7/2
SECTION TWENTY-SIX	7/2
SECTION TWENTY-SEVEN	7/2
SECTION TWENTY-EIGHT	7/2
SECTION TWENTY-NINE	7/2
SECTION THIRTY	7/2

