

67-242-A 67-242-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Elwood Building Corporation, 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 202.2 to permit a front yard setback of 46.8' from the front property line and 70.8' from the center of the street instead of the required 50' and 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (a) the hardship or practical difficulty through error in layout of the footings the northeast corner of the building was located 3.2' beyond the required setback which was discovered only after the house was under roof.

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

Contract purchaser
BY Elwood A. Sinsky, Principal Owner
Address: 4516 Dresden Road
Baltimore, Maryland 21208

Petitioner's Attorney
Protestant's Attorney
Address

ORDERED BY The Zoning Commissioner of Baltimore County this 2nd day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 7th day of June, 1967, at 10:00 o'clock A.M.



(over)

Mr. Elwood A. Sinsky
4516 Dresden Road
Baltimore, Maryland 21208

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 May, 1967.

Petitioner

Petitioner's Attorney

Reviewed by John G. Rose
Chairman of
Advisory Committee

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 would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety and general welfare,

the above Variance should be had; and it further appearing that the proposed

a Variance to permit a front yard setback of 46.8' from the front property line and 70.8' from the center of street instead of the required 50' and 75' should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June, 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 front yard setback of 46.8' from the front property line and 70.8' from the center of the street instead of the required 50' and 75' subject to approval of the site plan by the Bureau of Public Services and Zoning Commissioner of Baltimore County Office of Planning & 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 7th day of June, 1967, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 3RD Date of Posting May 18, 1967

Posted for Elwood Building Corp.

Location of property W. Rainbow Court 300' S. of Susan Court

Location of Sign W. Rainbow Court 300' S. of Susan Court

Remarks: See above

Posted by John G. Rose Date of return May 25, 1967

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

To: Elwood Building Corp.
4516 Dresden Road
Pikesville, Md. 21208

No. 45584
DATE June 5, 1967

Advertising and posting of property
\$67.35

Advertising and posting of property
\$67.35

Advertising and posting of property
\$67.35

Advertising and posting of property
\$67.35

Advertising and posting of property
\$67.35

Property Description -

Property being known as Lot No. 6, Block A, as shown the plat of Section 2 of Rainbow Park which plat is recorded among the Land records of Baltimore County on Plat Book G.L.S. 26, folio 73, being located on the west side of Rainbow Court approx. 300' north of Susan Court.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 26, 1967

FROM: George E. Gavelle, Director

SUBJECT: Petition #67-242-A. Variance to permit a front yard of 46.8 feet from the front property line and 70.8 feet from the center of the street instead of the required 50 feet and 75 feet. West side of Rainbow Court 300 feet north of Susan Court. Being the property of Elwood Building Corp.

3rd District

HEARING: Wednesday, June 7, 1967 (10:00 A.M.)

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

CEG:ams

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 22, 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 1 consecutive weeks before the 7th day of June, 1967, the first publication appearing on the 13th day of May, 1967.

THE JEFFERSONIAN,

L. Leach Smith
Manager.

Cost of Advertisement, \$

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

To: Elwood Building Corp.
4516 Dresden Road
Pikesville, Md. 21208

No. 45542
DATE May 12, 1967

REPORT TO ACCOUNT NO. 01-422

QUANTITY 1 RETURN THIS PORTION WITH YOUR REMITTANCE \$25.00

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. Elwood A. Sinsky
4516 Dresden Road
Baltimore, Maryland 21208

SUBJECT: Front Yard Variance for the Elwood Building Corporation, Located 1/3 of Rainbow Court 300' N. of Susan Court 3rd District (Item 6 May 2, 1967)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comment:

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved 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 to the Zoning Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Bureau of Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James A. Dine, Principal
Zoning Technician

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

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 weeks before the 7th day of June, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Business Manager

