PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALLYMORE COUNTY:

the SE property line.

RECEIVED !

I, or we, Reginald Leroy Buyd legal owner, of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section, 309.1. To permit an accessory building to be located in the side yard 5" 1" from SW side of Riverxiew Road and 31" from

of the Zoning Regulations of Boltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

cation of my dwelling on the property it is impossible to locate a garage is the rear of the property.

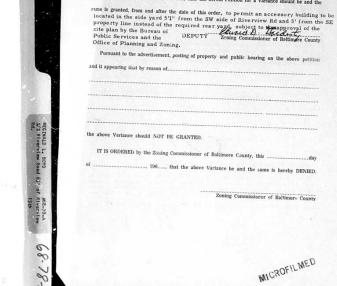
See attached description

Periodry is to be posted and advertised as prescribed by "coning Regulations, by we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this a, and further agree to and are to be bound by the zoning regulations and restrictions of re County adopted pursuant to the Zoning Law For Baltimore County.

	0 11/10 03 1
Contract purchaser	Legal Owner
Address	Address 423 Riverview Road
	Danelo Jaster
Petitioner's Attorney	Has Breefer actorney
Address	1
ORDERED By The Zoning Commission $\sigma\tau$ of	Baltimore County, this 5th day



7, 198.7 at 10:000'clock oay of October 1 got Goe





INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date September 28, 1967

FROM. George E. Gavrelis, Director of Planning

SUBJECT. Petition *6.3-78-A. South side of Riverview Road 65 feet Southwest of Riverview Road. Petition for Variance to permit an accessory building to be located in the side yard 5 feet 1 line from the southwest ide and 31 linehes from the southwest ide and 41 linehes from the southwest ide of the required rear yard instead of the rear yard. Reginald Europ Boyd - Petitioner

15th District

0

HEARING: Monday, October 9, 1967 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

I

JOHN G. ROSE

Mr. Reginald Le Roy Boyd Box h23, Riverview Load Baltimore, Maryland 20221

HE: Variance to permit an accessory building, to be located in the side yard, for legizhal Le Bow Bord, located on the 5/5 of hiverview Fond, 5/6 of hiverview He, 15th District (Then 6, Esphember 5, 1967)

September 6, 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 _Practical difficulty

the above Variance should be had; authorizether appearing the trouversom of ...

to permit an accessory building to be located in the side yard 5' 1" from the 3W a Variance side of Riverview Rd and 5' from the SE property line should be granted instead of the required rear yard.

day of $\frac{\text{October}}{\text{October}}$, 196 $\frac{7}{\text{--}}$, that the herein Petition for a Variance should be and the

Dear Mr. Boyd:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the project of the

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are used source of plans or problems that may have a bearing on this case. The Director and/or the Diputy Director of the Office of Planning and Toning will substit reconsciption on the appropriateness of the requested soning 10 days before the Toning Commissional Section 10 days before the

Very truly yours,

JED: jd

Re: Petition for Variance S/S Riverview Road 65'
S/W Riverview Road,
15th Dist.
Recinald L. Boyd



Mr. John G. Rose Zoning Commissioner County Office Building Towson, Maryland

Please enter an appeal to the County Grandbyk Board of Appeals from the decision rendered in the the above matter by the Deputy Zoning Commissioner and transmit all records to said Board.

Reginald Dayof Reginald Boyd, Box 423, Riverview Road, Baltimore, Maryland 21221

Nov. 7, 1967



RE: PETITION FOR VARIANCE from Section 400.1 of the Zoning Regulations for Accessory Building S/S Riverview Road 65' SW 15th Distric Reginald LeRoy Boyd,

REFORE COUNTY BOARD OF APPEALS OF

> BALTIMORE COUNTY No. 68-78-A

OPINION

This case comes before the Board on an appeal by the petitioner from $\boldsymbol{\alpha}$ decision of the Deputy Zoning Commissioner, dated October 10, 1967, amending the original petition and granting a variance differing from that requested

The Deputy Zoning Commissioner granted variances from Section 400.1 of the Zoning Regulations "to permit an accessory building to be lucated in the side yard, 5 feet 1 inch from the southwest side of Riverview Road and 5 feet from the southeast property line, instead of the required rear yard". The distances requested in the original petition were for a variance of 5 feet 1 inch from the southwest side of Riverview Road, and 31 inches from the southeast property line.

The subject property is located in the Wildwood Beach development, on the southside of Riverview Road in the Fifteenth Election District of Baltimore County, and is shown as lot *6 on the plat entered as petitioner's exhibit *1. The present zoning is R-40 as shown on the official zoning map of the Eastern Area, Section 4-A, adopted Sentember 6, 1966.

The subject property is in a waterfront development, and the rear yards of the shorefront lots abut the street. The petitioner's house it located on the northwest corner of the rear portion of his let, practically at the edge of the street. The subject lot is 50 feet wide; + house takes up 22 feet 4 inches of this width, and is so located on the lot as to luave a 15 foot 7 inch east side yard. Entrance steps to the house protrude 3 feet into this area, leaving !2 feet 7 inches where the petitioner proposes to erect a 10 foot wide garage. Beyond this, the remaining distance to the east boundary line then would be 2 feet 7 inches; this being the 31 inch side yard variance sought. The requested variance for a 5 foot rear yard setback would simply locate the garage that distance from the edge of the street.

Mr. Paul Shaw, a summer resident of the adjacent lot \$7 on the east side of Boyd, protested that granting the variances would place the side of the proposed garage less than five feet (actually 52 inches) from the side of his house, and it would shut off light and air to two of his windows

Being Lot #6 as recorded on the Plat of Holly Farm Beach in Plat Book 10 Folio 2 among the Land Records of Baitimore County. Said property also being located on the Louth side of Riverview Road 658 feet southwest of

Reginald LeRoy Boyd - #68-78-A

The Board is of the opinion, from the testimony given, that the petitioner has failed to overcome the requirements of Section 307 of the Zoning Regulations to show that denial of the requested variances would result in practical difficulty or unreasonable hardship, and further, agrees that the general welfare of the protestant would be impaired by the shutting off of light and air.

ORDER

- 2 -

For the reasons set forth in the aforegoing Opinion, it is this 16 day of January, 1969 by the County Board of Apperls, ORDERED that the variances petitioned for, be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, ubtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

OPINION

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> CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Towton, Maryland

Location of property Sto of Richardiew Rd 65 & M of Redestion St.

Location of Signs O Gold luvide mail Soy & Reginal Long

Posted by Mil V Vices Date of return 201 24-62

BALMMORE COUNTY, MANULAND

OFFICE OF FINANCE

COURT HOUSE TOWSON, MARYLAND 2:204

Petitioner Reginale Larry Doyl.

ox 423, Riverview Road Beltimore, Md. 21221

Date of Porting 7/01-16-62

No. 49674

\$40.00

\$40.00

DATE 11/7/67

Office of Planning & Zoning 119 County Office Bldg. . Towson, Md. 21204

5.00

Reginald LeRoy Boyd - #68-78-A

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COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ZONING DEPARTMENT OF BALTIMORE COUNTY #68-78-A Towson, Maryland Date of Posting Sight 24 1947 Posted for Theorem menday ash 9th 1947 at sais a M.M. Petitioner: Reginald Levy Royd Location of property Sts Medicalism Ld 65' SN & Recording Rend waster of Stone Agin Post beach mark Bed at 423 Richarden South Date of return 84+ 28, 1967 Posted by Musl N. Visa

UBLIC HEARING: Soom 108, County Office Building, 111 W. Ches-speaks Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 21 19 67 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 one time surcessive weeks before the 9th 19. 67 the first publication appearing on the 21st day of optember 19...57.

THE JEFFERSONIAN,

BALL MORE COUNTY, MAR AND No. 48424 OFFICE OF FINANCE DATE AUG. 17, 1967 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 BILLED

\$35,90

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND BALTIMORE COLD Y OFFICE OF PLANNING AND h. Seginald Le Bey Boyd on 1835, Moureter Read Baltimore, Navyland 21221 Towson, Maryland 21221

Your petition has been received and accepted for filing this

Prititioner Reginald Le Roy Beyd Petitioner's Attorney_

CERTIFICATE OF PUBLICATION

OFFICE OF The Eastern Beacon

809 Eastern Ave. Balto. 21, Md.

September 27 1967

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Regniald L. Boyd

paper published in Baltimore County, Maryland, once a week for one (1) SECONDERS week before the

9th day of October 1967 ; that is to say, the same was inserted in the issues of Sept. 20, 1967.

Stromberg Publications, Inc.

CERTIFICATE OPUBLICATION

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

HAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS

BAI FORE COUNTY, MAINAND

OFFICE OF FINANCE

OFFICE OF The Eastern Beacon

80920 Eastern Ave. September 27 1967 Balto, 21, Md.

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paper published in Baltimore County, Maryland, once a week one (1) guacesive weeks before the

9th day of October 1957 ; that is to say, the same was inserted in the issues of Sept. 20, 1967.

Stromberg Publications, Inc.

Publisher

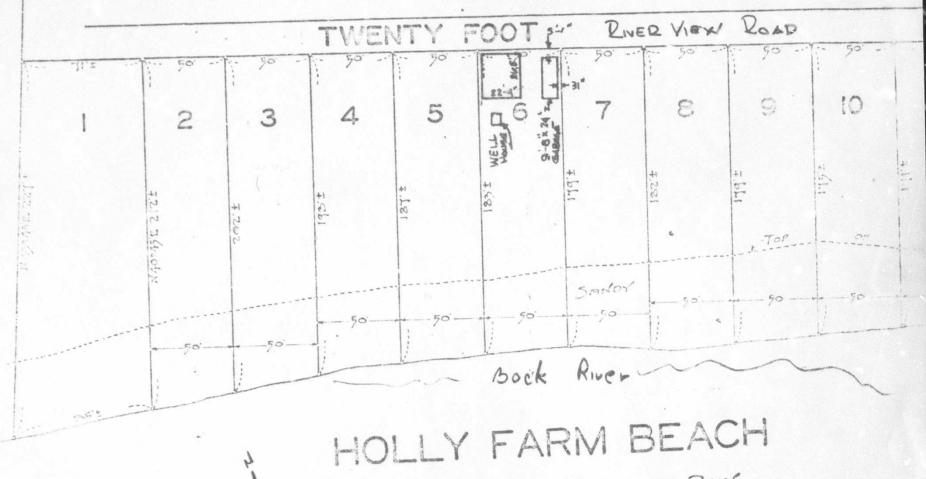
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 21 19 67 THIS IS TO CERTIFY, that the annexed advertisement was and published in Towson, Baltimore County, Md., once i - each day of Oct. ber, 19 67, the first publication appearing on the ___2lst __day of ____September

ITION FOR VARIANCE

G. Leanh Struck

IMPORTANT MAKE CHESKS PAYABLE TO BALTIMORE COUNTY, MARYLAND



BACKRIVER NECK-STEMMERS RUN.

DIST. Nº 15-BALTO CO.

SCALE 1=50

Can Extal