

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Aquin P. Feeney, 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 238.2 to permit a 0 foot side setback along the S 38 10 E 190 foot line and a 25 foot side setback along the S 38 10 W 190 foot line instead of the required 30 feet.

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

A building 40 x 60' is planned with a 30' driveway on the west side.

See attached description

This lot was zoned B.1. by petition and planning had agreed it would so be designated on the land-use map. Through an error, it was placed on the map as B.1. A variance will correct the situation.

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.

Contract purchaser: 707 Sturgis Place, Baltimore, MD 21206
 Address: 707 Sturgis Place, Baltimore, MD 21206
 Legal Owner: John G. Rose
 Address: 306 Liberty Road, Baltimore, MD 21206
 Protestor's Attorney: John G. Rose
 Address: 306 Liberty Road, Baltimore, MD 21206

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of January, 1968, that the subject matter of this petition be advertised as of January 8, 1968, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County in two newspaper 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 8th day of January, 1968, at 10:00 o'clock A. M.

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 with the Baltimore County Zoning Regulations would result in practical difficulty... and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should be had, and it is further appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty... and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

to permit a zero foot side setback along the S 38 10 W 190 foot line instead of the a Variance required 30 feet and to permit a 25 foot side setback along the N 38 10 E 190 foot line instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of February, 1968, 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 zero foot side setback along the S 38 10 W 190 foot line and to permit a 25 foot side setback along the N 38 10 E 190 foot line instead of the required 30 feet, subject to approval of the site plan by the State Roads Department, Zoning Commissioner of Baltimore County 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty... and unreasonable hardship upon the Petitioner and the variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

of February, 1968, that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21286

Mr. Aquin P. Feeney
 9308 Liberty Road
 Calistone, Maryland 21113

SUBJECT: Side and rear yard variance for Aquin P. Feeney, located N/S Liberty Road West of Offutt Rd. 2nd District (Item 30, November 21, 1967)

Dear Sirs:
 The Zoning Advisory Committee has reviewed the subject petition and has the following comments to offer:

STATE ROADS COMMISSION:
 The entrance is subject to State Roads approval and permit.

BUREAU OF TRAFFIC ENGINEERING:
 This office recommends that the parking lot be redesigned to get increased parking spaces. The petitioner, if he wishes, he may contact Mr. C. Richard Moore, Bureau of Traffic Engineering, at 423-3000, extension 555.

ZONING ADMINISTRATION DIVISION:
 Screening must be indicated around the parking area which borders residential zone. A parking breakdown giving the square footage of each building and the required parking must be indicated on the plan prior to the hearing.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

- Project Planning Division
- Bureau of Engineering
- Health Department
- Bureau of Fire Prevention
- Building Engineer
- Board of Education
- Industrial Development

Very truly yours,

James E. Dyer
 Principal Zoning Technician

JED:jd
 ccc John Meyers-State Roads; C. Richard Moore-Traffic Engr.

DESCRIPTION OF PROPERTY KNOWN AS 9114 LIBERTY ROAD

Location 357' west of Offutt Road, and 560' east of Chapman Road.
 District 2
 Zip code 21133
 N 38 - 10 E 190'
 S 38 - 10 W 190'
 S 51 - 50 E 65'
 N 1 - 50 W 65'

Plat # 25149
 Lot # -176
 B. R.

ORDER RECEIVED BY PLANNING DIVISION

WHEN RECEIVED FOR FILING
 DATE 2/14/68 BY John G. Rose

MICROFILMED

BALTIMORE COUNTY MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 29, 1967
 FROM: George E. Gavrellis, Director of Planning
 SUBJECT: Petition #68-145-A, Northeast side of Liberty Road 357 feet West of Offutt Road, Petition for Variance to permit zero feet side yard along the north 38 10 East 190 feet and to permit a 25 foot setback along the south 38 10 West foot Line instead of the required 30 feet.
 Aquin P. Feeney - Petitioner.
 2nd District
 HEARING: Monday, January 8, 1968. (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance and has the following advisory comment to make with respect to pertinent planning factors:

In light of the dimensions of the subject property, the planning staff agrees that the better plan for developing this property would involve a placement of the building along one property line thereby providing for a two-way driveway along the other property line.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 1/8/68
 Posted for: Advertisement and posting of property for Aquin P. Feeney
 Petitioner: Aquin P. Feeney
 Location of property: 357 West of Offutt Rd. 357 West of Offutt Rd.
 Location of Signs: 9114 Liberty Rd.
 Remarks: 1 Sign
 Posted by: John G. Rose Date of return: 1/12/68

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

INVOICE No. 50663 DATE Dec. 18, 1967
 Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21284
 TO: Humad E. Fran
 707 Sturgis Place
 Baltimore, Md. 21206
 Zoning Dept. of Balto. Co.
 REPORT TO ACCOUNT NO. 01-622
 QUANTITY: 1 TOTAL AMOUNT: \$25.00
 CHARGES: Advertisement and posting of property for Aquin P. Feeney
 68-145-A
 25.00
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

LEGAL NOTES

PETITION FOR A VARIANCE 2nd DISTRICT
 ZONING Petition for Variance for Side Yard
 LOCATION: Northeast side of Liberty Road 357 feet West of Offutt Road known as 9114 Liberty Road
 DATE & TIME: Monday, January 8, 1968 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 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 zero foot side setback along the North 38 10 East 190 foot line and to permit a 25 foot side setback along the South 38 10 West 190 foot line instead of the required 30 feet.
 The Zoning Regulations to be excepted as follows:
 Section 238.2 - Side and Rear Yards - 30 feet.
 All that parcel of land in the Second District of Baltimore County, located on the northeast side of Liberty Road 357 feet West of Offutt Road and 560 feet East of Chapman Road, property known as 9114 Liberty Road, being the property of Aquin P. Feeney, as shown on plat filed with the Zoning Department, Hearing Date: Monday, January 8, 1968 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By order of:
 JOHN G. ROSE
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

Pikesville, Md. 1968, 1968
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 8th day of January, 1968, the first publication appearing on the 8th day of January, 1968.
 THE NORTHWEST STAR
Corwin Landon
 Manager
 Cost of Advertisement, \$ 25.00

CERTIFICATE OF PUBLICATION

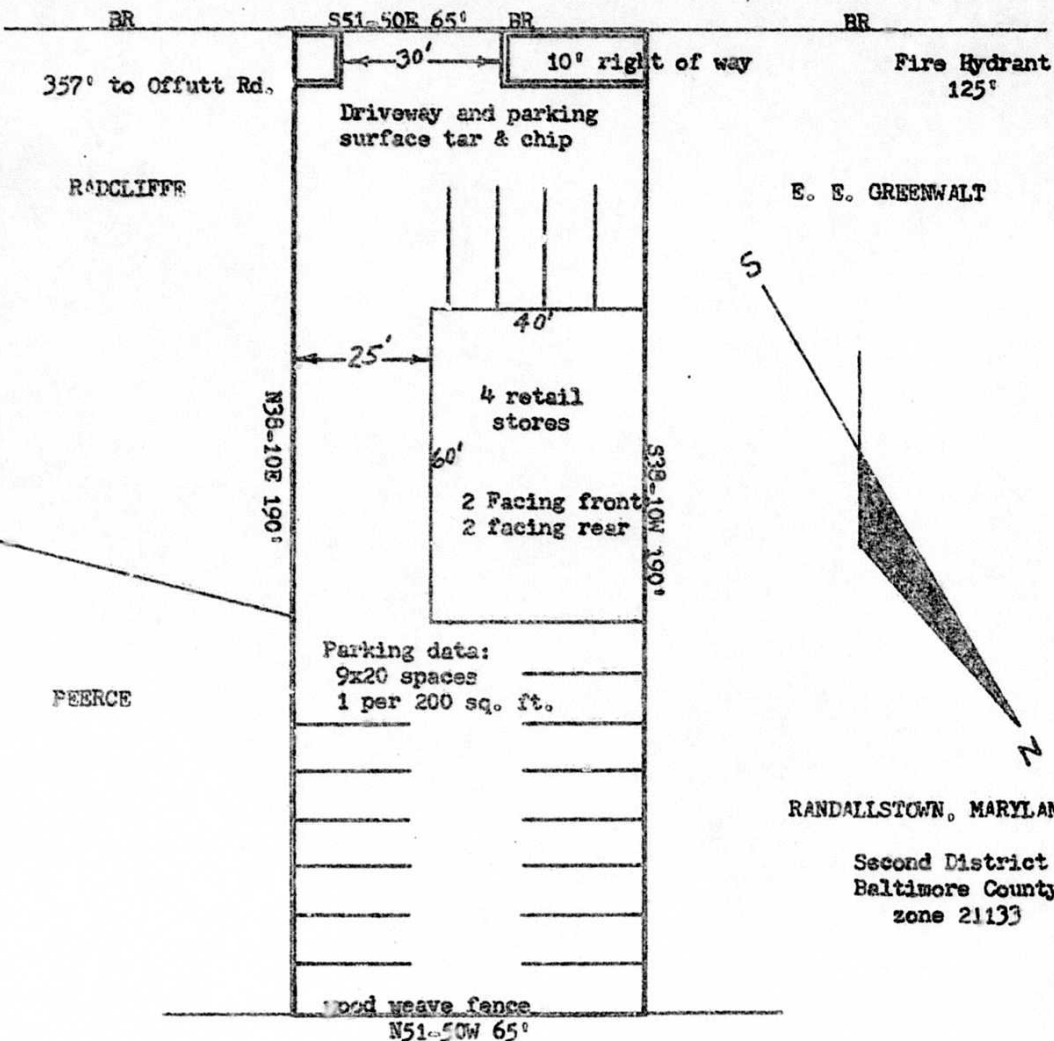
TOWSON, MD. 1968, 1968
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time before the 8th day of January, 1968, the first publication appearing on the 21st day of December, 1967.
 THE JEFFERSONIAN
A. Frank Weston
 Manager
 Cost of Advertisement, \$ 25.00

Sewerage

Scale: 1" = 30'

LIBERTY ROAD

24" water main



R6

