

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Benjamin F. Doty, Et ux, 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 211.3, To Permit a Sideyard Setback 15 feet from the side lot line, and 15 feet from the center line of the street, instead of 25 feet from the side lot line and 35 feet from the center line of the street, as required by the Regulations of Baltimore County, for the following reasons, indicate hardship or practical difficulty:

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.

Contract purchaser Benjamin F. Doty, Et ux Legal Owner
Address 111 W. Chesapeake Avenue, Towson, Maryland 21204
Petitioner's Attorney John G. Rose Protestants Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of January, 1968, 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 100, County Office Building in Towson, Baltimore County, on the 15th day of February, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.
(over)

Being known as Lot No. 2000 As Shown On The Plat Of Lodge Forest Recorded In Baltimore County In Liber No. Folio 75-77 15th District Also being the southwest corner of Lodge Forest Road and North Cove Road.

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 hereby ordered that the Variance be granted to permit a side yard setback of 15 feet from the side lot line and 35 feet from the center line of the street instead of the required 25 feet and 50 feet; and to permit a side yard setback of 7 feet from the interior lot line instead of the required 8 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of February, 1968, that the herein Petition for a Variance should be and is granted, from and after the date of this order, (see above variance request), subject to approval of the site plan by the Bureau of Planning 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 19th day of February, 1968, that the above Variance be and the same is hereby DENIED.

DEPUTY Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 2/19/68

TELEPHONE 822-3000 EXT. 567

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 51790

DATE Feb. 19, 1968

To: Benjamin F. Doty, Jr.
Kathleen Lane
Baltimore, Md. 21215

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-422	4.070-1	Advertising and posting of property 68-191-A	46.70

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 822-3000 EXT. 567

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 51751

DATE Jan. 29, 1968

To: Money order 2294213

REPORT TO ACCOUNT NO.	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT DUE
01-422	4.070-1	Petition for Variance for Benjamin F. Doty 68-191-A	25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

January 30, 1968

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

Benjamin F. Doty, Et ux
Kathleen Lane
Baltimore, Maryland 21215

SUBJECT: Variance to Section 211.3, for Benjamin F. Doty, Et ux, located on the SW Cor. North Cove Rd. and Lodge Forest Rd. 15th District (Item 78, January 23, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 3" water in Lodge Forest Road
Sewer - Existing 8" sanitary sewer in Lodge Forest Road
Road - North Cove Road is to be developed as a minimum 30' road on a 40' R/W. Lodge Forest Road is to be developed as a minimum 40' road on a 50' R/W.

ZONING ADMINISTRATION DIVISION:
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 hearing.

The following members had no comment to offer:

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

Very truly yours,

James E. Doty
JAMES E. DOTY,
ZONING SUPERVISOR

JED:jd
cc: Carlyle Brown-Sur, of Engr.

CERTIFICATE OF PUBLICATION

OFFICE OF
The Eastern Beacon

809 E. Eastern Ave. January 31 1968
Baltimore, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - Benjamin F. Doty was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of February 1968; that is to say, the same was inserted in the issues of Jan. 31, 1968.

Stromberg Publications, Inc.
Publisher.

By John J. Smyth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 8, 1968

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #68-191-A, Southwest corner of Lodge Forest Road and North Cove Road. Petition for Variance to permit a side yard of 15 feet from the side lot line and 35 feet from the center line of the street instead of the required 25 feet and 50 feet and to permit a side yard of 7 feet from the interior lot line instead of the required 8 feet.
Benjamin F. Doty - Petitioner

15th District

HEARING: Monday, February 19, 1968. (11:00 A.M.)

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Benjamin F. Doty, Et ux
Kathleen Lane
Baltimore, Maryland 21215

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of January, 1968.

John G. Rose
JOHN G. ROSE
Zoning Commissioner

Petitioner Benjamin F. Doty
Petitioner's Attorney

Reviewed by James E. Doty
Chairman of
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Benjamin F. Doty, Et ux
Petitioner: Benjamin F. Doty
Location of property: S.W. Corner of Lodge Forest Rd. & North Cove Rd.
Location of Sign: On the corner of the property
Remarks:
Posted by: Michael H. Wynn
Signature
Date of return: Feb. 9, 1968

CERTIFICATE OF PUBLICATION

TOWSON, MD., FEB 1 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 week before the 19th day of February 1968, the first publication appearing on the 16th day of February 1968.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.....

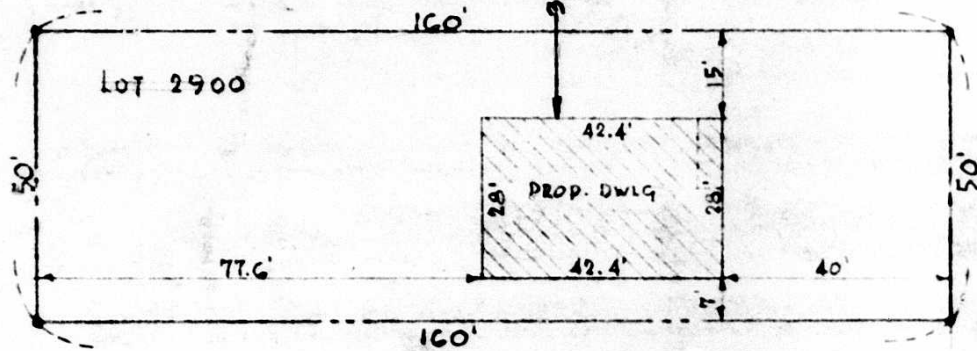
PETITION FOR A VARIANCE

15th DISTRICT
ZONING: Petition for Variance for Benjamin F. Doty, Et ux, located on the SW Cor. North Cove Rd. and Lodge Forest Rd. 15th District. Also being the southwest corner of Lodge Forest Road and North Cove Road.

Public Hearing: Monday, February 19, 1968 at 11:00 A.M. in the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Being known as Lot No. 2000 As Shown On The Plat Of Lodge Forest Recorded In Baltimore County In Liber No. Folio 75-77 15th District. Also being the southwest corner of Lodge Forest Road and North Cove Road.

R-6



R-6

PLOT PLAN

SCALE: 1" = 30'

PROPERTY OF
MR. & MRS. BENJAMIN DOTY, JR.
"LODGE FOREST"
BALTIMORE COUNTY, MARYLAND
Plot # 10-72

10 copies

9/7 3/7/67 3/7/67

