

68-221-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Ted H. Canipe, 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 front yard setback of 59' from front property line & 50' from center line of street instead of the required 50' & 75 feet respectively. Sec. 202.5 to permit a side yard setback for one side yard of 12' & 30' for the sum of both instead of the required 20' & 50' respectively.

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

For building private house, 40 feet by 24 feet and two inches. Hardship, under present zoning property is not big enough for building. At time of original subdivision the existing zoning was R6. Zoning was changed to R40 in 1966, property was subdivided November 1953.

Request variance be approved as described on plot plan and description form which accompany this petition.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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 Ted H. Canipe Legal Owner
Address 3703 Red Grove Rd.
Baltimore, Md. 21220
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this, 20th day

of February, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of March, 1968, at 1:00 o'clock

Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., MAR 7 1968, 19--

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 28th day of March 1968, the first publication appearing on the 7th day of March 1968.

THE JEFFERSONIAN,

L. Frank Simpson, Manager.

Cost of Advertisement, \$.....

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance for Front and Side Yards.

LOCATION: West side of Wampler Road 326 feet South of Bird River Road.

DATE & TIME: THURSDAY, MARCH 28, 1968 at 1:00 P.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.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 3' at front property line and 55 feet from the center line of street instead of the required 50 feet and 75 feet respectively and to permit a side yard setback for one side yard of 12 feet and 32 feet for the sum of both instead of the required 20 feet and 50 feet respectively.

The Zoning Commission to be excepted as follows:

Section 202.2 - Front Yard - For detached, the front yard shall be not less than 10 feet from the front lot line and not less than 12 feet from the center line of the street.

Section 202.3 - Side Yard - For detached, 20 feet wide for one side yard and not less than 30 feet for the sum of both, except that for a corner lot the building along the side street shall be not less than 20 feet from the side lot line and not less than 75 feet from the center line of the street.

Section 202.5 - Side Yard - For detached, 20 feet wide for one side yard and not less than 30 feet for the sum of both, except that for a corner lot the building along the side street shall be not less than 20 feet from the side lot line and not less than 75 feet from the center line of the street.

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same at a point on the west side of Wampler Road, 30 feet wide, at the distance of 326 feet measured southerly along the west side of Wampler Road from the center of Bird River Road and running thence and binding on the west side of Wampler Road South 1 degree 03 minutes West 113 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein the three following courses and distances viz: South 69 degrees 45 minutes West 260 feet, North 26 degrees 02 minutes West 23.50 feet and North 54 degrees 48 minutes East 314 feet to the place of beginning.

Containing 0.40 of an acre of land more or less.

Being the property of Ted H. Canipe and Roy L. Canipe, as shown on plat plan filed with the Zoning Department.

Public Hearing: Thursday, March 28, 1968 at 1:00 P.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

OFFICE OF

The Eastern Beacon

809 22X Eastern Ave. March 12, 1968

Balto. 21, Md.

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance to Ted H. Canipe

was inserted in The Eastern Beacon a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week before the 28th day of March 1968; that is to say, the same was inserted in the issues of March 6.

Stromberg Publications, Inc.

Publisher.

By Joe Stromberg

DOLLENBERG BROTHERS

PAUL H. DOLLENBERG
PAUL H. DOLLENBERG
CARL F. DOLLENBERG
JOHN F. DOLLENBERG
JOHN F. DOLLENBERG
JOHN F. DOLLENBERG

Regional Professional Engineers & Land Surveyors

708 WASHINGTON AVENUE AT YORK ROAD

TOWSON, MD. 21204

February 2, 1968

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the west side of Wampler Road, 30 feet wide, at the distance of 326 feet measured southerly along the west side of Wampler Road from the center of Bird River Road and running thence and binding on the west side of Wampler Road South 1 degree 03 minutes West 113 feet, thence leaving said road and binding on the outlines of the land of the petitioners herein the three following courses and distances viz: South 69 degrees 45 minutes West 260 feet, North 26 degrees 02 minutes West 23.50 feet and North 54 degrees 48 minutes East 314 feet to the place of beginning.

Containing 0.40 of an Acre of land more or less.

TELEPHONE 812-3000 EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 53021

DATE: March 4, 1968

TO:

Ted H. Canipe
3703 Red Grove Road
Baltimore, Md. 21220

BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY COST

Petition for Variance 68-221-A 25.00

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

TELEPHONE 812-3000 EXT. 387

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 53068

DATE: Mar. 28, 1968

TO:

Ted H. Canipe
3703 Red Grove Road
Baltimore, Md. 21220

BY: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

QUANTITY COST

Advertising and posting of property for Ted H. Canipe 68-221-A 50.00

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#68-221-A

District 154

Date of Posting Mar. 8 - 68

Posted for: Hearing March 28, 1968, C. L. 1:00 P.M.

Petitioner: Ted H. Canipe

Location of property: W/S Wampler Rd. 326' So. of Bird River Rd.

Location of Signs: 0.40 Acre Petition in front of above described lot.

Remarks: George Wampler Road

Posted by: Mark H. Hesse

Date of return: March 15, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

Mr. Ted H. Canipe
3703 Red Grove Road
Baltimore, Maryland 21220

SUBJECT: Front and side yard variance for Ted H. Canipe, located W/S of Wampler Road, South of Bird River Rd. 15th District (Item 1-2, February 20, 1968)

Re: R 154

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

BUREAU OF ENGINEERING:

Water - Existing 10" water in Wampler Road
Adaptability of existing utilities to be determined by developer or his engineer.
Sewer - Sanitary sewer is not available.
Road - Wampler Road is to be developed as a minimum 40' road on a 60' 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 planning 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 Commission's 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 S. Hesse

JAMES S. HESSE, Zoning Supervisor

JED:djd
cc: Carlyle Brown-Bur. of Engr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March 15, 1968

FROM: Leslie H. Groff, Deputy
George E. Connelley, Director of Planning

SUBJECT: Petition #68-221-A. West side of Wampler Road 326 feet South of Bird River Road. Petition for Variance to permit a front yard of 35 feet from the front property line and 65 feet from the center line of the street instead of the required 50 feet and 75 feet and to permit a side yard for one side yard of 12 feet and 32 feet for the sum of both instead of the required 20 feet and 50 feet.
Ted H. Canipe - Petitioner

15th District

HEARING: Thursday March 28, 1968. (1:00 P.M.)

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

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 ~~xxxx~~ 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 further appearing that by reason of~~ a Variance to permit a front yard setback of 35 feet from front property line and 65 feet from the center line of the street instead of the required 50' and 75' respectively; and to permit a side yard setback for one side yard of 12' and 32' for the sum of ~~a Variance~~ both instead of the required 20' and 50' respectively. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this

29

day of March, 196 8, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, a Variance to permit (see above), subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning

DEPUTY

Edward D. Hardesty
Zoning Commissioner of Baltimore County

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 _____ day of _____, 196____, that the above Variance be and the same is hereby DENIED.

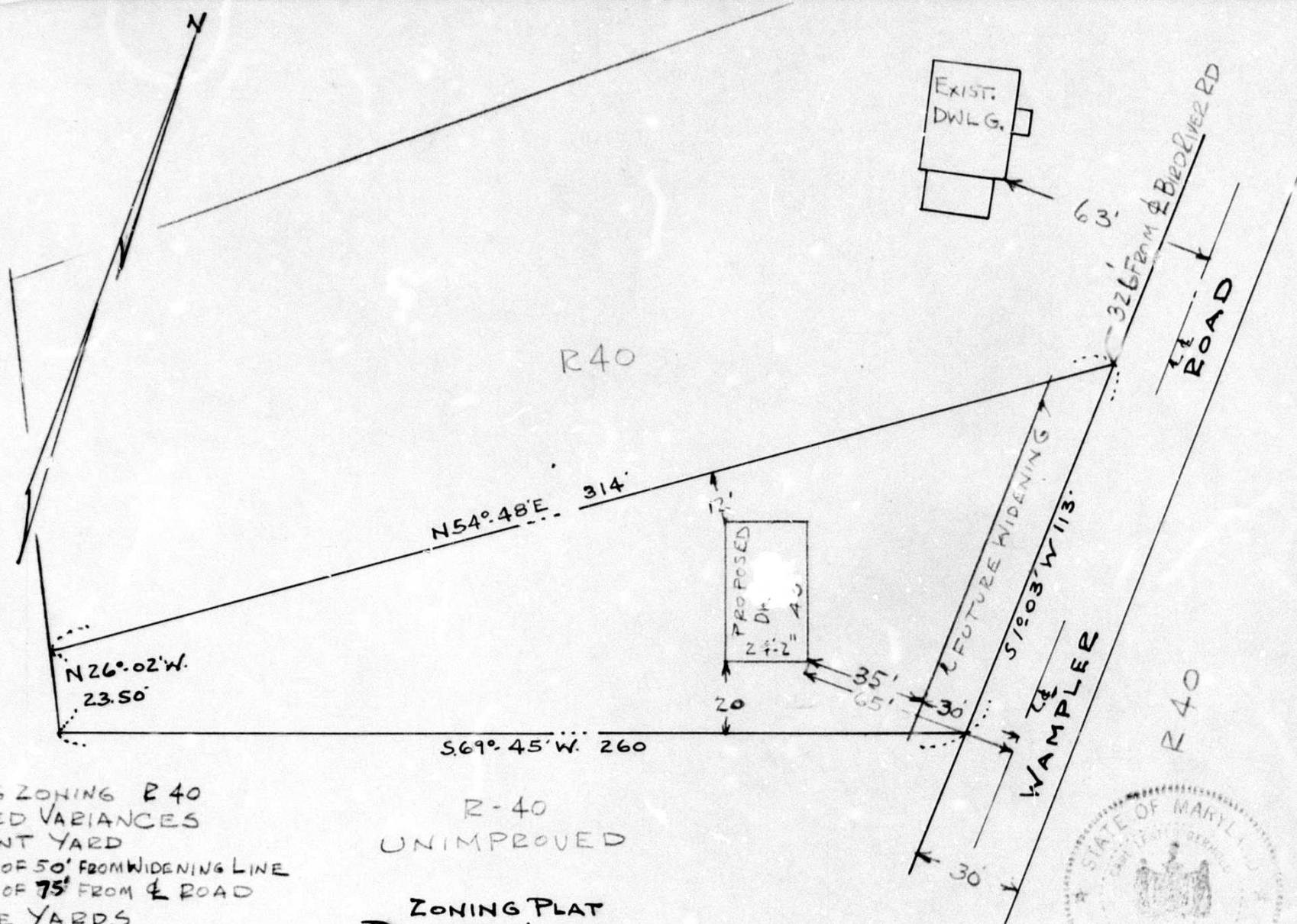
Zoning Commissioner of Baltimore County

MICROFILMED

ORDER RECEIVED FOR FILING

DATE 3/29/68 JC Harvey

BY



EXISTING ZONING R 40
PROPOSED VARIANCES
FRONT YARD

35' INSTEAD OF 50' FROM WIDENING LINE
65' INSTEAD OF 75' FROM ROAD

SIDE YARDS

NORTH SIDE 12' INSTEAD OF 20'
SOUTH SIDE 20' INSTEAD OF 30'
SUM OF BOTH 32' INSTEAD OF 50'

R-40
UNIMPROVED

ZONING PLAT
PROPERTY LOCATED
IN
15TH DISTRICT BALTO. CO. MD
0.40 ACRE ±

THIS PLAT IS NOT TO BE USED TO
ESTABLISH PROPERTY LINES

SCALE $\div 1" = 40'$ JAN 29, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON MD.

