

68-282-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Ervin J. Carvery, Esq., et al. 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 217.4 to permit a rear yard setback of 24 feet 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):

Petitioner requests to construct a 2 story building instead of permitted 3 story building. In order to get the floor area required, it is necessary to increase the depth of the building. The proposed 2 story building will contain less square feet total area than the permitted 3 story building. All parking requirements are fully satisfied.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day

of April, 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 is 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 1st day of June, 1968, at 10:00 o'clock

AM 2:25-A
E/S of York Rd. 100' N of Anneslie Rd.
9th

Telephone
B23-3000
EXT. 287

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54397

DATE June 3, 1968

TO: E & J Constr., Co.
6505 York Road
Baltimore, Md. 21212

Zoning Dept. of Balto. Co.

INVOICE
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
COST
65.00

Advertising and posting of property
65-282-A

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Ervin J. Carvery, Esq., et al. County Office Building
803 Stoneleigh Road
Baltimore, Maryland 21212

Towson, Maryland 21204

Your Petition has been received and accepted for filing this

30th day of April, 1968.

JOHN G. ROSE
Zoning Commissioner

Petitioner Ervin J. Carvery, et al.

Petitioner's Attorney
Reviewed by
Chairman of
Advisory Committee

and it appearing that by reason of the following finding of facts that strict compliance with the zoning regulations 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 or general welfare of the locality involved

the above Variance should be had:

a Variance to permit a rear yard setback of 24' instead of the required 30' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3rd day of June, 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 rear yard setback of 24 feet instead of the required 30 feet, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services 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 June, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 54351

DATE May 13, 1968

TO: E & J Construction Co.
6505 York Road
Baltimore, Md. 21212

Zoning Dept. of Balto. Co.

INVOICE
QUANTITY
RETURN THIS PORTION WITH YOUR REMITTANCE
COST
25.00

Petition for Variance
68-282-A

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

District 9th Date of Posting 5/17/68

Posted for Ervin J. Carvery, Esq., et al.

Petitioner Ervin J. Carvery, Esq., et al.

Location of property 803 Stoneleigh Road, Baltimore, Md.

Location of Sign 803 Stoneleigh Road, Baltimore, Md.

Remarks

Posted by M. H. Hines Date of return 5/21/68

BEGINNING for the same on the east side of York Road at a point distant 100.09 feet North 12 degrees 02 minutes 50 seconds East from the point formed by the intersection of the east side of said York Road with the north side of Anneslie Road, as shown on the Plat of Anneslie, as filed among the Land Records of Baltimore County in Plat Book No. 7, folio 40 said point of beginning being at the division line between lots No. 7 and No. 6, Block "I" as shown on said Plat and running thence from said beginning and binding on the east side of said York Road and referring all courses to True Meridian, as established by Baltimore County, North 12 degrees 02 minutes 50 seconds East 100.09 feet to the division line between lots No. 3 and No. 2, Block "I", as shown on said Plat, thence leaving the east side of said road and binding on a part of said division line South 78 degrees 56 minutes 10 seconds East 35.00 feet to a point in line with the beginning of a fence there situate, thence leaving said division line and running South 11 degrees 03 minutes 50 seconds West 0.28 feet to the beginning of said fence, thence binding on and along said fence South 77 degrees 04 minutes 50 seconds East 62.43 feet to the end of said fence, thence North 11 degrees 03 minutes 50 seconds East 2.30 feet to the said division between lots No. 3 and No. 2, Block "I", as shown on said Plat, thence binding on a part of said division line South 78 degrees 56 minutes 10 seconds East 27.60 feet to the west side of Locust Drive, as shown on said Plat, thence binding on the west side of said Drive, South 12 degrees 02 minutes 50 seconds West 100.00 feet to said division line between lots No. 7 and No. 6, Block "I", as shown on said Plat, thence leaving the west side of said Drive and binding on said division line North 78 degrees 56 minutes 10 seconds West 125.00 feet to the piece of beginning.

BEING AND COMPRISING Part of Lot No. 3 and all of Lots Nos. 4, 5, and 6,

Block "I" as shown on the Plat of Anneslie filed as aforesaid.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 23, 1968

FROM: George E. Cavrells, Director of Planning

SUBJECT: Petition 68-282-A. Variance to permit a rear yard setback of 24 feet instead of the required 30 feet. East side of York Road 100 feet north of Anneslie Road. Being the property of Ervin J. Carvery.

9th District

HEARING: Monday, June 3, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the rear yard requirements. It offers no comment on the variance as such. It notes, however, that the present development proposal represents a two-story building embracing slightly more ground area, but containing less total area than has been requested under Petition 67-207-KA. Screening and landscaping has not been shown on the petitioner's plat. This should be cleared before the granting of any order.

GEG:bm

STORBERG PUBLICATIONS, INC.

was inserted in the issue of May 16, 1968.

was inserted in the issue of May 17, 1968.

was inserted in the issue of May 18, 1968.

was inserted in the issue of May 19, 1968.

was inserted in the issue of May 20, 1968.

was inserted in the issue of May 21, 1968.

was inserted in the issue of May 22, 1968.

was inserted in the issue of May 23, 1968.

was inserted in the issue of May 24, 1968.

was inserted in the issue of May 25, 1968.

was inserted in the issue of May 26, 1968.

was inserted in the issue of May 27, 1968.

was inserted in the issue of May 28, 1968.

May 2, 1968

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

Ervin J. Carvery, Esq., et al. SUBJECT: Rear yard Variance for Ervin J. Carvery, et al. located E/S York Road 100' N of Anneslie Road Baltimore, Maryland 21212 9th District (Item 168, April 30, 1968)

Dear Sir:

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

STATE ROADS COMMISSION: The entrance must be of a depressed curb type with 36" transitions. The entrance will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION: All parking areas which adjoin residential property must be screened with 4 ft. high compact screening or fencing. This must be shown on revised plans prior to the hearing.

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

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 or 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
Bureau of Engineering
Health Department
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James S. Hays
JAMES S. HAYS, Zoning Supervisor

JEG:jd
cc: John Meyers-State Roads Commission

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 4, 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 2nd day of June, 1968, the first publication appearing on the 16th day of May, 1968.

THE JEFFERSONIAN.

Manager.

Cost of Advertisement, \$.

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY, MARYLAND, TO PERMIT A REAR YARD SETBACK OF 24 FEET INSTEAD OF THE REQUIRED 30 FEET. EAST SIDE OF YORK ROAD 100 FEET NORTH OF ANNESLIE ROAD. BEING THE PROPERTY OF ERVIN J. CARVERY. 9TH DISTRICT. HEARING: MONDAY, JUNE 3, 1968 (10:00 A.M.).

YORK ROAD

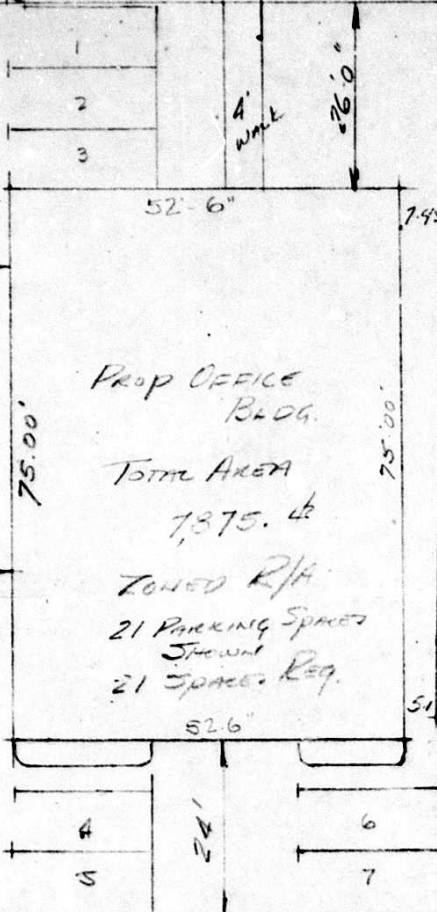
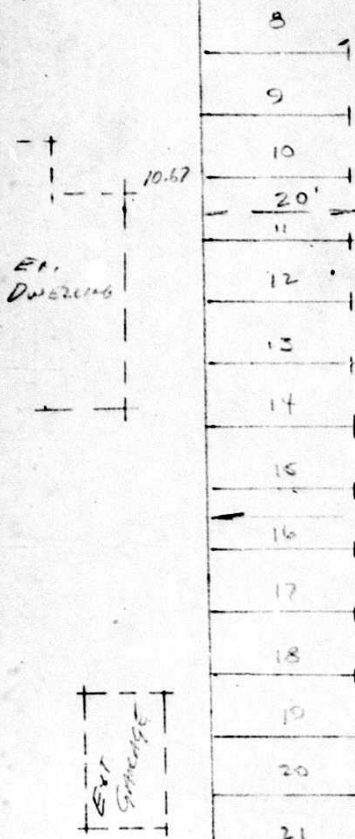
STATE R/W

100' TO ANNELIE ROAD

R=10'

R=10'

N



EX. DWELLING

7.45'

75'-0"

51.5'

EX. GARAGE

ALLEY 20'

ONE WAY

20'

ZONING PETITION PLAT - VARIANCE

6605-6607

York Rd

LOTS 3 TO 6 INC. B&ET

B&ET Co. Md

9" ELEC. DTL.

SECT 1-20'

