PETILION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, 300 ft

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

between buildings

LL.

ORDE

I. or we... Robert and Barbara Kowery legal owner 5 of the property situate in Baltimore
County and which is described in the description and plat attyched hereto and made a part hereof. hereby petition for a Variance from Section 238.2 to percit a rear sethack of

2.5' instead of required 30' and side yard sethack 14' instead of

required 30' annia francia para setback of ## instead of ## required 50'...

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

On this property we have found this location to be the only practical one for the placing of the building.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

It or ke, agree to pay expenses of above Variance advertising, posting, etc., upor, filing of this petition, shill further agree to and are to be bound by the zoning regulations and restrictions of Balimore Zonity adopted pursuant to the Zoning Law For Balimore County.

file Denace Legal Owner Contract purchaser Address 11318 Reisterstown Rd. Y ~ Petitioner's Attorney Protestant's Attorney

ORDERED By The Zening Commissioner of Baltimore County, this 215t

MR SI EB LM -....day of ... June ... 196 S at 10+00m'clock ; 7

IAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

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 meneral the above Variance should be had; ambderdouthern apparating what shy areason who to permit a rear yard setback of 2 feet, 5 inches instead of the required 30 feet; and to permit a side yard setback of 14 feet instead of a Variance the required 30 feet; and to permit a setback of 46 feet should be granted in the setback of the required 60 feet between buildings. IT IS ORDERED by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order, to permit a rear yard setback of

same is granted, from and after the date of this order, to permit a rear yard setback of 2 feet, 5 inches instead of the required 30 feet; and to permit a side yard get-back of 14 feet instead of the required 30 feet and to permit a setback of 46 feet instead of the required 60 feet DEPUT Zoning Commissioner of Bullimory County between 20 feet to approval of the site plan by the Bureau of Public Service and the Office of Planning and Zoning and the State Roads Commission. × the above Variance should NOT BE GRANTED

IT IS CRDERED by the Zoning Commissioner of Baltimore County, this

Zoning Commissioner of Baltimore County

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

196 that the above Variance be and the same is hereby DENIED

MICROFILMED

Me. 54435

DATE AND 24, 1968

SAL-75

44.75

BALTHORE COUNTY, MARYIND INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 Diri-ion of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 BILLED \$25.00 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR Potition for Variance for Box 25.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

1380

BEGINNING for the same at a point on the west side of Reisterstown Road and 1380 feet more or less south of the intersection of Micodemus Road and Reisterstown Road. Running south 36 degrees 25 minutes east, 100 feet, thence running south 63 degrees 40 minutes west 225 feet more or less. Thence running north 32 degrees 08 minutes west 100 feet. Thence running south 63 degrees 40 minutes wast Improvements known as 11318 Reisterstown Road, Balto., County, Md.

BALLMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 12, 1968

FROM George E. Govrelis, Director of Planning

SURJECT Petition (68-300-A, Variance to permit a rear yard setback of 2 feet 5 inches instead of the required 30 feets and to permit a side yard setback of 14 feet instead of the required 30 feet and to permit a setback of 46 feet instead of the required 60 feet between buildings. West side of Reistensown Road 1380 feet South of Nicodemus Road. Roymond Levin, et al., Petitioners.

4th District

HEARING: Monday, June 24, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the serback requirements. It notes that Special Exception and reclassification was granted for this property under Petition *54-94. It notes further that the requested variance would enable the ere-tion of a 40 x 70 foot structure at the rear of the property. Would this be a service garage occommodative the control of the property of the property would it serve general customers? If so, Special Excention to allow a service garage is required.

The quality of the site plan is such that cogent comment on the appropriateness The quality of the site plan is such that cagent comment on the appropriateness of the variance cannot be made. No action should be taken on this petition until the petitioner clearly expicins the use of the proposed structure and its relationship to adjacent properties and improvements. Granting of rais petition should be conditioned not only on approval of site plans, but also on compliance with the requirements of the approved site plans. The field checks on Petition No., 68-146 novel that activities on this urd car lot appeared to spill over an adjacent property. This should be 'orbidden.

GEG:bm

PETITION FOR VARIANCE
410 DISTRICT
ZONING PARIAM for Valence
for Riese Tradition for Valence
for Riese Tradition for Control
of Richard Riese Tradition for Riese South
of Nicodemial Road, 300 etc.
A 1964 at 1000 A.M.
PUBLIC HEARING Room 108,
County Office Building, 113 W.
County Office Building, 113 W.
Maryland. Avenue, Towton,
Maryland. Commissioner of
The Zoning Commissioner of

and.
J. Zoning Commissioner of nore County, by authority of foring Act and Regulations of more County, will hold a publi

the Zening Ast and Regulations of Baltimore County, will hold a public Martine for a Variance from the Portion for a Variance from the County to permit a rase yard ethack of 2 feet 5 inches intellad or stack of 2 feet 5 inches intellad or side yard setting and to permit a side yard setting and to permit a of the required 30 feet and to cermit 3 sesback of 46 feet instead buildings.

buildings.

The Zoning Regulation to be encepted as follows:
Section 238.2 - Side and Rear yards 30 rest.

All that pascel of land in the Fourth District of Baltimore County.

re or less south of the refection of Nicodemus Road and Iderstown Road. Running south degrees 25 minutes seat south to the reference of the running south to ses 40 minutes west 225 feet or less. There running north degrees 08 minutes west 100.

Thuise running south 63 mes 40 minutes west 225 res es 40 minutes west 225 res es 40 minutes west 225 res es 40 minutes west 225 res.

ntaining 22,500 square feet or less. provements known as 11318 instown Road, Batto, County MC. Being the property of Rayming Levin, et al as shown on plat plan field with the Zoning Department, Hearing Date Monday, June 24, 1968 at 10:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesspeake Asymus. Toxical Public Hearing; 112 W. Chesspeake Asymus. Toxical Public Hea



OFFICE OF

SCOMMUNITE LIMIES

RANDALLSTOWN, MD. 21133 June 11, 1968

THIS IS TO CERTIFY, that the appeared advertisement of John G. Rose, Zoning Commissioner of Haltimore Jounty

was inserted in THE COMMUNITY TIMES, a weekly newspape; published in Baltimore County, Maryland, once a week for One weeks before the 13th day of sune, 1968, that is to say, the same was inserted in the issue of June 5, 1968.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

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

Research Levin, et a! 11318 Heisterstown Road Owings Hills, Hd. 21117

SUBJECT: Reor and side yard setback variance for Especial Lavin, et al, located SW/S Relateration Read 1980 5 of Micodemus Rood 4th District (Item 196, Nay 21, 1968)

Dear Stre

The Zoning Advisory Coomittee has reviewed the subject petition and has the

STATE MOADS COUNTSSION:
The partitioner is using more ground than indicated on the plat. If the patitioner has legal use of the strong, the frontage must be corried with concrete. The markinum width feer any midditional ground is being used, or the patitioner must be revised indicating widditional ground for sources as the fractioner must refrain from using the frontage of the additional ground for access to relaterateous Roads. Any additional ground for access to relaterateous Roads Any additional ground for access to relaterateous Roads. Any additional ground for access to relaterateous Roads Any additional ground for access to relaterateous Roads. Any additional ground for access to relate the state Roads Convisites.

<u>BUILDING ENGINEER</u>.
The petitioner will be required to construct a building that will inlit no openings within 5 ft. of any property line.

ZONING ADMINISTRATION DIVISION:
A field investigation revealed that the petitioner is using more land than what is covered under the existing special Exception.

In order for the petitioner to use the adjoining property for his used car operation, the property will have to be re-sould and a Special Exception obtained for the used car lot. All access is presently blocked by the satisfing used car lot since the petitioner is parking his vehicles along the full being of the loss transform, the petitioner will be required to display his vehicles in the moment in which he indicates on his plot plan, not how it exists in the field.

If the petition is granted, no occupancy cay be made until such time as have been submitted and approved and the property inspected for corpliance to ved plan.

The shows comments are not intended to indicate the appropriateness of the sening settom requested, but to saure that all parties are made suirs of plans or problems that you have a bearing on this case. The Director and/or the Court Director of the Court of the representations on the hearing.

The following members had no comment to offers

Project Planning Division Bureau of Traffic Engineering Health Dept. Bureau of Fire Frevention 5.1iding Engineer Board of Education Industrial Development

ZONING: Petition for Variance for a Rear and Side Vards. LOCATION: West side of Reisters-town Road (130 feet booth of Nico-LOCATION: town Road 1310 feet houses demas Road, DATE & TIME: Monday, June 24, 1545 at 10:00 AM, 1545 at 10:00 AM, PUBLIC HEARING: Room 108, County Office Building, 111 W. Ches

Epilion for a Variance from the Zoning Regulation of Baltimore Zoning Regulation of Baltimore County to permit a rear yard set-back of 2 feet 5 inches instead of the required 20 feet; and to permit a side yard setback of 14 feet in seed of the required 20 feet; and to permit 2 setback of 46 feet in-the permit 2 setback of 46 feet in-the permit 2 setback of 46 feet in-the permit 2 setback of 46 feet in-Zoning Regulation to be ex-as fellows: 218.2—Side and Rear Yards,

Section 213.—diede and finer Varia.

All that percept of load in the following of the follo

Recitation Road, Ballimore, CounDistrict the property of Raymond
Levin, et al as sinem on plat plan
lied with the Zonica Department
Hearing Date: Monday, June 24,
1504 at 10-00 A.M.
Public Hearing Road, June 24,
1504 at 10-00 A.M.
Public Hearing Road, 114 W. Chempeake
By order of
Zonica Commissioner of
Jone 6, 100 More County
June 6, 100 More County

Very truly yours.

JEDsjd cc: John Meyers-State Roads Commission Elmer C. Hoppert-Building Engineer's Office JAMES E. DYER, Zonting Supervisor

PETITION FOR VARIANCE

CERTIFICATE	OF PUBLICATION

TOWSON, MD., 1968 19
THIS IS TO CERTIFY, that the annexed advertisement w
published in THE JEFFERSONIAN, a weekly newspaper print
and published in Towson, Baltimore County, Md., once in ea
oftine respective weeks before the _24th
day ofdune 19.50 _, the first publication
appearing on the 6th day of June
19.62

THE JEFFERSONIAN

1 SigN

68-300-A

CERTIFICATE OF POSTER RTMENT OF BALTIMORE COUNT

1790	
strict 4th	
	Date of Posting 6/6/68
sted for:	p
Utioner: RAYMANNA	Levin
cation of property: 10/5 o	Levin I Restertaun Rd 1350'S of Necedem
7	, , , , , , , , , , , , , , , , , , , ,

11318 Keistertown Rd

Webak-

6/13/68 Date of return:

223 ± 99.80

DLATT

11318 REISTERSTOWN PD

SCALE 1" +55'-0"

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OFFICE COPY