

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **Aminda Burkhardt**, 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 .255 and Section 238.2 for a side yard setback of thirteen (13) feet instead of the required thirty (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

The present improvements are now located on a tract of land which is to be sub-divide into smaller parcels of ground.

The present building cannot be moved.

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.

BY **Clarence McNeal**, Jr. Contract purchase
Address 810 Urena Road
Baltimore, Maryland (21221)
Aminda Burkhardt Legal Owner
Address 7326 Golden Ring Road
Baltimore, Maryland (21221)
Robert J. Romadka
Petitioner's Attorney
Address 809 Eastern Blvd. (21221)
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of May, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 24th day of June, 1968, at 2:00 o'clock.

of May 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 24th day of June, 1968, at 2:00 o'clock.

County on the 24th day of June, 1968, at 2:00 o'clock.
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 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

a Variance to permit a side yard setback of 13 feet instead of the required 30 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of July, 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 side yard setback of 13 feet instead of the required 30 feet, subject to approval of the site plan by the 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 21st day of May, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

WILLARD M. LEE
4604 MAINFIELD AVENUE
BALTIMORE, MARYLAND 21214

March 18, 1968

West side of Judy Avenue 116 feet north of Brens Road
Part of C.W.B. Jr. 1039 folio 304 and C.H.K. 1412 folio 194
15th District Baltimore County, Maryland

Beginning for the same at a point on the 2nd or North 31 degree 09 minute East 200 foot line of that tract of land which by deed dated August 2, 1938 and recorded among the land records of Baltimore County in Liber C.W.B. Jr. 1039 folio 304 was conveyed by Esther N. Eaton to William A. Burkhardt, said point of beginning being North 31 degrees 09 minutes East 51.47 feet measured along said 2nd line from the beginning thereof, said point of beginning also being a point on the 1st or North 31 degree 41 minute East 200 foot line of the 1.164 acre tract of land which by deed dated January 20, 1942 and recorded among the land records of Baltimore County in Liber C.H.K. 1412 folio 194 was conveyed by Jera Wojciechowski to William A. Burkhardt and wife, said point of beginning being measured North 31 degrees 41 minutes East 51.47 feet along said 1st line from the beginning thereof thence leaving said line and running for new lines of division thru the above mentioned tracts of land as follows: South 70 degrees 19 minutes East 44.50 feet to the west side of Judy Ave. (proposed 50 feet wide) thence running and binding along the west side of Judy Avenue North 19 degrees 41 minutes East 100 feet thence leaving Judy Avenue and running for 3 lines of division as follows: North 70 degrees 19 minutes East 103.60 feet, South 21 degrees 58 minutes West 100 feet and South 70 degrees 19 minutes East 62.17 feet to the place of beginning.

Containing 0.25 acres of land more or less.



May 23, 1968

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

Robert J. Romadka, Esq.,
809 Eastern Blvd.,
Baltimore, Md. 21221

SUBJECT: Side yard setback variance for
Aminda Burkhardt, located NE/Cor.
Urena Road and Judy Avenue
15th District
(Item 192, May 21, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Urena Road
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 6" sanitary sewer (interceptor) adjacent to Summers Run approximately 400' west of this site.
Road - Urena Road is to be developed on a minimum 50' R/W.
Judy Road is to be developed as a minimum 30' road on a 50' R/W.

BUILDING ENGINEER:
It appears that the existing structure on the west side of Judy Avenue is in violation of the Baltimore County Building Code. It is suggested that the petitioner's attorney contact Mr. Elmer C. Hoppert in the Building Engineer's office concerning this alleged violation.

ZONING ADMINISTRATION DIVISION:
After a field investigation of the subject site where the existing garage is located, it was found that the entrances do not exist as indicated on the petitioner's plan, and that the 4 ft. high compact planting does not exist. It should be pointed out that the curbing as indicated on the petitioner's plan will be required if the variance is granted. Also, the means of ingress and egress must be channelized.

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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Health Department
Bureau of Fire Prevention
Board of Education
Industrial Development

Very truly yours,

James S. Myers
James S. Myers
Zoning supervisor

JEB:jd
cc: Carolyn Braun-Bar. of Engr. Elmer C. Hoppert-Building Engineer's Office

WILLARD M. LEE
4604 MAINFIELD AVENUE
BALTIMORE, MARYLAND 21214

March 18, 1968

Northeast corner of Urena Road and Judy Ave. (proposed)
Part of C.W.B. Jr. 1072 folio 406 and C.H.K. 1412 folio 194
15th District Baltimore County, Maryland

Beginning for the same on the north side of Urena Road at the beginning of that parcel of land which by deed dated August 2, 1938 and recorded among the land records of Baltimore County in Liber C.W.B. Jr. 1072 folio 406 was conveyed by The Philadelphia, Baltimore and Annapolis Railroad Co. to William A. Burkhardt and wife and thence running with binding on part of the 1st line along the north side of Urena Road as now surveyed North 85 degrees 11 minutes West 149.92 feet to the east side of Judy Avenue (proposed 50 feet wide) thence leaving Urena Road and binding on the east side of Judy Avenue North 19 degrees 41 minutes East 233.05 feet thence leaving Judy Avenue for a new line of division South 70 degrees 19 minutes East 100 feet to intersect the 4th or South 19 degree 41 minute West 319.73 foot line of the 1.164 acre tract of land which by deed dated January 20, 1942 and recorded among the land records of Baltimore County in Liber C.H.K. 1412 folio 194 was conveyed by Jera Wojciechowski to William A. Burkhardt and wife thence running with and binding on part of said 4th line South 19 degrees 41 minutes West 147 feet to the end of said 4th line and to intersect the 5th or South 69 degree 48 minutes East 444.60 foot line of that parcel of land The Philadelphia, Baltimore and Washington Railroad Co. to Burkhardt above referred to thence running with and binding on part of said 5th line on the last line in said deed as now surveyed as follows: South 69 degrees 48 minutes East 314.40 feet and South 27 degrees 22 minutes West 42 feet to the place of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 14, 1968

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 68-303-A. Variance to permit a side yard setback of 13 feet instead of the required 30 feet; and to permit a side yard setback of 4 feet instead of the required 30 feet. Aminda Burkhardt, Petitioner. Northeast corner of Urena Road and Judy Avenue (Proposed) and the west side of Judy Avenue 116 feet North of Urena Road.

15th District

HEARING: Monday, June 24, 1968 (2:00 P.M.)

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

GEG:bms



TELEPHONE 823-3000 EXT. 387

INVOICE No. 54348

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

DATE May 8, 1968

BILLED
Zoning Dept. of Balto. Co.

01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DEPORT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Aminda Burkhardt

25.00

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

District 15

Date of Posting June 21, 1968

Posted for Henry Monte, Jr., 1141 E. 1st St., Baltimore, Md.

Petitioner: Aminda Burkhardt

Location of property: NE/Cor. of Urena Rd. & Judy Ave. (Proposed) NW/Cor. of Judy Ave. & E. Urena Rd.

Location of Signs: E. Urena Rd. on each side of Judy Ave. facing Urena Road

Remarks:

Posted by James H. Myers Signature Date of return June 21 - 68

TELEPHONE 823-3000 EXT. 387

INVOICE No. 54474

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Md. 21221

DATE July 16, 1968

BILLED
Zoning Dept. of Balto. Co.

01-622

RETURN THIS PORTION WITH YOUR REMITTANCE

DEPORT TO ACCOUNT NO. 01-622

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Aminda Burkhardt

17.00

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

