

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Richard D. Donley, 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 205.3 Side Yard. Request 7 feet. instead of required 15 feet., and a total of 23 ft. for sum of both sides instead of required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The need and desire to enlarge the present one car garage into a two car garage. The present one car garage is attached to the house. Consequently, its location cannot be changed. The present garage is set back from the side property line approximately 20 feet. The proposed enlargement would result in an approximate side line set back of 7 feet. The houses in this neighborhood were built approximately 20 years ago when the side set back requirement was 7 feet, and there presently exist houses with set backs approximating this figure. The majority of the houses in this neighborhood have attached two car garages. Consequently, the granting to us of a 7' side set back for the purpose of enlarging our present garage would be in general keeping with this neighborhood.

See attached description

LOT 11 on attached plat

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: Richard D. Donley
Address: 612 Meadowridge Road, Towson, Maryland 21204
Petitioner's Attorney: Oliver L. Myers
Protestant's Attorney: [blank]

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of January 1969, 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 108, County Office Building in Towson, Baltimore County, on the 10th day of February, 1969, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 28, 1969
FROM: Gordon E. Grenville, Director of Planning

SUBJECT: Petition #69-160-A. Variance to permit 7 feet for side yard instead of the required 15 feet, and a total of 23 feet for a sum of both sides instead of the required 30 feet. West side of Meadowridge Road 500 feet south of Joppa Road. Richard D. Donley, Petitioner.

9th District

HEARING: Monday, February 10, 1969 (1:00 P.M.)

The Planning staff will offer no comment on this petition.

CEG:am

Beginning at a point, said point being 500 feet plus or minus, measured along the westernmost side of Meadowridge Road and southerly from the intersection of Joppa and Meadowridge Road, also being known as Lot 11 of Riderwood Ridge recorded in the land records of Baltimore County in Liber 4328, Folio 114.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 16, 1969

COUNTY OFFICE BLDG.
111 S. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Richard D. Donley
612 Meadowridge Road
Towson, Maryland 21204

RE: Type of Hearing: Side yard Variance
Location: W/S Meadowridge Rd., 500' S. of Joppa Rd.
District: 9th
Petitioner: Richard D. Donley
Committee Meeting of January 7, 1969
Item 153

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a ranch type house - 15 to 20 years old, in good repair, and is surrounded by one and a half to two and a half story homes in good repair. Meadowridge Road is presently improved with curb and gutter.

BUREAU OF ENGINEERING:
This is a zoning application for an existing house and garage with an addition to the existing garage. There are no requirements for utilities or road paving.

PROJECT PLANNING DIVISION:
This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:
The variance requested should have no adverse effect on traffic.

HEALTH DEPARTMENT:
Since the proposed zoning is for a garage enlargement, this office does not anticipate any health problems.

Mr. Richard D. Donley
612 Meadowridge Road
Towson, Maryland 21204
RE: Item 153

- Page 2 -

January 16, 1969

BOARD OF EDUCATION:
No effect on student population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: January 8, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item No. 153

January 7, 1969
Richard D. Donley
W/S Meadowridge Rd.
500' S. of Joppa Rd.

This plan has been reviewed and there are no site planning factors requiring comment.

RDW:vh

RICHARD D. WILLIAMS
Planner

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

Date: January 9, 1969

TO: Mr. John G. Rose
FROM: C. Richard Moore
SUBJECT: Item 153 - ZAC - January 7, 1969
Property Owner: Richard D. Donley
Meadowridge Road south of Joppa Road
Variance to Section 205.3

The variance requested should have no adverse effect on Traffic.

CRM:mr

C. Richard Moore
Engineer II

