PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: I, or we. Newport Homes, Inc. legs, owner, of the property situale in Baltimore Courty and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section. 208. 3 to permit a minimum side yard setback of 9.5 feet instead of the required minimum of 10 feet and a total of 24.5 feet for both sides instead of the required 25 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Blocklayer in laying foundation of the house made a 0.4 foot error which made one side yard 3 , 6 feet instead of 10 feet. To correct the error the entire house would have to be torn down and rebuilt The lending institution will not give a loan on said property unless a variance cranted. See astached description Property is to be posted and advertised as prescribed by Zoning Regulations.

Logies, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this rists, and further agree to and are to be bound by the zoning regulations and restrictions of immore County adopted pursuant to the Zoning Law For Baltimore County. By August Citraro, President

Petitioner's Attorney Protestant's Attorney Address 710 Equitable Building Baltimore, Maryland 21202 ORDERED By The Zoning Commissioner of Baltimore County, this 7th

of ... 180427.

1082... that the subject matter of this petition be advertised, as required by the Zoning Law of Z"timore County, in two newspapers of general deviation through out Raltizore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Raltimore County in Room 108, County Office Building in Towson, Raltimore County on #27 NS AMeth 13th day of February T. ..

Address 10 Fireoak Court Cockeysville Maryland 21030

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

47.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesaperke Avenue Towson, Haryland 21204

Your Petition has been received and accepted for filing this

Petitioner's Attorney Allen Man

and it appearing that by reason of the following finding of facts ...that attict compliance with the Baltimers County Zoning Regulations would result in practical difficulty and un reasonable hardship upon the ptitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare a Variance to permit a minimum side yard of 9.5' instead of the should be granted. May of February 196 9 that the herein Petition for/aximinate should be and the granted, from and after the date of this order, to permit a papinnum side yard wetback
5 figated of the required 10° and a total of 24, 5° for both offer fine and of the
ced 25 feet, subject to approach
a gap plan by the Bureau of
Salvices and the Office of
Taning Commissioner of Billimore Courty
ting and Zoning.

the above Variance should NOT BE GRANTED Ff IS ORDERED by the Zoning Commissioner of Baltimore County, this, 198...., that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY OF EDUCATION

Petitioner: Newfort Homas, luc

Proposed Zonirg: Fac Facon Sec. 2013 No. of Acres: 7,673 59 FF

Comments: Was an effect on Swappy Podulation

Present Zoning: A /o

ZONING ADVISORY COMMITTEE MEETING OF JAW 7, 1947

Location: E/S LARESPECTO WAY, 104.34' N. JARONANA DRIVE

Zoning Commissioner of Baltimore County

DOSEST A. WHITEFORD, P.E. JAMES B. MASK, L. B.

WHITEFERD, FALK, AND MASK Consulting Engineers - Land Surveyors Land Planners

JEFFERSON BUILDING

Beginning for the same at a point on the east side of Lakespring Way, 70 feet wide, said point being the northwesternmost corner of Lot 57, Block "F" as shown on Resubdivision of Plat 4, A Part of Section II, Springdale and recorded among the Land Records of Baltimore County in Plat Book 32, folio 98, and running thence with the outline of said Lot 57, the two (2) following courses: (1) North 85° 04' 00" East, 125.00 feet; and (2) South 04° 56' 00" East, 78.71 feet; thence on new lines of division the following two (2) courses: (1) South 43° 40' 02" West, 41.49 feet; and (2) South 85° 04' 00" West, 93.87 feet to the east side of the aforementioned Lakespring Way; thence with said east side North 04° 56' 00" West, 64.80 feet to the point of beginning.

Containing 7,673 square feet of land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

ro. Mr. John G. Rose, Zoning Commissioner Date January 29, 1969

PROM George E. Gavrelis, Director of Planning

SUBJECT. Petition #69-165-A. Variance to permit a side yard of 9 feet 5 inches instead of the required 10 feet and a feet for 74 feet 5 inches instead of the required 25 feet for both sides. East side of Loisuppring Wey 104.34 feet north of Saxoehill Drive. Namport thomas, Inc., Patitioners.

Thursday, February 13, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition

GEG:bms



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date. January 13, 1969

FROM Captain Charles F. Morris, Sr.

SLHUECT I tem #158 - Zoning Agenda, Tuesday, January 7, 1969
Property Owner: Newport Homes, Inc.
Location: 8/3 Lakespring May, 10h. 3h' N. Saxonhill Drive
Slattiet: 8th

#1. Fire Department have no comments

cc: Mr. Jay Hanna, Fire Protection Engineer

BUREAU OF EMDINEERING

Comments - Zoning Plat

15h. Property Owner: Newport Homes, Inc. Location: E/S Lakespring Way, 16h. M. N. Saxonhill Drive

Mistrict: Sth Freesent Zoning: R-10 Proposed Zoning: Variance from Sec. 208.3 Side Yard No. Acres: 7,673 sq. ft.

This is a zoning application for a Side Yard Variance to the existing dwelling. There are no requirements for utilities or road paving as they exist.

RE: Type of Hearing: Variance for side yard actions Locations L/D Cubespring May, 104,34* to the Universe Heart He

January 16, 1969

Allan Beneson, Esq., 710 Equitable Suilding Ballimore, Maryland 21202

The foring advisory Countities has reviewed the plans subsatted with the above referenced partition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The property is presently improved with a new two-story brick columns with new houses immediately adjoining it on all sides.

District on traffic excludering:

PEALTH DEPARTMENT: blue: the proposed cooling is for a side yard vertance, this office does not enticipite any histith problems.

Allen Heneson, Esq., 710 Equitable Building Baltimore, Maryland 21202 RE: Newport Homes, Inc. Item 154

Juneary 16, 1969

BOARD OF EDUCATION: Has no affect on student population.

ZONING AGMINISTRATION DIVISION:

This patition is accepted for filing on the date of the enclosed filing certificate. Notice of the bearing date and time, which will be held not less than 10, as ease then 90 days after the date on the filing certificate, will be formered to you in the near future.

OLIVER L. HYERS, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JOHN G. ROSE To Zoning Commissioner

Date January 8, 1969

FROM PROJECT PLANNING DIVISION

SUBJECT Zoning Advisory Agenda Item No. 154

January 7, 1969 Newport Homes, Inc. E/S Lakespring Way 104.34' N. Saxonhill Drive

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

RBW: vh

RICHARD B. WILLIAMS

BUREAU OF TRAFFIC ENGINEE Baltimore County, Maryland

Date January 9, 1969

TO: Mr. John G. Rose

FROM: C. Richard Moore

Iten 154 - ZAC - January 7, 1969 Property Owner: Newport Homes, Inc. Lakespring Way north of Saxonhill Drive Variance from Section 208.3

The variance requested should have no adverse effect on traffic.

C. Richard Mo

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John Rose	Date January 9, 1969
FROM William M. Greenwalt	

SUBJECT Item 154 - Zoning Advisory Committee Meetir , January 7, 1969

Health Department Cumments:

WG/ca

154. Property Owner: Newport Homes, Inc.

Location: E/S Lakespring Way, 104.34' N. Saxonhill Drive District: 8th

District: Ath
Present Zoning: R-10
Proposed Zoning: Variance from Sec. 208.3
No. Acres: 7,673 sq. ft.

Since the proposed zoning is for a side yard variance, this office does not anticipate any health problems.

William M. Successed Nater and Sewer Section BUREAU OF ENVIRONMENTAL HEALTH

1 Sign

CERTIFICATE OF POSTULA

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

BALTHORE COUNTY, MARS AND OFFICE OF FINANCE

#69-165-A

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	emarks wheel by Edited Advisor Date of return Intel 31 62.

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TOWNING Widom for Variance
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L Beginner Court, and any of the angeline Court of the angeline Cour

Towson I IN IS TOWSON, MD. 21204 January 27, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Mose, Zoning Commissioner of Beltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in week/ before the 27thlay of Jan., 1969, that is to say the same was inserted in the issue of January 23, 1969.

STROMBERG PUBLICATIONS, Inc.

14 Ruth morgan

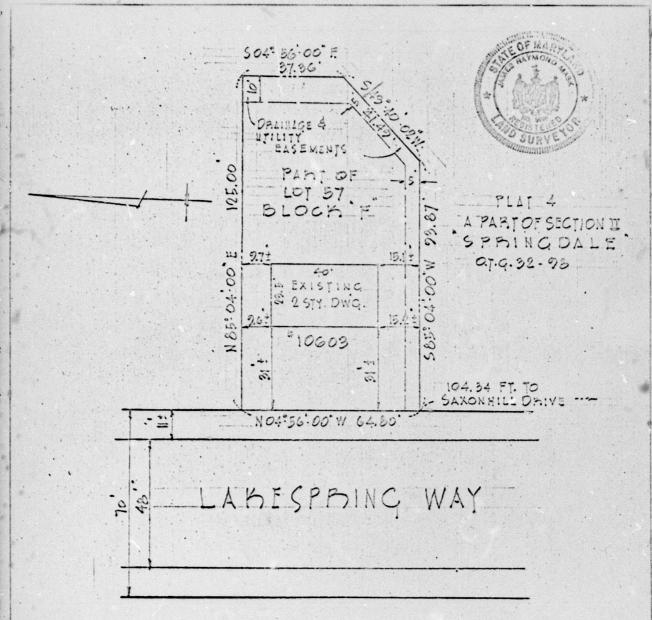
on DOTTING Publish for Variance for Side Vend. Co. Art Not to the Labouring War 10-14 feet 10-th of Side Vend. District of Labouring Side Vend. District of Labouring Co. The state of the s

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAR 2 3 1969 THIS IS TO CERTIFY, that the annexed advertisement w published in THE JEFFERSONIAN, a weekly newspaper printer day of ... Enhancery 19 69 the top publication appearing on the 23rd day of January

THE JEFFEN ONIAN

Cost of Advertisement, \$



PLAT TO ACCOMPANY PETITION FOR VARIANCE OF SIDE YARD RESTRICTION FROM 10 FT. TO 9.6 FT. PART OF LOT 57, BLOCK F SPRING DALE 6TH ELECTION DISTRICT BALTIMORE COUNTY, MD. DEC. 18. 1966

WHITEFORD, FALK AND MASK CONSULTING ENGINEERS AND LAND SUR JEFFERSON BUILDING TOWSON, MARYLAND 21204