PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

legal owner of the property situate in Balt County and which is described in the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section. 211.3 to permit side yard setbacks of 7 feet for both sides instead of the required 8° & 12° for a total of 14° for both sides instead of the required 20°

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

No other ground in the immediate area available.

Cannot put 26 x 40 house on lot and keep the required setback of 8 & 12.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
i. of we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
tition, and further agree to and are to be bound by the zoning regulations and restrictions of
ilmore County solopied pursuant to the Zoning Law For Baltimore County. Romatel S. Radinas Salverace Goldenson Contract purchaser Address 505 May Sand Close Cataralle, mid. Petitioner's Attorney ORDERED By The Zuning Commissioner of Baltimore County, this 20th

of Naz. 1963. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through our Baltimore County, that properts be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 163, County Office Building in Towson, Baltimore 30th... day of June 196 9 at 10:00 o'clock

Zoning Commissioner of Baltimore County.

- Page 2 -

Mr. Ronald Robinson 505 Maryland Avenue Catonsville, Maryland 21228 Item 276

May "B. 1969

Public sanitary sewerare is available to serve this property. An al-inch semilary sewer is currently under construction within a utility eachement along the southernost private the subject site. For construction purposes, a 15-foot wich termine of the subject process, a 15-foot wich termine of the subject process, a 15-foot wich termine that the proposed sanitary sewers under Contract 165254-370 have been completed and excented by Bellimore Country. Thus, any construction of a Owelling on this property will have to be withheld accordingly.

Public water supply is available to serve this property.

PROJECT PLANNING BIVISION:

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

BUREAU OF TRAFFIC ENGINEEPING:

Variance to the rear yard should have no affect on traffic.

This office has no comment.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

No affect on student population.

HEALTH DEPARTMENT:

Public water and severs are available to the site, therefore, no health problems are anticipated.

ZONING ADMINISTRATION DIVISION:

This petition is accented for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be

Beginning on the west side of Haryland All that pages of ground known as lots 66 and 6/ of Block 5, Maryland Avenue, Plat of Catonsville Heights.

- Page 3 -

Mr. Ronald Robinson 505 Maryland Avenue Catonsville, Maryland 21228 Item 276

May 28, 1969

held not less than 30, nor more than 90 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.

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONII

GEORGE E. GAVEE

Mr. Ronald Rabinson 505 Maryland Avenue Catonsville, Maryland 21228

RE: Type of Hearing: Side Yard Warlance Location: W. Peryland Ave., 5' No. of Woodsale Rd. Ist Bistrict Fattioner: Rona'd Robinson Committee Meeting of May 20, 1969 Item 276

Dear Sir:

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

May 26, 1969

Oliver L. Hyers

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Coning Commission aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

JANES E. DYER, Zoning Supervisor

JED:JD Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Fetition 669-279-A. West side of Maryland Avenue 5 feet North of Woodsdale Road. Petition for Variance to permit a side yard of 7 feet for both sides instead of the required 8 feet and 12 feet for a total of 14 feet for both sides.

HEARING: Monday, June 30, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for variance to the side yard requirements. In light of the 40 foot width of the subject property, the planning staff will offer no adverse comment.

TO Mr. John G. Rose, Zoning Commissioner Date June 20, 1969

FROM George E. Gavrelis, Director of Planning

1st District

RE: Type of Hearing: Side Yard Variance Location: MS Naryland Ave., 5! No. of Noodedale Re. Lat District Petitioner: Remaid Robinson Committee Resting of Ney 20, 1969 Item 276

Hr. Ponald Robinson 505 Maryland Avenue Catonsville, Maryland 21228

HUREAU OF BUREAU OF TRAFFIC ENGINEERS

BUREAU OF REALTH DEPARTMEN BUILDING DEPARTMEN

BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

This petition is accepted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 50 days after the date on the filling certificate, will be forwhered to you in the near future.

May 28, 1969

The subject property is presently unfeatured with the surrounding penantics increase with cheal they are vested land. The chealings would be in the 5 to 15 year old age brecket. Some are in fair condition, some in good condition. Maryland Avenue and Woodscale Road at the present time are not improved as far as curb and gutter are concerned.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BUREAU OF ENGINEERING:

Highways:

Maryland Avenue is an existing macedom road which small be improved in the future as a 30-foot clusted section with flexible paving on a 50-foot cight-fraup. A 5-foot wice highway Midening will be required at such time that future highway improvements are construction.

Storm Drains:

The Applicant must provide necessary dealined facilities (temporary or otherwise) to prevent certain any nutrainess the provided of the provided facility of the concentration of surface waters. Correction of any protein which may result, due to improper grading or other drainings facilities, would be the full responsibility of the Applicant.

ORIGINAL

OF. ICE OF CATONSVILLE I IM IS

CATONSVILLE, MD. 21228 June 16. THIS IS TO CERTIFY, that the annexed adv

John G. Roye, Zoning Commissioner of Esitimore County

was inserted in THE CATONS ILLE TIMES a weekly newspaper put lished in Raitimore County, Maryland, once a neek for One

EXECUTE week tefore the 16 day of June . 19 69 that is to sa

the same was inserted in the to-suc/ of June 18, 1969.

STROMBERG PUBLICATIONS, Inc.

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Secretary, it address to a second process of the second process of

BY ORDER OF JOHN G. ROSE ZONING COMMISSIONER OF BALTIMORE COUNTY JUNE 12, 1969

DONING Petition for Variance for side Varia. LOCATION: West side of Maryland Avenue 3 feet North of Woodcales DATE & THEE Monday, June 16, 19th at 18190 AM, PURLIC HEARTH, Rosen 165, Cuca-yo Office Stabiling, 111. Cuca-puter Variance, 111. Cucap-Variance, 111. Cucap-Va The Zoning Commissioner of Baltimore County, by suitority of the Zoning Act and Regulations of Sultimore County, will beld a rubble

backed: Petition for Variance from the Louise Sequiations of Baltimete Country to possell side yard set-backs of I feet for both sides instead of the required 5 feet and 12 feet for a total of 14 feet for both sides instead of the required the sequired to the sequired t h addres instead of the required printing Regulations to be ex. 1, 26 follows: in '1',1' "Addre Varda--For ene-tration of the control of the control of the control of the the control of the control of the Unit parcel of lead in the Pirst Was parcel of lead in the Pirst Unit parcel of lead in the Pirst Canada of the West lade of land Avenue 5' No'th of Woods-lead Avenue, Fast of Catron-Band, all that parcel of pround the control of the Catron-land Avenue, Fast of Catron-Band, and the control of the control land Avenue, Fast of Catron-Band, and the control of the control of the control of the control of the Band Avenue, Fast of Catron-Band avenue, Fast of Catron-

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was ablished in THE JEFFERSONIAN, a weekly newspaper printed of one time seconds before the Nth June 19 59, the first pc'Aication

appearing on the 12th day of June

THE JEFFERSONIAN.

TELBY-MORE 823-8000 EXF. 361	BALTIMORE ODUNTY, MARYLAND OFFICE OF FINANCE Detains of Callesian and Receipts COURT HOUSE TOWNON, MARYLAND 21204 By-LED TOWNON, MARYLAND 21204	
To:	Code Code	TOTAL AMOUNT
05 20.00	Advertising and posting of property for Resald Subinson	36.50
36500	4	

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

TELEPHONI 823-3000 EXT. 387	OFFICE OF FINANCE Ditable of Collection and Recipts COURT HOUSE TOWSON MARYLAND 12504	2259 9, 1969
100	reast V Williams, Inc. more! Contractor 5 Builder 64 Name Ave. blaneville, nd. 21228 Acquare No. 01-622	TOTAL AMOUNT
QUARTITY II	DETACH ALONG PERFORATION AND RECT LIES FORTION FOR YOUR RECORDS. Retition for the lance for Resold Rebinson 669-279-A	25.00
250020	4	

	County Office Building 111 W. Chaspeake Avenue Temson, Haryland 21204
•	nur Petition has been received and accepted for filing this
	day of
	John G. ROSE, Zoning Commissioner
Petitioner_ Benefit Benefit	
Petitioner's Attorney	Reviewed by Oliver of Mices
	Chairman of Advisory Committee

Y .	
District / 24 Posted for UALIANGE	Date of Pasting 6-12-69
Petitioner R. Rebins	ew
Location of property: Lifs of 7	on. anythend Ace 5 Not Woodsdale K
	Woodsdale Ret on W/s of heavy but
Remarks:	
Posted by	Date of return 6-19-69

MARYLAND AVENUE 36 66 67 40' BIOCK 5 CATONSVILLE HEIGHTS 1"=20'