

70-6-A #279 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Francis Wayne Slate, 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.

herby petition for a Variance from Section 400.1 to permit an accessory

structure in the third of the lot closest to the intersection

instead of the required third of the lot farthest from the

intersection.

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

PRACTICAL DIFFICULTY DUE TO TERRACE AT REAR OF LOT -
EXISTING DRIVEWAY AT END OF LOT.

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.

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BEING KNOWN AS LOT 18, "BLOCK B" SHOWN ON PLAT OF SILVER CREEK RECORDED IN THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 16, FOLIO 54.

ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF CLOUDYFOLD DRIVE AND JUDY LANE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1969

FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 70-6-A, Southeast corner of Cloudyfold Drive and Judy Lane. Petition for Variance to permit an accessory structure in the third of the lot closest to the intersection instead of the required third of the lot farthest from the intersection. Francis W. Slate - Petitioner

3rd District

HEARING: Monday, July 7, 1969 (10:30 A.M.)

We are informed that the building for which the subject variance is requested has already been built, and that there is some degree of slope upward away from the street line.

The Department of Traffic Engineering notes that "It would appear that the sight distance to the proposed garage is not satisfactory." The comment continues, "However, since there is a residential driveway, it should only create problems for the owner." And, we might add, problems for the occupants of any vehicle which might strike the owner's vehicle as the latter emerged from the garage.

In view of the safety factor, we question that any apparent difficulty or hardship involved, whether illegally created or truly circumstantial, justifies the variance requested. Is it worth the chance of an accident?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 27, 1969

ATTN: Mr. Oliver Myers

FROM: Charles F. Morris, Sr., Captain

Fire Department

SUBJECT: Property Owners: James Wayne Slate

Item 279 - Zoning Agency, May 27, 1969

Subject: SE Corner, Cloudyfold Drive and Judy Lane

Matriarch: Jmi

21. Fire Department has no comments.

Charles F. Morris, Sr.
Captain

cc: Mr. Jay Hanna,
Fire Protection Engineer

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 4, 1969

COUNTY OFFICE BUILDING

111 W. Chesapeake Ave.

Towson, Maryland 21204

MEMBERS

Oliver L. Myers

CHAIRMAN

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Francis Wayne Slate
733 Cloudyfold Drive
Baltimore, Maryland 21208

RE: Type of Hearing: Variance from Section 400.1 to permit accessory structure. Location: Cloudyfold Dr. & Judy Lane 3rd District. Petitioner: James Wayne Slate. Committee Meeting of May 27, 1969. Item 279.

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 brick bungalow. The proposed accessory building is built as shown on the petitioner's site plan. There is a slope to the rear of this property and this appears to be the only location that an accessory structure could be located on the lots. The surrounding properties are improved with dwellings as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

General:

Cloudyfold Drive and Judy Lane are existing streets which have been previously improved as 30-foot closed sections with flexible paving on 50-foot right-of-way and are in satisfactory condition. No other improvements are required at this time; however, the existing hedge encroaches on the highway right-of-way and will have to be removed and/or relocated when public sidewalks are required to be constructed along the side yard of the subject lot. Since all utilities exist, this office has no further comment.

Mr. Francis Wayne Slate
733 Cloudyfold Drive
Baltimore, Maryland 21208
Item 279

June 4, 1969

BUREAU OF TRAFFIC ENGINEERING:

It would appear that the sight distance to the proposed garage is not satisfactory. However, since there is a residential driveway, it should only create problems for the owner.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Since the proposed zoning is for an accessory structure only, no health problems are anticipated.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 6-17-69
Posted for: Variance
Petitioner: F. W. Slate
Location of property: SE Corner of Cloudyfold Drive & Judy Lane
Location of Sign: 733 Cloudyfold Drive
Remarks: [Signature]
Posted by: [Signature] Date of return: 6-26-69

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204 Baltimore County, Maryland

No. 64607

DATE: July 2, 1969

TO: Mr. John G. Rose, Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Md. 21204
Baltimore County, Maryland

FROM: Oliver L. Myers, Chairman
Baltimore County Zoning Advisory Committee

SUBJECT: Petition 70-6-A, Southeast corner of Cloudyfold Drive and Judy Lane. Petition for Variance to permit an accessory structure in the third of the lot closest to the intersection instead of the required third of the lot farthest from the intersection. Francis W. Slate - Petitioner

3rd District

HEARING: Monday, July 7, 1969 (10:30 A.M.)

We are informed that the building for which the subject variance is requested has already been built, and that there is some degree of slope upward away from the street line.

The Department of Traffic Engineering notes that "It would appear that the sight distance to the proposed garage is not satisfactory." The comment continues, "However, since there is a residential driveway, it should only create problems for the owner." And, we might add, problems for the occupants of any vehicle which might strike the owner's vehicle as the latter emerged from the garage.

In view of the safety factor, we question that any apparent difficulty or hardship involved, whether illegally created or truly circumstantial, justifies the variance requested. Is it worth the chance of an accident?

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

OLM:JD
Enc.

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE		BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 62217	
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE: May 13, 1969		BILLED	
TO: Cash		Baltimore County		Baltimore County	
AMOUNT TO BE PAID		AMOUNT TO BE PAID		TOTAL AMOUNT	
Petition for Variance for Francis W. Slate		733 Cloudyfold Drive		25.00	
Baltimore, Md. 21208					
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING	
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	
Your Petition has been received and accepted for filing this	
day of May, 1969.	
John G. Rose, Zoning Commissioner	
Petitioner: Francis Wayne Slate	Reviewed by: Oliver L. Myers, Chairman of Advisory Committee
Petitioner's Attorney:	

PETITION FOR A VARIANCE
3rd DISTRICT
ZONING: Petition for Variance
for an Accessory Structure.
LOCATION: Southeast corner of
Cloudyfold Drive and Judy Lane.
DATE & TIME: MONDAY, JULY
7, 1969 at 10:30 A.M.
PUBLIC HEARING: Room 105,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing:

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit an accessory
structure in the third of the lot
closest to the intersection instead of
the required third of the lot
farthest from the intersection.

The Zoning Regulation to be
excepted as follows:

Section 466.1 - Accessory
buildings in residence zones on
corner lots they shall be located
only in the third of the lot farthest
removed from any street and shall
occupy not more than 50% of such
third.

All that parcel of land in the Third
District of Baltimore County
BEING KNOWN AS LOT 18,
BLOCK 8 SHOWN ON PLAT OF
SILVER CREEK RECORDED IN
THE PLAT RECORDS OF
BALTIMORE COUNTY IN PLAT
BOOK 18, FOLIO 84.

ALSO BEING LOCATED AT
THE SOUTHEAST CORNER OF
CLOUDYFOLD DRIVE AND
JUDY LANE.

Being the property of Francis
Wayne State, as shown on plat filed
with the Zoning Department.
Hearing Date: Monday, July 7,
1969 at 10:30 A.M.

Public Hearing Room 105,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY
June 19, 1969

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 June 25, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner of
Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~XXXXXX~~

week before the 25th day of June, 1969, that is to say, the same

was inserted in the issue of June 19, 1969.

STROMBERG PUBLICATIONS, Inc.

By *Ruth Wigan*

PETITION FOR A VARIANCE
3rd DISTRICT

ZONING: Petition for Variance for
an Accessory Structure.
LOCATION: Southeast corner of
Cloudyfold Drive and Judy Lane.
DATE & TIME: Monday, July 7,
1969 at 10:30 A.M.
PUBLIC HEARING: Room 105,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
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moved from any street and shall
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third.

All that parcel of land in the Third
District of Baltimore County,
BEING KNOWN AS LOT 18, BLOCK 8,
SHOWN ON PLAT OF SILVER CREEK
RECORDED IN THE PLAT RECORDS OF
BALTIMORE COUNTY IN PLAT BOOK 18,
FOLIO 84.

Also being located at the south-
east corner of Cloudyfold Drive and
Judy Lane.

Being the property of Francis
Wayne State, as shown on plat filed
with the Zoning Department.
Hearing Date: Monday, July 7,
1969 at 10:30 A.M.

Public Hearing: Room 105, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

By order of
JOHN G. ROSE
Zoning Commissioner of
Baltimore County
June 19,

CERTIFICATE OF PUBLICATION

TOWSON, MD., JUN 19 1969, 19--

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of ~~one time~~ ~~XXXXXX~~ before the 7th

day of July, 1969, the first publication
appearing on the 12th day of June
1969.

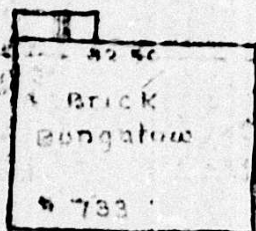
THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$

JUDY LANE

LOT 18 BLOCK "B"



CLOUDYFOLD DRIVE

First showing Lot 18 Block B is shown on the plat of Silver
Creek and upon the **Lat & Record** of 1880. Co. in
plat Block B, Folio 4 and the location of the Improvement
thereon