

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, RALPH A. DESURE, et al., 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 211.3 to PERMIT SIDE YARD SETBACKS OF A MINIMUM OF 5 FT. ON ONE SIDE AND A TOTAL OF 16' FOR BOTH INSTEAD OF THE REQUIRED MINIMUM OF 10' ON ONE SIDE AND A TOTAL OF 20' FOR BOTH.

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

THIS LOT WAS ONLY RECORDED PRIOR TO ADOPTION OF THE ZONING REGULATIONS, AND THE OWNER DOES NOT OWN SUFFICIENT ADJOINING LAND TO CONFORM TO THE WIDTH AND AREA REQUIREMENTS.

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.

DATE 1969 9 16 BY Tyree L. Back Contract purchaser
Address 2843 Louisiana Ave. Baltimore, Maryland 21227
Address 4021 Annapolis Road Baltimore, Maryland 21227
Petitioner's Attorney
Notestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of July 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September 1969, at 2:00 o'clock

John M. Martin
Zoning Commissioner of Baltimore County

Description of Lot on Louisiana Ave.

North Side of Louisiana Ave., 125' West of Baltimore Ave., Plat of Rosemont, A/C/A Baltimore Highlands, Lots 12 & 13, Section U, M.P.C. #7 Part 2-100 13 th Elect. Dist.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date August 22, 1969

FROM: Mr. George E. Goveletti, Director of Planning

SUBJECT: Petition #70-44-A. Variance to permit a side yard of a minimum of 6 feet on one side and a total of 16 feet for the both instead of the required 8 feet and 20 feet. North side of Louisiana Ave., 125 feet west of Baltimore Avenue. Ralph DeSura, Petitioner.

13th District

HEARING: Thursday, September 4, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the side yard requirements. It notes that the petitioner's lot is only 40 feet wide. We believe that that width does result in conditions of hardship and practical difficulty. We think the petitioner has requested the minimum variance possible. We like his retention of a 10 foot side yard so as to allow for a driveway on one side of the house.

GEG:bms

INVOICE No. 64692

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

TO: Tyree L. Back
Contract purchaser
2843 Louisiana Ave.
Baltimore, Md. 21227

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	COST
70-44	70-44	25.00
SUBJECT: <u>Advertising and posting of property for Ralph DeSura</u>		
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		

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 13TH Date of Posting Aug. 16, 1969
Post for VARIANCE
Petitioner: RALPH DESURE
Location of property: N. S. OF LOUISIANA AVE. 125' W. OF BALTIMORE AVE.
Location of Sign: 125' W. OF BALTIMORE AVE. ON NORTH SIDE OF LOUISIANA AVE.
Remarks: Charles M. Martin
Posted by Charles M. Martin Date of return Aug. 21, 1969

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 14, 1969

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one consecutive weeks before the 4th day of September 1969, the first publication appearing on the 14th day of August 1969

THE TIMES
John M. Martin, Jr.
Manager
Cost of Advertisement \$16.50
Purchase Order G 1964
Requisition No. Y 432

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 28, 1969

Mr. Ralph DeSura
c/o John Walters, Agent
4021 Annapolis Road
Baltimore, Maryland 21227

RE: Type of Hearings: Variance from Section 211.3 to permit side yard setbacks
Locations: 1/5 Louisiana Ave., 125' W. of Baltimore Avenue
Petitioner: Ralph A. DeSura, et al
Committee Meeting of July 15, 1969
Item 5

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 rises sharply off of Louisiana Avenue approximately 5 ft. then remains level for 75 ft. before rising slightly to the rear. The dwelling on the east is single dwelling in fair repair. All buildings in the area appear to be 20 to 40 years old in fair condition. There is no curb or gutter on Louisiana Avenue.

BUREAU OF ENGINEERING:

Since no highway improvements are required at this time and all utilities exist, this office has no further comment.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

The subject petition has no effect on traffic.

HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore no health problem are anticipated.

Mr. Ralph DeSura
c/o John Walters, Agent
4021 Annapolis Road
Baltimore, Maryland 21227
Item 6 Page 2

July 28, 1969

BUILDING ENGINEER'S OFFICE:

This office has no comment.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment.

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,

James E. Oyer
James E. Oyer,
Zoning Supervisor

JED:JO

Enc.

cc: Mr. Tyree L. Back
2843 Louisiana Avenue
Baltimore, Maryland 21227

INVOICE		No. 64655
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		DATE <u>Aug 2, 1969</u>
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		FILED
TO: <u>Advertising and Posting General</u> Baltimore, Md. 21227		Being Dept. of Baltimore County
REPORT TO ACCOUNT NO.	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
70-44	70-44	25.00
SUBJECT: <u>Paid for Variance for Ralph DeSura</u>		
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		

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

Mr. Ralph DeSura
c/o John Walters, Agent
4021 Annapolis Road
Baltimore, Md. 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

14th day of July, 1969

Petitioner Ralph DeSura c/o John Walters, Agent

Petitioner's Attorney James E. Oyer Reviewed by Oliver L. Myers

cc: Mr. Tyree L. Back
2843 Louisiana Avenue
Baltimore, Md. 21227

JOHN J. ROSE,
Zoning Commissioner

Chairman of
Advisory Committee

CERTIFICATE OF PUBLICATION

AUG 14 1969

TOWSON, MD.

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 consecutive weeks before the 14th day of August 1969, the first publication appearing on the 11th day of August 1969.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$

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 unreason able hardship upon the Petitioners and the Variances 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 further appearing that by reason of~~

to permit a side yard setback of a minimum of six feet a Variance on one side and a total of sixteen feet for both sides in should be granted. stead of the required eight feet and a total of twenty feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8

day of September, 196 9, 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 a minimum of six feet on one side and a total of sixteen feet for both sides instead of the required eight feet and a total of twenty feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardesty
DEPUTY 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____ 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 9/8/69 - J.C. Harris CLK
BY _____

70-44-A

WPC #7 Part 2-100
Recorded Feb. 2, 1924

Scale 1" = 100'

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65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42

37 36
35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
111.6 111.5 111.4 111.3 111.2 111.1 111.0 110.9 110.8 110.7 110.6 110.5 110.4 110.3 110.2 110.1 110.0 109.9 109.8 109.7 109.6 109.5 109.4 109.3 109.2 109.1 109.0 108.9 108.8 108.7 108.6 108.5 108.4 108.3 108.2 108.1 108.0 107.9 107.8 107.7 107.6 107.5 107.4 107.3 107.2 107.1 107.0 106.9 106.8 106.7 106.6 106.5 106.4 106.3 106.2 106.1 106.0 105.9 105.8 105.7 105.6 105.5 105.4 105.3 105.2 105.1 105.0 104.9 104.8 104.7 104.6 104.5 104.4 104.3 104.2 104.1 104.0 103.9 103.8 103.7 103.6 103.5 103.4 103.3 103.2 103.1 103.0 102.9 102.8 102.7 102.6 102.5 102.4 102.3 102.2 102.1 102.0 101.9 101.8 101.7 101.6 101.5 101.4 101.3 101.2 101.1 101.0 100.9 100.8 100.7 100.6 100.5 100.4 100.3 100.2 100.1 100.0 99.9 99.8 99.7 99.6 99.5 99.4 99.3 99.2 99.1 99.0 98.9 98.8 98.7 98.6 98.5 98.4 98.3 98.2 98.1 98.0 97.9 97.8 97.7 97.6 97.5 97.4 97.3 97.2 97.1 97.0 96.9 96.8 96.7 96.6 96.5 96.4 96.3 96.2 96.1 96.0 95.9 95.8 95.7 95.6 95.5 95.4 95.3 95.2 95.1 95.0 94.9 94.8 94.7 94.6 94.5 94.4 94.3 94.2 94.1 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Louisiana Ave.

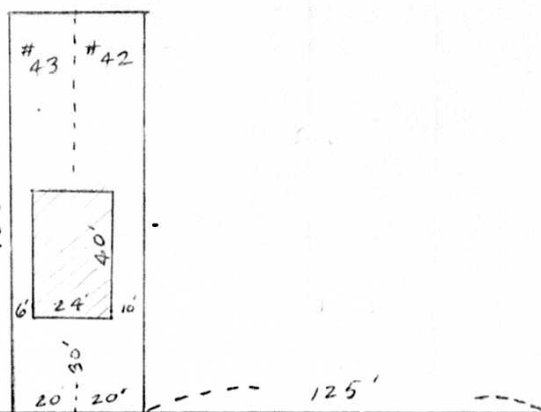
50'

Baltimore St.

N

Scale 1" = 40'

Zoned R6
13TH Elect. Dist.



Baltimore Ave.

Louisiana Ave.

