

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William T. Reber, Inc., a.b.c., and
Kewee Ronken, Inc., a.b.c., legal owners 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 211.1 to permit 50' across the front building line instead of the req. 35', Section 211.2 to permit front setbacks of 24' from the property line and 39' from the centerline of the street instead of the required 25 ft. and 11 ft. respectively.

Section 211.3 - To permit side yard setbacks of 8 ft. and 11 ft. with a total of 19 ft

instead of the required 8 ft. and 12 ft. with a total of 20'

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

The two (2) lots on the Northeast side of Dubois Avenue have a frontage of 50 feet instead of 55 feet with no additional land being available and the lot to the Southeast with an existing building has a side yard of 8 feet on the North side and 11 feet on the South side for a total of 19 feet rather than the minimum of 20 feet.

See attached description



William T. Reber, Inc.

Property is to be posted and advertised as prescribed by Zoning Regulations. Maryland Code, Article 101, § 101.1. We agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

WILLIAM T. REBER, INC.
BY: *[Signature]*
Kewee Ronken, Inc.
BY: *[Signature]*
Contract purchaser
Address: 8903 Harford Road
Baltimore, Maryland 21234

Protestant's Attorney

Spanders M. Almond, Jr.,
Address: Jennifer Building, Towson, Md.
Phone: VA 3-2300

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 8th day of September, 1969, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1969

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

SUBJECT: Petition 70-45-A. Variances to permit 50 feet across the front building line instead of the required 35 feet; and to permit front setbacks of 24 feet from the property line and 39 feet from the centerline of the street instead of the required 25 feet and 39 feet; to permit a side yard setback of 8 feet and 11 feet with a total of 19 feet instead of the required 8 feet and 12 feet with a total of 20 feet. North side of Dubois Avenue opposite Jaqueline Lane. William T. Reber, Inc., et al, Petitioners.

14th District

HEARING: Monday, September 8, 1969 (10:00 A.M.)

In light of the established character and lot sizes in the area vicinal to the subject property, the Planning staff believes that an issue of equal treatment is here and that conditions of practical hardship and unreasonable difficulty do occur. We endorse the requested variance.

GEG:bms

William G. Ulrich, Jr.
Registered Land Surveyor
18 FULLERTON HEIGHTS AVE. BALTIMORE, MD 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same in the center line of Dubois Avenue at the distance of south 38 degrees 00 minutes east 450.00 feet from the center line of Harford Road running thence binding on the center line of Dubois Avenue south 38 degrees 00 minutes east 50.00 feet thence leaving Dubois Avenue at a right angle north 52 degrees 00 minutes east 210.00 feet thence north 38 degrees 00 minutes west 50.00 feet (parallel to Dubois Avenue) thence south 52 degrees 00 minutes west 210.00 feet to the place of beginning.



William G. Ulrich, Jr.

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64715 DATE: Sept. 15, 1969
BILLED TO: John G. Rose, Inc., 585 Harford Road, Baltimore, Md. 21204		
BILLED BY: Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 00-000	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT DUE \$25.00
QUANTITY 1	Advertising and posting of property for William T. Reber, Inc. 70-45-A	AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 64661 DATE: Aug. 14, 1969
BILLED TO: Spanders M. Almond, Jr., 585 Harford Road, Baltimore, Md. 21204		
BILLED BY: Zoning Dept. of Baltimore County		
REPORT TO ACCOUNT NO. 00-000	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD	TOTAL AMOUNT DUE \$25.00
QUANTITY 1	Petition for Variance for William T. Reber, Inc. 70-45-A	AMOUNT \$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1969

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Oliver L. Myers
MEMBERS

BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF FIRE PROTECTION
BUREAU OF HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
PROFESSIONAL DEVELOPMENT

Saunders M. Almond, Jr.,
Jennifer Building
Towson, Maryland 21204

RE: Type of Hearing: Side and front yard variance
Location: NE 1/4 Dubois Ave., 460' x 51', of center line of Harford 14th District
Petitioner: William T. Reber, Inc.
Committee Meeting of July 22, 1969
Item 10

Dear Sir:

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 property as it exists lies between two farm dwellings, in good repair. There is residential property to the rear and to the south of the subject property. There is no curbing along Dubois Avenue.

BUREAU OF ENGINEERING:

Highways:

Dubois Avenue is an existing road which will be improved in the future as a 30-foot closed section on a 50-foot right-of-way. No improvements are proposed for construction at this time; however, a 10-foot highway widening will be required along the frontage of the subject property adjacent to Dubois Avenue.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporarily or otherwise) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, must be the full responsibility of the Applicant.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.



ESSEX, MD. 21221 Aug. 25, 1969

THIS IS TO CERTIFY, that the annexed advertisement of

John G. Rose
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

week before the 25 day of Aug. 1969 that is to say, the same

was inserted in the issue of Aug. 21, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *[Signature]*

PETITION FOR A VARIANCE

FOR THE PURPOSE OF ZONING ONLY

LOCATION: North side of Dubois Avenue, 460' x 51', of center line of Harford 14th District

DATE & TIME: Monday, September 8, 1969, 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

REASON: To permit 50 feet across the front building line instead of the required 35 feet; and to permit front setbacks of 24 feet from the property line and 39 feet from the centerline of the street instead of the required 25 feet and 39 feet; to permit a side yard setback of 8 feet and 11 feet with a total of 19 feet instead of the required 8 feet and 12 feet with a total of 20 feet.

THE Zoning Commission of Baltimore County, in a public hearing held on the 22nd day of July, 1969, at 10:00 o'clock, considered the petition and the proposed variance and recommended that the variance be granted.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 21, 1969

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 the time before the 25 day of August, 1969.

day of September, 1969, the first publication appearing on the 21st day of August, 1969.

THE JEFFERSONIAN.

[Signature]
Manager.

Cost of Advertisement \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th Date of Posting 8-21-69

Posted for HEARING MON. SEPT. 8-69 AT 10:00 A.M.

Petitioner WILLIAM T. REBER, INC. ET AL

Location of property N/4 of Dubois Ave opposite - JACQUELINE AVE.

Location at Sign 101 W. CHESAPEAKE AVE. N/4 of Dubois Ave

and 101 W. CHESAPEAKE AVE. N/4 of Dubois Ave

Remarks

Posted by Robert Lee Bell Date of return 8-26-69

Signature

Date of return 8-26-69

Signature

Date of return 8-26-69

Signature

ORDER RECEIVED FOR FILING

DATE 9/22/69 - J. C. Harwood

BY

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 unreasonable 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 front setback of twenty-four feet from the property line and thirty-nine feet from the center line of the street instead of the required twenty-five feet and fifty feet respectively; and to permit side yard setbacks of eight feet a Variance and eleven feet with a total of nineteen feet instead of the required eight feet and twelve feet with a total of twenty feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22

day of September, 1969, 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 front setback of twenty-four feet from the property line and thirty-nine feet from the center line of the street instead of the required twenty-five feet and fifty feet respectively; and to permit side yard setbacks of eight feet and eleven feet with a total of nineteen feet instead of the required eight feet and twelve feet with a total of twenty feet, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and ~~and it further appearing that by reason of Zoning,~~

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

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

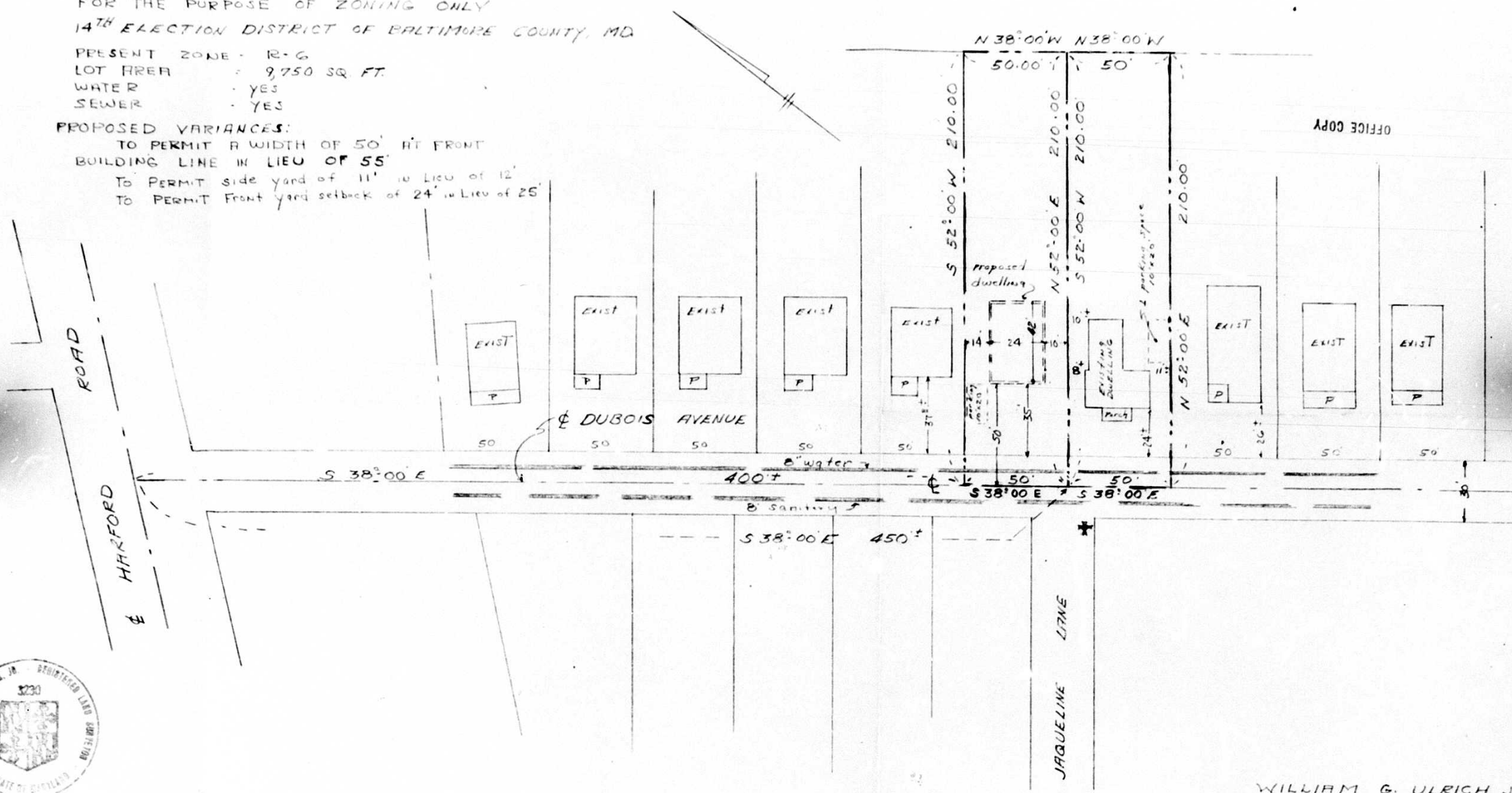
70-45-A

FOR THE PURPOSE OF ZONING ONLY
14TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD

PRESENT ZONE - R-6
LOT AREA - 9,750 SQ. FT.
WATER - YES
SEWER - YES

PROPOSED VARIANCES:

TO PERMIT A WIDTH OF 50' AT FRONT
BUILDING LINE IN LIEU OF 55'
TO PERMIT side yard of 11' in Lieu of 12'
TO PERMIT Front yard setback of 24' in Lieu of 25'



OFFICE COPY



William G. Ulrich Jr.

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MD.
SCALE 1" = 40' MAY 20, 1969

