

70-46-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James L. Ruhl, Inc., a.B.C. 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 211.1 (Lot, Width) - To permit a lot width of the front building line of 50 ft. instead of the required 55 feet.

The five (5) Lots situate on the Northwest side of North Hazelwood Avenue each having a 50 foot frontage rather than a 55 foot frontage.

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: 9/2/69 BY: Maria Presti, Contract purchaser, Address: 3328 N. Chantrelle, Baltimore, MD. 21236. Legal Owner: James L. Ruhl, Inc., Address: 3328 N. Chantrelle, Baltimore, MD. 21236.

Saunders N. Wilson, Jr., Petitioner's Attorney, Address: Jennifer Building, Towson, MD. 21204, Phone: Va 3-2300. Protestant's Attorney: Address: 3328 N. Chantrelle, Baltimore, MD. 21236.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of September, 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 had 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 10:30 o'clock.

10:30A 9/10/69 Signed: Zoning Commissioner of Baltimore County.

70-46-A

OFFICE PHONE: 823-2382

RESIDENCE PHONE: 665-8947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the west side of North Hazelwood Avenue at the distance of south 23 degrees 30 minutes west 653 feet 9 inches from the center line of Charles Avenue as laid out on the plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3 running thence and binding on the west side of North Hazelwood Avenue south 23 degrees 30 minutes west 50.00 feet thence north 66 degrees 30 minutes west 150.00 feet thence north 23 degrees 30 minutes east 50.00 feet thence south 66 degrees 30 minutes east 150.00 feet to the place of beginning. Being lots numbered 206 and 207 as laid out on the Plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3.



William B. Ulrich Jr.

OFFICE PHONE: 823-2382

RESIDENCE PHONE: 665-8947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the west side of North Hazelwood Avenue at the distance of south 23 degrees 30 minutes west 703 feet 9 inches from the center line of Charles Avenue as laid out on the plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3 running thence and binding on the west side of North Hazelwood Avenue south 23 degrees 30 minutes west 50.00 feet thence north 66 degrees 30 minutes west 150.00 feet thence north 23 degrees 30 minutes east 50.00 feet thence south 66 degrees 30 minutes east 150.00 feet to the place of beginning. Being lots numbered 208 and 209 as laid out on the Plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3.



William B. Ulrich Jr.

OFFICE PHONE: 823-2382

RESIDENCE PHONE: 665-8947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the west side of North Hazelwood Avenue at the distance of south 23 degrees 30 minutes west 753 feet 9 inches from the center line of Charles Avenue as laid out on the plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3 running thence and binding on the west side of North Hazelwood Avenue south 23 degrees 30 minutes west 50.00 feet thence north 66 degrees 30 minutes west 150.00 feet thence north 23 degrees 30 minutes east 50.00 feet thence south 66 degrees 30 minutes east 150.00 feet to the place of beginning. Being lots numbered 210 and 211 as laid out on the Plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3.



William B. Ulrich Jr.

OFFICE PHONE: 823-2382

RESIDENCE PHONE: 665-8947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the west side of North Hazelwood Avenue at the distance of south 23 degrees 30 minutes west 853 feet 9 inches from the center line of Charles Avenue as laid out on the plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3 running thence and binding on the west side of North Hazelwood Avenue south 23 degrees 30 minutes west 50.00 feet thence north 66 degrees 30 minutes west 150.00 feet thence north 23 degrees 30 minutes east 50.00 feet thence south 66 degrees 30 minutes east 150.00 feet to the place of beginning. Being lots numbered 214 and 215 as laid out on the Plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3.



William B. Ulrich Jr.

OFFICE PHONE: 823-2382

RESIDENCE PHONE: 665-8947

William G. Ulrich, Jr.

Registered Land Surveyor

18 FULLERTON HEIGHTS AVE. BALTIMORE, MD. 21236

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the west side of North Hazelwood Avenue at the distance of south 23 degrees 30 minutes west 853 feet 9 inches from the center line of Charles Avenue as laid out on the plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3 running thence and binding on the west side of North Hazelwood Avenue south 23 degrees 30 minutes west 50.00 feet thence north 66 degrees 30 minutes west 150.00 feet thence north 23 degrees 30 minutes east 50.00 feet thence south 66 degrees 30 minutes east 150.00 feet to the place of beginning. Being lots numbered 212 and 213 as laid out on the Plat of County Side said plat being recorded among the land records of Baltimore County in Plat book No. 7 folio 3.



William B. Ulrich Jr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

SUBJECT: Petition #70-46-A, Variance to permit a lot width of the front building line of 50 feet instead of the required 55 feet. West side of Hazelwood Avenue 653 feet south of Charles Avenue. Maria Presti, Petitioner.

14th District

HEARING: Monday, September 8, 1969 (10:30 a.m.)

The Planning staff will offer no comment on the subject petition.

GEG:bms



TELEPHONE: 823-2000 EXT. 287

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64663

DATE: Sep. 10, 1969

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

To: William B. Ulrich, Jr., Esq., Esq.

Deputy Dir. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	AMOUNT	TOTAL AMOUNT
64-663	1	25.00	25.00
64-663	1	25.00	25.00

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

TELEPHONE: 823-2000 EXT. 287

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 64714

DATE: Sep. 22, 1969

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

To: James L. Ruhl, Esq., Esq.

Deputy Dir. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	AMOUNT	TOTAL AMOUNT
64-663	1	100.00	100.00
64-663	1	100.00	100.00

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

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 Variance 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

a Variance to permit a lot width of the front building lines of fifty feet should be granted instead of the required fifty-five feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23

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 lot width of the front building lines of fifty feet instead of the required fifty-five feet, subject to approval of the site plan by the Bureau of Planning and Zoning.

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 September, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-46-A

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 1, 1969

Oliver L. Myers
Chairman

MEMBERS:

SAUNDERS M. ALMOND, JR.,

EDWARD R. LARSEN

JOHN G. ROSE

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

JOHN J. HANCOCK

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

RE: Type of Hearing: Variance
From Section 211.1 (Lot, Width)
Location: 5675 N. Hazelwood Ave.,
603' sq. of corner line of Charles Ave.
Petitioners: Maria Presi
Committee Meeting of July 22, 1969
14th District
Item 11

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 property is currently unimproved and covered with dense woods. It lies adjacent to an existing residential area, both across the street, east and west of the subject property. There is no curb and gutter along Hazelwood Avenue at this point.

BUREAU OF ENGINEERING:

Highways:

North Hazelwood 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 North Hazelwood Avenue.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances 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, would be the full responsibility of the Applicant.

Saunders M. Almond, Jr.,
Jennifer Building
Towson, Maryland 21204
Item 11 Page 2

August 1, 1969

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

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

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major traffic problem.

FIRE DEPARTMENT:

This office has no comment.

BOARD OF EDUCATION:

No hearing on student population.

BOARD OF EDUCATION:

Must meet all requirements of the Baltimore County Building Code.

HEALTH DEPARTMENT:

Since public water and sewers are available, 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

PETITION FOR VARIANCE
14th DISTRICT
Section 211.1 (Lot, Width)
Location: 5675 N. Hazelwood Ave.,
603' sq. of corner line of Charles Ave.
Petitioners: Maria Presi
Committee Meeting of July 22, 1969
14th District
Item 11

THE ESSEX TIMES

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 *Reith Morgan*

ORIGINAL

PETITION FOR VARIANCE
14th DISTRICT
Section 211.1 (Lot, Width)
Location: 5675 N. Hazelwood Ave.,
603' sq. of corner line of Charles Ave.
Petitioners: Maria Presi
Committee Meeting of July 22, 1969
14th District
Item 11

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 one week before the 25 day of September, 1969, the first publication appearing on the 21st day of August, 1969.

THE JEFFERSONIAN

St. Louis
Manager

Cost of Advertisement, \$

Saunders M. Almond, Jr.,
Jennifer Building
Towson, Maryland 21204
Item 11 Page 3

August 1, 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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

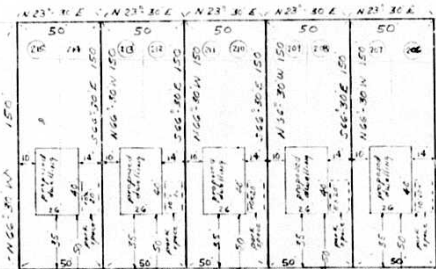
WOOD
AVENUE

AVENUE



William G. Ulrich Jr.

R-6



R-6

VACANT

NORTH HAZELWOOD AVENUE

S 23° 30' W 703'-9"

S 23° 30' W 753'-9"

S 23° 30' W 803'-9"

S 23° 30' W 853'-9"

R-6

FOR THE PURPOSE OF ZONING ONLY
PRESENT ZONE: R-6
LOT AREA: 7,500 S.F.
VARIANCE: TO PERMIT A LOT WIDTH OF 50'
at the building line in lieu of 55'

LOTS N° 206 + 207
N° 208 + 209
N° 210 + 211
N° 212 + 213
N° 214 + 215

COUNTY SIDE
PLATBOOK N° 7 folio 3

CHARLES
AVENUE

WILLIAM G. ULRICH JR.
COUNTY SURVEYOR
COURT HOUSE TOWSON MARYLAND
SCALE 1" = 50'
MAY 21, 1969

