

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ray Construction Co., Inc.
Barfan Realty, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached here and made a part hereof, hereby petition for a Variance from Section 292.3 (301.1) to permit a sideyard setback of 2.1 feet for a carport instead of the required 7.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.
To enable carport to be constructed adjoining house.

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.

KAY CONSTRUCTION CO., INC.
BARFAN REALTY, INC.
Contract purchaser
By: [Signature] Legal Owner
Address: 8 East Pennsylvania Avenue
Towson, Maryland 21204
Petitioner's Attorney
Protestant's Attorney
Address:

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of August, 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of October, 1969, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

Construction Co. Inc.
Barfan Realty, Inc.
8 East Pennsylvania Ave.
Towson, Md. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner: Ray Construction Co., Inc.
Petitioner's Attorney: [Signature]
Reviewed by: [Signature]
Chairman of Advisory Committee

MCA
MATZ, CHLOE & ASSOCIATES, INC.
CONSULTING ENGINEERS
10200 Chelmsford Bridge Rd., Baltimore, Md. 21204, Tel. 301 853-0900

DESCRIPTION

0.2184 ACRE PARCEL, LOT 23, BLOCK B, SECTION II, "CRANDON", FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Side Yard Variance

Beginning for the same at the southeast end of the gusset line connecting the east side of Chatsworth Avenue, proposed sixty feet wide, with the north side of Chargeur Road, fifty feet wide, as shown on the plat of Section II "Crandon" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 7, running thence, binding on said north side of Chargeur Road, (1) easterly, by a curve to the right with the radius of 236.08 feet, the distance of 47.00 feet, thence along the division line between lots 22 and 23, block B, as shown on said plat, (2) N 13° 03' 45" E 114.54 feet, thence binding on the Drainage and Utility Reservation, 25.80 feet wide, shown on Baltimore County, Bureau of Land Acquisition Plan RW 66-272-4, (3) N 87° 10' 40" W 108.87 feet, thence binding on said east side of Chatsworth Avenue, (4) S 07° 48' 50" E 90.17 feet, and thence binding on the aforementioned gusset line, (5) S 48° 04' 45" E 32.32 feet to the place of beginning.

Containing 0.2184 of an acre of land.

HGW:mp1

J.O. #65133 July 28, 1969

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Landmarks ■ Easements ■ Eminent Domain



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 8, 1969

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS, Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

BIOCLINICAL DEVELOPMENT

Key Construction Co., Inc.
Barfan Realty, Inc.
8 East Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Side yard variance to enable carport to be constructed adjoining house.
Location: Key Construction Co. & Barfan Realty, Inc.
Petitioners: Key Construction Co., Inc.
Committee Meeting of August 26th, 1969
4th District
Item 42

Gentlemen:

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 new rancher, which is just being finished. The surrounding properties are improved with dwellings from new to 30 years of age, in excellent repair. Chatsworth Avenue and Chargeur Road along the frontage of this lot are improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways

Chatsworth Avenue is a State road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

General

Since all County roads have been improved and all utilities exist, this office has no further comment.

PROJECT PLANNING DIVISION

This carport could be relocated on the lot to meet the required setbacks.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

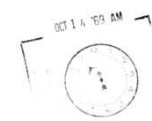
TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner
FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #70-76-A, Variance to permit a side yard setback of 2 feet 1 inch for a carport instead of the required 7 feet 5 inches. Northeast corner of Chatsworth Avenue and Chargeur Road. Key Construction Co., Inc. Petitioners.

4th District

HEARING: Monday, October 20, 1969 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.



Key Construction Co., Inc.
Barfan Realty, Inc.
8 East Pennsylvania Avenue
Towson, Maryland 21204
Item 42 Page 2

September 8, 1969

BUREAU OF TRAFFIC ENGINEERING

The subject variance should have no effect on traffic.

HEALTH DEPARTMENT

Since public water and sewers are available to the site, no health problems are anticipated.

BOARD OF EDUCATION

No bearing on student population.

FIRE DEPARTMENT

This office has no comment at this time.

BUILDING ENGINEER'S OFFICE

Petitioner must comply with Baltimore County Building Code if variance is granted.

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,

[Signature]
OLIVER L. MYERS, Chairman

OLMSB
Enc.

TELEPHONE
853-3000
EXT. 387

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

No. 67019

DATE Oct. 20, 1969

TO: Chairman of the Board
S. C. Pennsylvania Ave.
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 01-622

RETURN THIS DIVISION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

QUANTITY	DESCRIPTION	COST
1	Advertising and posting of property for Key Construction #70-76-A	\$5.75

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: 4TH Date of Posting: OCT. 14, 1969
Posted for: VARIANCE TO PERMIT A SIDEYARD SETBACK OF 2 FT. 1 IN. A CARPORT UNIT FOR THE KEY CONSTRUCTION CO., INC.
Petitioner: KEY CONSTRUCTION CO., INC.
Location of property: N/E COR. OF CHATSWORTH AVE. AND CHARGEUR ROAD

Location of Signs: 101 CHARGEUR ROAD

Remarks:
Posted by: [Signature] Date of return: OCT. 20, 1969

OFFICE OF
THE
COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 6, 1969

THIS IS TO CERTIFY that the attached 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 week before the 25th day of Oct., 1969 that is to say the same was inserted in the issue of October 2, 1969.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

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 side yard setback of 2.1 feet for a carport should be granted instead of the required 7.5 feet

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

day of October, 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 side yard setback of 2.1 feet for a carport instead of the required 7.5 feet, subject to approval of the site plan by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

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

Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE 4th DISTRICT

ZONING: Petition for a Variance for a Side Yard.

LOCATION: Northeast corner of Chairworth Avenue and Chagour Road.

DATE & TIME: Monday, October 20, 1969 at 10:00 A.M.

PUBLIC HEARING: Room 104, 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 a side yard setback of 2.1 feet for a carport instead of the required 7.5 feet. The Zoning Regulation to be accepted as follows: Section 208.3 (301.1)—Projections into Yards—If attached to the main building a carport with a one-story open porch, with or without a roof, may extend into any required yard not more than 50% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.

All that parcel of land in the Fourth District of Baltimore County

beginning for the same at the southeast end of the parcel line connecting the east side of Chairworth Avenue, proposed sixty feet wide, with the north side of Chagour Road, fifty feet wide, as shown on the plat of Section 11 "Crandon" recorded among the Land Records of Baltimore County in Plat Book O.T.G. 31, page 7, running thence, binding on said north side of Chagour Road,

(1) easterly, by a curve to the right with the radius of 236.08 feet, the distance of 47.00 feet, thence along the division line between lots 22 and 23, Block B, as shown on said plat,

(2) N 13° 05' 45" E 114.54 feet; thence binding on the Drainage and Utility Reservation, 25.90 feet wide, shown on Baltimore County, Bureau of Land Acquisition Plan BW 64-272.

4, (3) N 27° 19' 45" W 108.87 feet, thence binding on said east side of Chairworth Avenue, (4) 07° 48' 30" E 30.37 feet, and thence binding on the aforementioned parcel line,

(5) S 44° 14' 45" E 31.32 feet to the place of beginning.

Containing 0.2184 of an acre of land.

Being the property of Ray Construction Co., Inc. and Surfan Realty, Inc., as shown on plan filed with the Zoning Department.

Hearing Date: Monday, October 20, 1969 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of

JOSEPH G. NOSE

Zoning Commissioner of Baltimore County

Oct 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., OCT 2, 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 ~~times~~ before the 20th day of October, 1969, the first publication appearing on the 2nd day of October 1969.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

TELEPHONE
822-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

INVOICE
No. 64658
DATE Aug. 12, 1969
BILLED BY
Zoning Dept. of Baltimore County

To: Cash

DEPOSIT TO ACCOUNT NO. 91-622

QUANTITY

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$25.00

COST

Petition for Variance for Ray Construction Co., Inc. & Surfan Realty 25.00

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

1. Area of Lot = 0.2184 Ac.
2. Existing Zoning is "R-10"
3. Existing Use is "RESIDENTIAL"
4. Public Water & Sewer Existing
5. Subject Lot is shown on Plat of Sect. II "CRANDALL"
& Recorded Q.T.G. 31-7
6. Petitioner is Requesting a Variance To Sect. 3011
of The Zoning Regulations To Permit A Side Yard
Projection of 2.1' INSTEAD of THE ALLOWED 7.5'



SIDE YARD VARIANCE

No. 101 CHARGEUR RD.
a. Dist. 4 Baltimore Co. Md.

1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Issued: 7-29-67