PETITON FOR ZONING VALIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we. Joshua F. Cockey of 8 legal owner. M 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. 255.1 - 238.2 - Side and Rear Yards. To permit a side yard of 4 feet instead of the required 30 feet.

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

See attached description

Property is to be posted and accertised as prescribed by Zoning Regulations. If it we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and turner agree to and are to be bound by the zoning regular and restrictions of Rainappe County adopted pursuant to the Zoning Law For Raitimore County. Joshua F. Cockey of S. .Box 2 Cockeyaville, Md, 21010 Legal Owner ORDER I Y Petitioner's Attorney Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this ____23rd____

of Jept, each of the number matter of this petition be advertised, as required by the Zoning Law of Salitims w County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the poince hunting be had before the Zoning Commissioner of Baltimore County in Rocen 106, County Office Building in Townson, Butthore _day of __November 196.2., at 10:000 clock

DEPUT Luned W. Hardesty Zoning Commissioner of Baltimore County.

...

Mr. Joshua F. Cockey of B Box 162 Cockeysville, Maryland 21030

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 7, 1969

8E: Typo of Hearing: Side and Bear Yard Warisnee Locatio: V/S of Beaver Dan Rd., 850' So of Center line Feitiformer of Cockeys VII le Md. P. Countition Problem F. Cockey of B., 8th District New York Cockey Co., 1969 Item 52

MIMBERS PUREAU OF ENGINEERING

STATE BOADS COME

PROTECT PLASSIN

ZONING ADMINISTRA

DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans what tied with the above referenced polition and lake made no a site field inspection of the property. The following ements are a result of this review and inspection

The diject property is presently improved with the tiestone walley binner Thestre, with the property to the second of the property of the industrial use under construction to the seat. The property to the north and the west is property owned by the projecty to the north and the west is property owned by the prisoner of the property owned by the partitioner and known as the lineary springs Swinc Club. Beaver Dam Read in this location is presently being improved because of new construction in the even.

BUPTAU OF ENGINEERING:

Baver Dam Road is an existing road, maintained by Baltimore County, which will be improved in the future as 3 O-foot closed section with fluxible type pawement on a 70-foot right-of-way, maltimore County Bureau of Engineering available for information in regard to the procedure furzional and vertical alignment along the frontage of the subject property adjacent to Bever Dam Road Should be designed so that the finished elevations are compatible with the future roadiny curb prodes. However, highway right-of-way, based on the aforementioned

and it appearing that by reason of the following finding of facts ...that.compliance.with ties. Baldimore County Zoning Regulations would result in practical difficulty and mable bardship upon the petitioner and the requested variance would give relied without substantial injury to the health, safety or general welfare of the of the locality involved a Variance . to permit a side yard of 4'instead of the required 36' should be granted IT IS OF DERED by the Zoning Commissioner of Baltimore County this . same is branted from and after the date of this order, to permit a side yard of 4 feet instead of the required 30 feet, subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

Louing Commissioner of Bultimore Coping RECEIVED nt to the advertisement, posting of property and public hearing on the above petition ₹ ... À the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this Zoning Commissioner of Baltimore County

MICROFILMED

Mr. Joshua F. Cockey of B Box 162 Cockeysville, Maryland 21030 Item 63 Page 2

Oct.ber 7, 1969

drawings, will be required along the frontage of this property in accordance with $P_* V_* A_* = 86gC^*$ executed in connection with building permit application #365.69.

The entrance location is subject to approval by the Department of Traffic Engineering.

he public storm drainage facilities will be available to receive storm water flows or drainage from this property until the proposed highway and drainage improvements are constructed in the future.

The Applicant must provide measury durings facilities to adjace or otherwise) in prevent creating my mulances or denges used to edge or otherwise) in prevent creating my mulances or denges waters. Corrections, especially by the concentration of surface grading or other drawings problem which may result, due to improper of the Applicant of the Caption of the Caption of the Applicant of the Caption of the Caption of the Applicant of the Caption of the Caption of the Applicant of the Caption of the

Public sanitary sewerage is not available to serve this property; therefore, a private scwage disposal system must be provided in accordance with the rules and regulations of the Department of Health.

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.

The requested variance should have no affect on traffic.

Petitoner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

Beginning for the same on the west sire of deaver wan Road at a sint 559 feet south of the center line of Cockeysville Roads thence binding on the centerlinu of Beaver Dom Road in a northerly direction 270 feet wit. a rectangular depth of 322.66 feet.

Being 2.0 acres

Mr. Joshua F. Cockey of B

Cockeysville, Haryland 21030 Item 63 Page 3

ZONING ADMINISTRATION DIVISION:

No bearing on student population.

No comment until construction drawings are submitted to this office. Applicant shall audie by Baltimore County Building Codes.

The proposed addition will not generate any additional sewage flow; therefore, no health problems are anticipated.

Upon a field inspection of the site the petitioner indicated that revised plans would be coming to this office showing a different variance required in the petition. It is requested that the petitions in the petition of requested in the petitions about this revised plan and revised that the petitions which it is revised description can be accertised in the newspaper, as well as the property being properly posted.

OLIVER L. HYERS, Chairman

BOARD OF EDUCATION:

PLANS REVIEW DIVISION:

HEALTH DEPARTMENT:

OLM: JD

October 7, 1969

BALTIME COUNTY OFFICE OF PLANNING AND ONLING County Office Building 111 W. Cheseposte Avenue Towson, Haryland 21204 Your Petition has been received and accepted for filing this Petitioner_ Petitioner's Attorney_ Cheirman of Advisory Committee

> MEALIST NO. 21030 Today 1. Coday

OFFICE OF FINANCE on of Collection and Re COURT HOUSE

No. 64707 D.Sept. 17, 1969

PAES

325. 65°

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

The Planning staff will offer no adverse comment on the subject cetifion.

TO Mr. Edward D. Hordesty, Deputy Zoning Date October 24, 1969

Planning
SUBJECT Petition 170-91-A. Variance to permit a side yard of 4 feet instead of the required 30 feet. West side of Beover Dan Road 609 feet South of Cockeyville Road. Joshua F. Cockey of S., Petitioner.

HEARING: Monday, November 3, 1969 (10:00 A.M.)

P 24 160

FROM Mr. George E. Gavrelis, Director of

8th District

GEG:bms

BACIMORE COUNTY, MARLAND

BULLED TOWSON MARYLAND 21204

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

OFFIC TOWSON LINE S

TOWSON, "D. 21204 Cotober 20,

THIS IS TO CERTIFY, that the anneved advertisement of John G. Rose, Zoning Commissioner of Beltimore County inserted in THE TOWSON TIMES, a weekly newspaper published in

Baltimore County, Maryland, once a week for One the before the 20th day of Oct., 1969, that is to say, the same was inserted in the issue of October 16, 1969.

STROMBERG PUBLICATIONS, Inc.

B. Ruth Morgan

PETITION FOR VARIANCE Petition for an action for the server to the

ZONING: PERSON
FA VIDE VANCE
LOCA - Towns West Vide of Beave
Jon Rivar 669 for south Ja
Line Road.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. DRT 1 6 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 day of Norseber 19.69, the first publication appearing on the 16th day of October

H. Leank Structur

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TOWER, Morriand

District 3 TH Oct 17- 1969 ALS TO PETITION FOR VARIANCE TO PARMIT A LINE HARD OF THE PORT OF THE PART OF

my wife of BEARER DAN Rd. 669 FT. S. OF GOKEYSUILE Rd.

Colletsuille Rd.

Date of return 00, 27 - 1969 Posted by Charle M. Med

> Ne. 67043 OFFICE OF FINANCE DATE - 1949 Division of Collection and Receipts
> COURT HOUSE
> TOWSON, MARYLAND 21204

METURE THIS PORTION CITY YOUR RESITTED THE PORTION FOR YOUR REC

