

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. R. Bealefield and wife Sarah P. 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 202.1 to permit ten lots to have a width at the front building line of (Lot A) 102' and (Lot B) 125'. Instead of the required 100' respectively.

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

Because no additional land can be purchased on either side of the subject property a practical difficulty exist.

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.

William R. Bealefield, Sr.
Contract purchaser

Sarah P. Bealefield
Legal owner

White Marsh, Md.
Address

White Marsh, Md.
Petitioner's Attorney

White Marsh, Md.
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of October, 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 15th day of December, 1969, at 10:30 o'clock

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

(over)

70-110-A #81
70-110-A #81

Beginning on the west side of Vincent Road 425 feet South of Ebenezer Road thence binding on the center of Ebenezer Road S 3° 46' W 100' thence leaving said center and running for 3 following courses and distances N 86° 14' W 497.40, N 46° 06' E 135.0 S 86° 14' E 450.0 to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner
Date: December 9, 1969
FROM: Mr. George E. Corvelli, Director of Planning
SUBJECT: Petition 70-110-A. Variance to permit two lots to have a width at the front building line of 100 feet for Lot A and 125 feet for Lot B instead of the required 150 feet. West side of Vincent Road 425 feet south of Ebenezer Road. William R. Bealefield, Petitioner.

15th District
HEARING: Monday, December 15, 1969 (10:30 A.M.)

The subject petition is tantamount to a request for subdivision of land, requiring approval under the subdivision regulations. It would appear, however, that the proposal may violate these regulations. The petitioner should contact the project planning division of this office to arrange for a ruling in the matter.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 5, 1969

COUNTY OFFICE BLDG. 2118 TOWSON RD. TOWSON, MARYLAND 21286

OLIVER L. WILERS, Chairman

MEMBERS

REPRESENTING ENGINEERING

DEPARTMENT OF PUBLIC ENGINEERING

STATE ROAD ENGINEERING

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PUBLIC PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. William R. Bealefield, Sr., P. O. Box 218 White Marsh, Maryland

RE: Type of Hearing: Variance from Section 202.1
Location: W/S of Vincent Rd., 425' So. of Ebenezer Rd.
Petitioner: Mr. R. Bealefield, et al.
Committee Meeting of October 28th, 1969
15th District
Item 61

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.

Subject property is interspersed with the surrounding properties on all four sides improved with mailings, brick and frame, from 10 to 20 years of age. In excellent repair. Vincent Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Vincent Road is an existing macadam road which will be improved in the future as a 40-foot wide closed section with flexible type pavement on a 60-foot right-of-way. Since the subject property is apparently being proposed for subdivision, highway right-of-way widening would be required in connection with the review of any final subdivision plat submitted in regard to the overall tract of land.

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.

PETITION FOR A VARIANCE TO ZONING DISTRICT VARIANCE TO FROM DISTRICT 15B TO DISTRICT 15C. 425' SO. OF EBENEZER ROAD AND 425' WEST SIDE OF VINCENT ROAD. PUBLIC HEARING: MONDAY, 15th DECEMBER, 1969 AT 10:30 A.M. COUNTY OFFICE BUILDING, 2118 TOWSON ROAD, TOWSON, MARYLAND. BY ORDER OF EDWARD D. HARDESTY, DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY. DATE: 10/28/69

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 December 4, 1969
THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Deputy 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 4th day of Dec., 1969 (that is to say, the same was inserted in the issue of November 27, 1969).

STROMBERG PUBLICATIONS, Inc.

W. Scott Morgan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. JOHN G. ROSE, Zoning Commissioner
Date: November 3, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #81

October 28, 1969
Wm. R. Bealefield, et al.
W/S of Vincent Rd.,
425' So. of Ebenezer Rd.

This office may require a record plat before a building permit is issued.

JOHN L. WIMBLEY
Planner

JLW/h

Mr. William R. Bealefield, Sr., P. O. Box 218 White Marsh, Maryland Item 81 Page 3 November 5, 1969

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,

Oliver L. Wilers
OLIVER L. WILERS, Chairman

DLH:JD
Enc.

Mr. William R. Bealefield, Sr., P. O. Box 218 White Marsh, Maryland Item 81 Page 2 November 5, 1969

Storm Drains (Continued)

Certain easements for drainage and utilities will be required, and more specific details concerning storm drainage requirements would be furnished the property owner, in connection with the review of any final subdivision plat.

Sanitary Sewers:

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

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

This office may require a record plat before a building permit is issued.

DEPARTMENT OF TRAFFIC ENGINEERING:

The requested variance should have no effect on trip density.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEERS' OFFICE:

Petitioner to conform to Baltimore County Building Codes Rules and Regulations.

FIRE DEPARTMENT:

This office has no comment at this time.

HEALTH DEPARTMENT:

Public water is available but no sewers. Prior to approval of a building application soil tests must be conducted to determine the suitability of the soil for underground sewage disposal.

TELEPHONE 422-2000 EXT. 287
INVOICE No. 67064
DATE NOV. 27, 1969
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE TOWSON, MARYLAND 21204
TO: William R. Bealefield, Sr., P. O. Box 218 White Marsh, Md.
Zoning Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR REMITTANCE
REPORT TO ACCOUNT # 22-222
QUANTITY 4
COPIES 4
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 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 ~~not~~ granted and to further appearing that by reason of

to permit two lots to have a width at the front building line of one hundred (100) feet for Lot A and one hundred and twenty-five (125) feet for Lot B instead of the required one hundred and fifty (150) feet respectively IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17

day of December, 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 two lots to have a width at the front building line of one hundred (100) feet for Lot A and one hundred and twenty-five (125) feet for Lot B instead of the required one hundred and fifty (150) feet respectively, subject to approval of the site plan by the Bureau of Public Services and the Office 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 _____, 196____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

**PETITION FOR A VARIANCE
10th DISTRICT**

**zoning Petition for Variance for
Front Building Line**
LOCATION: 1100 S. of Vincent
Road 125 feet South of Keesee
Road

DATE & TIME: Monday, December
15, 1969 at 10:30 A.M.
PUBLIC HEARING: Room 104, Court
in Office Building, 117 W. Chase
Street, 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 two lots to have a width at the front building line of 100 feet for Lot A and 125 feet for Lot B instead of the required 150 feet respectively.

The Zoning Regulation to be amended is as follows: Lot A and Lot B shall be 150 feet at the front building line.

All that parcel of land in the 10th District of Baltimore County.

BEING: on the west side of Vincent Road 125 feet South of Keesee Road, shown shaded on the map of Baltimore Road B-1, 10' W 100' shown being sold and retained for "filling" corners and distances N 31° 18' W 125' to N 87° 00' E 125' to S 87° 18' E 125' to the place of beginning.

Being the property of William B. Buehler and Sarah E. Buehler, as shown on past plan filed with the Zoning Department.

Hearing Date: Monday, December 15, 1969 at 10:30 A.M. in Court Office Building, 117 W. Chase Street, Towson, Md.
By order of
EDWARD S. HARDY
Deputy Zoning Comm.
Mayor of Baltimore County
Nov. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOV 27 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 ~~several issues~~ before the 15th day of December, 1969, the first publication appearing on the 27th day of November 1969.

THE JEFFERSONIAN,

[Signature]
Manager

Cost of Advertisement: \$ _____

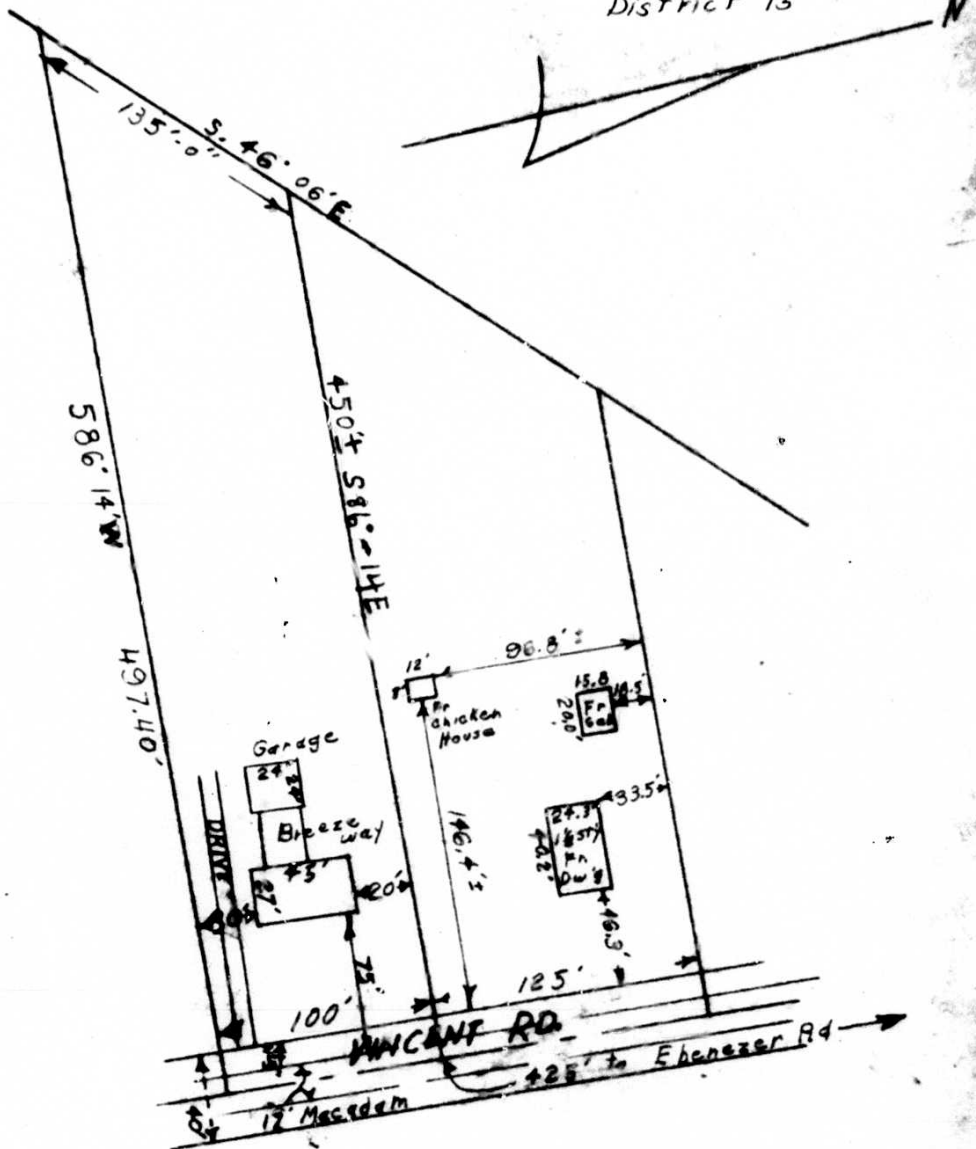
**CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland**

#40-710-A

District: 15th Date of Posting: Nov. 26th 69
Posted for: Henry Winder, Dec. 15, 1969, c. 10:30 A.M.
Petitioner: Wm. B. Buehler
Location of property: N/S of Vincent Rd. 425 S. of Keesee Rd.
Location of Sign: On Vincent Rd. facing Vincent Rd.
Remarks: _____
Posted by: Mary Winder Date of return: Dec. 4-69

DATE RECEIVED BY: 12/17/69 - J.C. Harrison, C.L.C.
 BY: _____
 ADDRESS: _____

Plat showing property on Vincent Road,
 Baltimore County Maryland of William R. Bealefield Sr
 District 15



Scale - 1" = 60'

