

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest W. Williams, Inc., 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 211.3 to permit a side yard setback of 7 feet and 9 feet, with a total of 16 feet, instead of the required 8 feet and 12 feet with a total of 20 feet, respectively.

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

1. It is hard to sell a 30-foot house in width because rooms are so narrow.
2. No addition adjoining lots for sale.

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 of Baltimore County.

Contract purchaser
Address
Fetitioner's Attorney
Protestant's Attorney

Address
Fetitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of November 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 18th day of January, 1970, at 10:30 clock.

Edward D. Hardesty
DEPUTY Zoning Commissioner of Baltimore County

(over)

BUREAU OF ENGINEERING

Zoning Plat - Comments

97. Property Owner: Ernest W. Williams, Inc.
(1969-1970) Location: 5755 Dorchester Ave., 127.55 E. of Johnnycake Rd.

District: 1st
Present Zoning: R-6
Proposed Zoning: Var. to Sec. 211.3 (side yard)
No. Acres: 40' x 125'

General:

This property comprises Lots 7 and 8, Block 11, Plat 1, Catonsville Manor, recorded in Plat Book W.P.C. 6 Folio 109.

Highways:

Dorchester Road is an existing County road which will be improved in the future as a 30-foot closed section with flexible pavement on a minimum 100-foot right-of-way. No highway improvements are required at this time. At such time as highway improvements are constructed, the property owners will be assessed in accordance with the then prevailing County Policy.

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.

Sediment Control:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, causing 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 issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Plat:

H-10 Key Sheet
1 & 2 SW 22 & 23 Position Sheet
SW 1 P Topo
95 Tax

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 petitioner 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

to permit a side yard setback of seven (7) feet and nine (9) feet, with a total of sixteen (16) feet, instead of the Variance required eight (8) feet and twelve (12) feet with a total of twenty (20) feet respectively.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13

day of JANUARY, 1970, 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 seven (7) feet and nine (9) feet, with a total of sixteen (16) feet, instead of the required eight (8) feet and twelve (12) feet with a total of twenty (20) feet respectively, subject to approval DEPUTY Zoning Commissioner of Baltimore County 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 January, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Calverton 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

INDUSTRIAL DEVELOPMENT

November 28, 1969

Ernest W. Williams, Inc.
464 Kent Avenue
Catonsville, Maryland 21228

RE: Type of Hearing: Variance for

side yard setback

Location: SE/8 Dorchester Ave.,

127.55 E. of Johnnycake Rd.

Petitioner: Ernest W. Williams, Inc.

Committee Meeting of November 18, 1969

1st District

Item 97

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 subject property lies on the south side of Dorchester Avenue. There is an existing residential development on both sides and across the street from the subject property. There is no curb and gutter along Dorchester Avenue at this point.

DEPT. OF TRAFFIC ENGINEERING:

Since no change in zoning is requested the trip density should remain the same.

BUILDING ENGINEERS' OFFICE:

Petitioner to comply with Baltimore County Building Codes, Rules and Regulations.

PROJECT PLANNING DIVISION:

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

FIRE DEPARTMENT:

This office has no comment.

CENTRE IS HERE
DIAL ME DIRECT
404-2222
(Area Code 301)

Ernest W. Williams, Inc.
464 Kent Avenue
Catonsville, Maryland 21228
Item 97 Page 2

November 28, 1969

BOARD OF EDUCATION:

No effect on student population.

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 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:JO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Deputy Zoning Commissioner Date: January 2, 1970

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

SUBJECT: Petition #70-125-A. Variance to permit a side yard setback of 7 feet 9 inches with a total of 16 feet instead of the 8 feet and 12 feet with a total of 20 feet. South side of Dorchester Avenue 127.55 feet east of Johnnycake Road. Ernest W. Williams, Inc. Petitioners.

1st District

HEARING: Thursday, January 8, 1970 (10:30 A.M.)

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

All that parcel of land on the

South side of Dorchester Avenue,

127.55 feet East of Johnnycake Road,

and known as Lots 7 and 8,

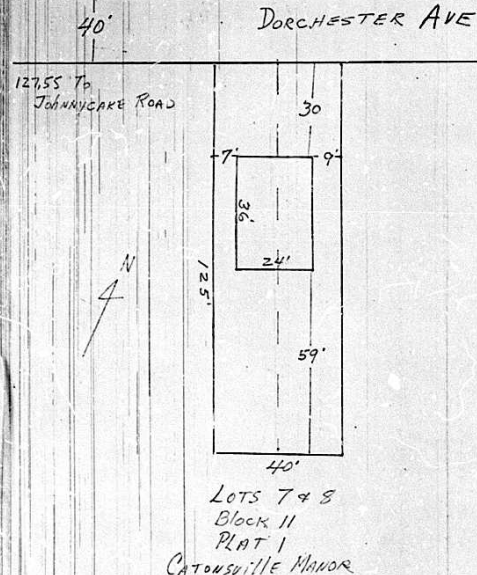
Block 11, Plot 1 of

Catonsville Manor



CEG:bm

10-27-70



Petition for Variance
1st District
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
18th day of December, 1969.

Edward D. Hardisty
Zoning Commissioner

Petitioner: Edward D. Hardisty
Petitioner's Attorney: _____
Reviewed by: *Edward D. Hardisty*
Chairman of the Advisory Committee

PETITION FOR VARIANCE
1st District
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The Board of Commissioners of Baltimore County, in accordance with the provisions of the Baltimore County Code, will hold a public hearing on the Petition for Variance from the Zoning Ordinance of Baltimore County to permit a side yard setback of 12 feet and a side yard width of 18 feet instead of the 12 feet and 18 feet with a total of 30 feet respectively.

The zoning Ordinance to be amended is Section 21.1 - Side Yards - For residential developments it shall be the minimum side yard setback shall not be less than 12 feet and the side yard width shall not be less than 18 feet.

All that parcel of land in the First District of Baltimore County, Maryland, containing 1.14 acres, more or less, and situated in the 11th Block of the 11th Plat of the Catonsville Manor, as shown on the plat filed with the Board of Commissioners of Baltimore County, Maryland, on January 4, 1969 at 10:30 A.M.

Being the property of Edward D. Hardisty, Inc., as shown on the plat filed with the Board of Commissioners of Baltimore County, Maryland, on January 4, 1969 at 10:30 A.M.

By order of
EDWARD D. HARDISTY, Inc.
Owner of Baltimore County
Est. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 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 _____ time _____ weeks before the _____ day of _____, 1970, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN,
Edward D. Hardisty
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
1st District
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

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By order of
EDWARD D. HARDISTY, Inc.
Owner of Baltimore County
Est. 14

OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 December 22, 1969

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for _____ weeks before the 22 day of Dec., 1969, that is to say, the same was inserted in the issue of December 18, 1969.

STROMBERG PUBLICATIONS, Inc.

Edward D. Hardisty

1516N

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1ST Date of Posting: DEC. 20 - 1969

Posted by: VARIANCE TO PERMIT A SIDE YARD SETBACK OF 12 FT. IN W 11TH PLAT OF 18 FT. WIDTH OF THE 11TH PLAT WITH TOTAL OF 30 FT.

Petitioner: EDWARD D. HARDISTY, INC.

Location of property: S.E. OF DORCHESTER AVE. 125.55 N.E. OF JOHNNYCAKE ROAD

Location of Sign: S.E. OF DORCHESTER AVE. 125.55 N.E. OF JOHNNYCAKE ROAD

Remarks: _____

Posted by: *Charles D. Neal* Date of return: Jan. 2, 1970

70-125-A

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

No. 67090
DATE: Dec. 22, 1969

To: Edward D. Hardisty, Inc.
111 W. Chesapeake Ave.
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 67-090

AMOUNT DUE: 52.50

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

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

No. 67119
DATE: Dec. 22, 1969

To: Edward D. Hardisty, Inc.
111 W. Chesapeake Ave.
Towson, Md. 21204

Being Dept. of Baltimore County

REPORT TO ACCOUNT NO. 67-090

AMOUNT DUE: 52.50

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