PETITION FOR ZONING VERIANCE FROM ARLA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. William G. Williamson legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made i part hereof. hereby petition for a Variance from Section 211.3 To permit a side yard setback

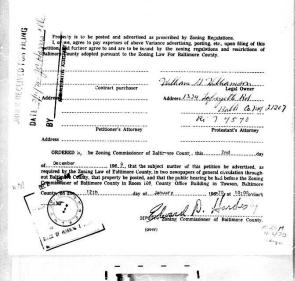
of 13' to the property line + 53' to the center of the street, instead of the required 25' and 50' respectively (corner lot)

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

- 1. Hardship
- 2. Practical difficulty

See attached descorie on

Z



FRANK S. LEE

August 29, 1969

Beginning for the mass of the corner formed by the interfection of the Jouth side of Dorchesser Avenue (40 feet wide) with the east side of Harford Avenue (40 feet wide) and thence running and binding on the south side of Dorchesser Avenue Horth 53 degrees 50 winutes East 15 feet beneal Earth Dorchesser Avenue Horth 53 degrees 50 winutes East 15 feet beneal Earth Dorchesser Avenue For two lines of divisions a Criticus. Double 56 degrees 40 minutes East 15 feet and Boulin 53 degrees 50 minutes House 50 feet and Boulin 53 degrees 50 minutes West 15 feet to the east side of Harford Avenue Borth 36 degrees 10 minutes West 15 feet to the east side of Harford Avenue Borth 36 degrees 10 minutes West 15 feet to the place of beginning.

Orntaining 5.6% square feet of land.



GEG:bm

BALTIMORE COUNTY, MARILAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hordesty, Deputy Zoning Date Jonuary 9, 1970

Flamming
SUBJECT PHILIDO / 70-129-A. Variance to permit a side yard entects of 13 feet
from the property line and 35 feet to the center of the street instead of
the required 25 and 30 feet. Southeast corner of Dorchester and Harford
Avenues. William G. Williamson, Petitioner.

HEARING: Monday, January 12, 1970 (10:00 A.M.)

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

FROMAr. George E. Gavrelis, Director of

1st District

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. William A. Williamson 1324 Lafayette Road Baltimore, Maryland 21207 OLIVER L. MYERS

BUREAU OF ENTINEERING

DEPARTMENT OF TRAFFIC ENGINEERS

BUREAU OF FIRE PREVENTION

PROJECT PLANNING BOARD OF RESCAUN RE: Type of Hearing: Variance for side yard setback Location: SE Cor. Harford Ave. 6

The Zon'ng Advisory Committee has reviewed the plans submitted with the above referenced petition and has made on on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved with the surrounding properties improved with deallings. Marford Avenue and Darchester Avenue are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Dorchester and Marford Avenues are existing roads which will be improved in the future as 30 foot closed sections with flexible pavenent on 40-foot rights-of-ways.

Although no highway improvements are required at this time, highway right-of-way videning, consisting of an isosceles triengular handed fillet area, 5 fects on each equal leg, is required from the north-mesternmost corner of this site, at the intersection of Dischester and interface Advances. The Developer is responsible for the dedication of this vicening at no cost to Builtimor Country.

At such time as highway improvements are required, the adjoining property owners will be financially responsible therefore in compliance with Baltimore County policy then prevailing.

Hr. William A. Williamson 1324 Lafayette Road Baltimore, Haryland 21207 Item 107 Page 2

December 12, 1969

4/10

The Applicant must provide necessary draining facilities (temporary or otherwise) to prevent creating any nuisances or dwages to adjacent purities, especially by the concentration of surface specially concentration of surface specially or concentration of surface specially or concentration of surface specially or content of any problem which may result, due to improper grading or other drainings facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading, and stabilization could result in a sediment pollution problem, damaging private and publi; 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.

Waters

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary somerage is available to serve this property.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no affect on trip density.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning

BUILDING ENGINEERS! OFFIFE:

This office has no comment until plans are submitted.

BOARD OF EDUCATION:

No bearing on student population.

Mr. William A. Williamson 1324 Lafayette Road Baltimore, Haryland 21207 Item 107

December 12, 1969

FIRE DEPARTMENT:

This office has no comment at this time.

HEALTH DEPARTMENT:

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

ZONING ADMINISTRATION DIVISION:

This patition is a created for filing on the date of the encountries of the partial state of the learning 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, Chairman

0L#:JD

ATTMORE COUNTY OFFICE OF CLANNING AND ZONING

County Office Building 111 W. Chesaparke Avenue Touson, Maryland 21204

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CERTIFICATE OF PUBLICATION TOWSON, MD., 1977 2 3 1969 19 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed of one time . X MACCO We weeks before the 12th

day of January

appearing on the 25th day of December THE JEFFERSONIAN,

1970 the first publication

OFFICE OF GLATONS TELLES CATONSVILLE, MD. 21228 December 30 THIS IS TO CERTIFY, that the a nexed advertisement of

Edward D. Hardesty Deputy Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pubsuspensive weeky before the 21, day of Dec. 1969, that is to say,

the same was inserted in the issues of December 24, 1969.

STROMBERG PUBLICATIONS, Inc.

B. Level Morgan

15160

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Dre. 27- 1969

District 15T.

Pouled for LARIANCE. To TORNICA SIDE WAS SITBORNED AS ACCEPTABLE AND AS TO THE RELEASE AND STREET MITTER AND THE AS A STORY AS A STREET AND A STREET AS A STREET A

Location of property: S.L. ROR. DOR EMESTER & HARFORD AVEC.

Location of Signs: S/E EAR IT DESCRIPTION & HARRENS AVE.

Posted by Clarke n Med

Date of return 9. 1920

70-129-A

10-27-70

Pursuant to the advertisement, posting of property, and public nearing 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 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 had; and in for been present a that has been such as the control of to permit a side yard of thirteen (13) feet to the property line and thirty-three (33) feet to the center of the a Variance street instead of the required twenty-five (25) feet and should be granted. fifty (50) feet respectively IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of ____February____, 198 70, 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 of thirteen (13) feet to the property line and thirty-three (33) feet to the center of the street instead of the required twenty-five (2.5)
for an lifty (50) feet respectively.

Zoning Commissioner of Baltimore County subject to approval of the site plan by the Burens of Public Services and the Office of Planning and Zoning. Pursuand 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 bestimore County, thisday of ______, 196___, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

20 MACADAM PAVING DORCHESTER AVE HARFORE LOTS 11 12 BLOCK 39 CATONSVILLE MANOR PLAT SOOK 6/128 OFFICE COPY IN DISTRICT BALTIMORE CO., MAGNESHO Scale 1-11 = 50" Date: 9-2-69 PRESENT USE - NONS PROPOSED USE - DWELLING. PRESENT ZONING - D.C. PROPOSED 2011ING - R-C WITH SPECIAL EXCEPTION FOR VARIANCE OF SETBACK OF 33' HISTEAD OF REQUIRED 50 FROM & OF ROAD ADEA OF HOUSE - 864 SQ FT. THANK 3 LES AREA OF LOT - 5625 59. FT 1277 NENTIREORS AVE BALTIMORE, MD. 2125 THE WATER & SEWERAGE MICROFILMED

TELEPHONE 823.3000 EXT. 387

INVOICE

No. 69262

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE DATE Jan. 30, 1970

Division of Collection and Receipts COURT HOUSE FOWSON, MARYLAND 21204

BULLED

Zoning Dapt. of Baltimore County

No. G. Williamson General Contractor 1324 Lafeytite Road Baltimore, Md. 21207

DEPOSIT TO ACCOUNT NO. 61-622

TOTAL AMOUNT \$44.00 Advertising and posting of property #70-129-A

0 0

MICROFILMED

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

INVOICE P'LTIMORE COUNTY, M'RYLAND

No. 67103 DATE Dec. 18, 1969

OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE

TOWSON, MARYLAND 21204

Loning Dept. of Baltimore County

To: William G. Milliamson General Contractor 1324 Lafayette Road Baltimore, Md. 21207

DEPOSIT TO ACCOUNT NO. 01-622 TOTAL AMOUNT \$25.00 Petition for Variance 25.00 MISROFILI

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARY' AND 21704