

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Walter C. Lorch &
I, or we, Margaret Lorch, legal owners 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 211.1 to permit a lot width of front building line of 50' instead of the required 55', also Section 304 (Use of undeveloped single-family lots)

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: In being denied the right to sell Lot #16 for a building lot when similar size lots are now in existence and built upon in the immediate neighborhood.

2. Practical difficulty: In that the owners are both elderly people living on Social Security and part-time employment. Both have had major surgery in the past year. Taxes on this vacant lot are a burden and it is also a burden to maintain the grounds.

Baltimore County will benefit in allowing this Variance.

We are not asking for anything not already accepted in this community.
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.

Richard E. Walton Walter C. Lorch
Edna M. Walton Margaret Lorch
Contract purchaser Legal Owner
Address: 100 Perry View Rd Address: 4133 Baker Lane
Baltimore, Md 21236 Baltimore, Md 21236

Address: _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED BY: The Zoning Commissioner of Baltimore County, this 13th day

of January 1970, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of February, 1970, at 10:30 o'clock

Edward D. Hardesty
Zoning Commissioner of Baltimore County
(over)

Walter Lorch - Lot No. 16 unrecorded plat of Perry View (Baker Lane)

Beginning on the southwest side of Baker Avenue or Lane as laid out 35 feet wide on an unrecorded plat of Perry View at the distance of 35 feet South 49 degrees 49 minutes West along the northwest side of Belsir Road and North 40 degrees 45 minutes West 450.10 feet along the southwest side of Baker Avenue from the end of the South 49 degrees 49 minutes West 316.50 foot line of the tract of land which by Deed dated May 20, 1940, and recorded among the Land Records of Baltimore County in Liber C. W. B. Jr. No. 1105, folio 40, was conveyed by Alice A. Fox to Della G. Dunty, and running thence binding on the southwest side of Baker Avenue North 40 degrees 45 minutes West 50 feet, thence leaving Baker Avenue and running parallel with Belsir Road South 49 degrees 49 minutes West 230.69 feet, thence running parallel with Perry View Avenue South 40 degrees 11 minutes East 50 feet, and thence running parallel with the second line in this description North 49 degrees East 231.19 feet to the place of beginning. Being known as Lot No. 16 on the unrecorded plat hereinbefore referred to.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 13, 1970

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

SUBJECT: Petition #70-157-A. Southwest side of Baker Avenue 450 feet Northwest of Belsir Road. Petition for Variance to permit a lot width of front building line of 50 feet instead of the required 55 feet.
Walter C. Lorch - Petitioner

11th District

HEARING: Thursday, February 19, 1970 (10:30 A.M.)

The Planning staff offers no adverse comment relative to the variance allowing a 50 foot lot width.

GEG:bms



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 28, 1970

COUNTY OFFICE BLDG.
111 W. Crosspoint 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
EDUCATIONAL DEVELOPMENT

Walter C. Lorch
4133 Baker Lane
Baltimore, Maryland 21236

RE: Type of Hearing: Variance to permit lot width of 50' instead of required 55'
Location: S/S Baker Avenue, 150' W of Belsir Road
Petitioner: Walter C. Lorch
Committee Meeting: January 13, 1970
Item 13h

Dear Sir:

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 a vacant lot which is surrounded on all four sides with dwellings from new to 15 years of age in excellent repair. The topography of the lot is relatively flat with the proposed new house, if constructed where the plot plan shows, would be in line with the existing structures and would be in keeping with the neighborhood.

BUREAU OF ENGINEERING:

Highways:

Baker Lane is an existing macadam road which is proposed to be improved as a 30 foot closed section with flexible type pavement on a 50 foot right-of-way. All right-of-way, slope easement, etc. required from the subject property has been acquired.

Storm Drain:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance or danger 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.

Water and Sewer:

Public water supply and sanitary sewerage is available to serve this property.

Walter C. Lorch
4133 Baker Lane
Baltimore, Maryland 21236
Item 13h Page 2

January 28, 1970

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BOARD OF EDUCATION:

No hearing on student population.

FIRE DEPARTMENT:

Fire Department has no comment at this time.

BUILDING ENGINEERS' OFFICE:

Petitioner to meet the Baltimore County Building Code and setback requirements.

HEALTH DEPARTMENT:

Since public water and public sewers are available no health hazards 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:mc

Enclosure

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.

the above Variance should be had, and it further 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.

instead of required 55' a Variance to permit a lot width at front building line of 50' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25 day of February 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 lot width at front building line of 50' instead of the required 55', subject to approval of the site plan by Bureau of Public Services and Office of Planning & Zoning.

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.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of February 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1 Sign

District 11th Date of Posting Jan. 29 - 70

Posted for Hearing Thurs Feb. 19th 1970 @ 10:30 A.M.

Petitioner: Walter C. Lorch

Location of property: SW/3 of Baker Ave 450' NW of Belair Rd.

Location of Signs: 1 Sign posted in vacant lot between house NOS. 4133 and 4131 Baker Lane

Remarks:

Posted by: Earl H. Hesse Date of return: Feb. 5th 1970

PETITION FOR VARIANCE
11th DISTRICT
ZONING: R-100
LOCATION: Southwest side of Baker Avenue 450 feet Northwest of Belair Road.
DATE & TIME: Thursday, February 19, 1970 at 10:30 A.M.
PUBLIC HEARING: Room 106, 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 lot width of 50 feet instead of the required 55 feet.
The Zoning Regulation to be accepted as follows:
Section 211.1 - Lot Area and Width - Front Building Line 55 feet. All that part of land in the Eleventh District of Baltimore County.
Beginning on the southwest side of Baker Avenue or Lane as laid out 35 feet wide on an unrecorded plat of Perry View at the distance of 35 feet South 49 degrees 49 minutes West along the north line of Belair Road and North 49 degrees 49 minutes West 450.10 feet along the southwest side of Baker Avenue from the end of the South 89 degrees 19 minutes West 318.50 foot line of the tract of land which by deed dated May 20, 1964, was recorded among the Land Records of Baltimore County in Liber C.W. 3, 2, No. 1105, folio 45, was conveyed by Alice A. Fox to Della G. Dunley, and running thence bearing on the southwest side of Baker Avenue North 49 degrees 49 minutes West 50 feet, thence leaving Baker Avenue and running parallel with Belair Road South 49 degrees 49 minutes West 234.40 feet, thence running parallel with Perry View Avenue South 49 degrees 49 minutes East 50 feet, and thence running parallel with the second line in this description North 49 degrees East 231.10 feet to the place of beginning, being known as Lot No. 18 on the unrecorded plat, hereinafter referred to.
Being the property of Walter C. Lorch and Margaret C. Lorch, as shown on plat filed with the Zoning Department.
Hearing Date: Thursday, February 19, 1970 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By order of
EDWARD D. HARDESTY
Deputy Zoning Commissioner of Baltimore County
Jan. 23, 1970.

OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 February 2 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 2nd day of Feb. 1970, that is to say, the same was inserted in the issue of January 29, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

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By order of
EDWARD D. HARDESTY
Deputy Zoning Commissioner of Baltimore County
Jan. 23, 1970.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 29, 1970

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 successive week before the 19th day of February, 1970, the first publication appearing on the 29th day of January 1970.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

TELEPHONE 823-3000 EXT. 387

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

No. 69253
DATE Feb. 24, 1970

BILLED BY: Walter C. Lorch
4133 Baker Lane
Baltimore, Md. 21236

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-422

QUANTITY 4

DESCRIPTION: Petition for Variance #90-157-A

TOTAL AMOUNT \$5.00

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

TELEPHONE 823-3000 EXT. 387

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

No. 69289
DATE Feb. 19, 1970

BILLED BY: Cash

Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO. 69-422

QUANTITY 4

DESCRIPTION: Advertising and posting of property for Walter C. Lorch #90-157-A

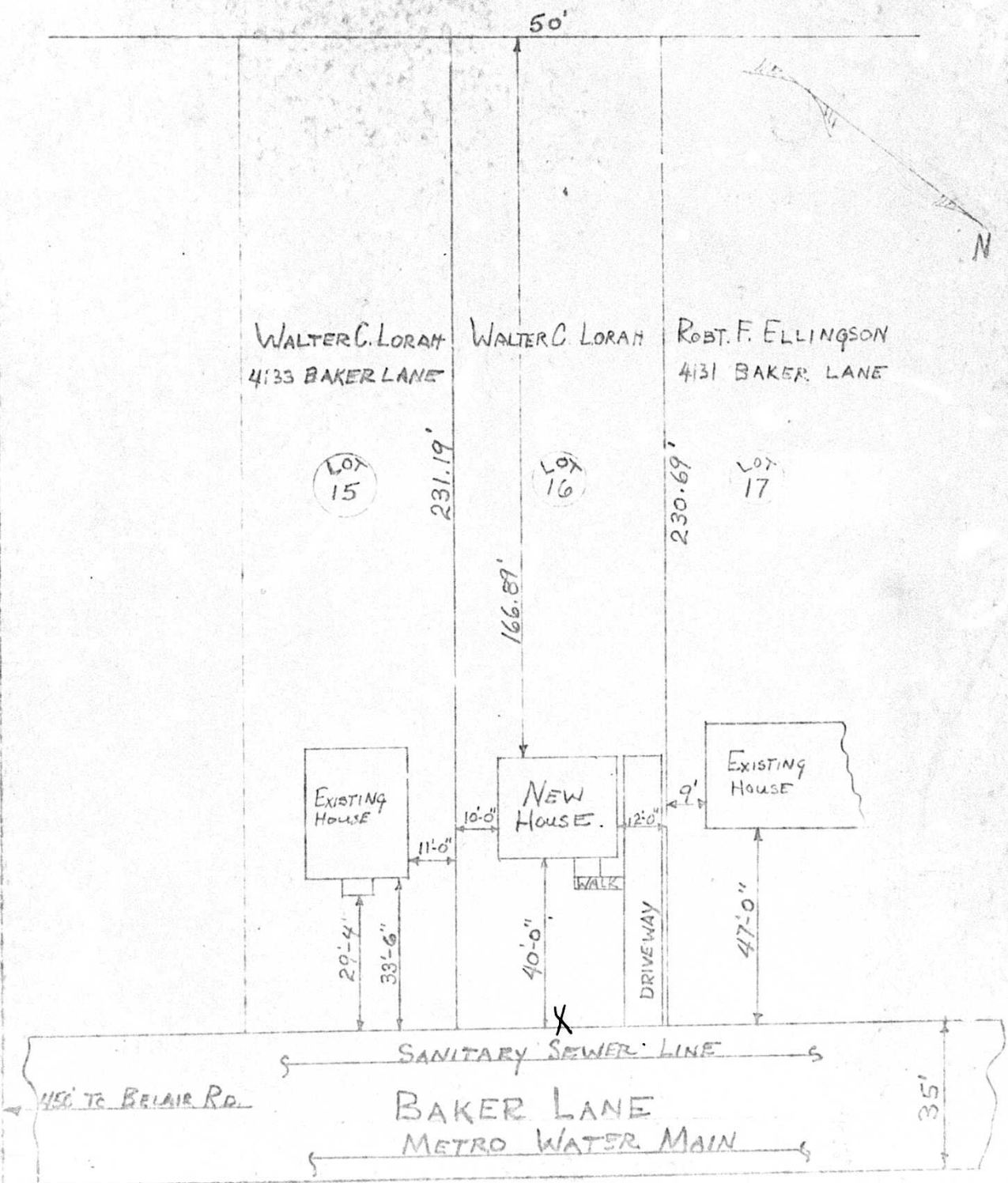
TOTAL AMOUNT \$2.35

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

WALTER C. LORCH
4133 BAKER LANE

WALTER C. LORCH
4133 BAKER LANE

ROBT. F. ELLINGSON
421 BARTY LANE



PLOT PLAN

SCALE 1"=30'

11th ELECTION DISTRICT