

70-173-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward A. Halle & Edith A. Halle, owner(s) 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 300.1 to permit a swimming pool in the side yard instead of the required rear yard.

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

Practical Difficulty - The rear of the house actually contains the front and main entrance and the area to the rear of it contains paved driveway, parking and a garage building leaving no space for a pool.

See attached description

ORDER OF RECORD FOR FILING

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: Edward A. Halle
Address: 6 Slade Avenue
Legal Owner: Edith A. Halle

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

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of February, 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 March 11th, 1970, at 10:00 o'clock.

Edward A. Halle
(over)
10:00
3/11/70
12:40

Description of Property

Property now known as 6 Slade Ave., located on North Side of Slade Avenue in the 3rd Election District of Baltimore County and described as follows:

Beginning at a stone set in the ground on the Northwest side of Slade Avenue 74' East of Reisterstown Road, distant north fifty-three degrees and fourteen minutes east one hundred and forty-seven feet and six inches from a marble stone heretofore set in the ground on said north-west side of Slade Avenue at the beginning of the third line of the parcel of land described in the deed from Ida Grace Parslow, et al, to Florence M. Harris, dated January 5th 1923 and recorded among the Land Records of Baltimore County in Liber W.P.C. No 586, folio 510 etc. and running thence binding on said northwest side of Slade Avenue and on part of said third line of the aforesaid parcel of land north fifty-three degrees and fourteen minutes east three hundred and fifty-nine feet and six inches to a marble stone heretofore set in the ground at the end of said line; thence binding on the fourth line of said parcel of land north thirty-six degrees and forty-six minutes east seven hundred and twenty-nine feet to the end of said line; thence binding on part of the fifth line of said parcel of land south thirty-seven degrees and twenty-four minutes east three hundred and seventy-three feet and eight inches to a stone now set in the ground on said line, and thence for line of division parallel with the above mentioned fourth line of said parcel of land south thirty-six degrees and forty-six minutes east six hundred and twenty-six feet and ten inches to the place of beginning. CONTAINING FIVE AND FIVE HUNDRED AND NINETY-THREE THOUSANTHS ACRES OF LAND, MORE OR LESS. The corners in the above description are referred to the True Meridian.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
FROM: Attn: Oliver L. Myers
SUBJECT: Item 153 - ZAC - February 3, 1970
Property Owner: Edward A. Halle
Slade Avenue E. of Reisterstown Road
Var. to Sec. 400.1 to permit Pool in sideyard

Date: February 13, 1970

The subject variance should have no major effect on traffic.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:mr

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
DATE: March 25, 1970
No. 69354

To: Edward A. Halle
6 Slade Ave.
Towson, Md. 21204

REMIT TO ACCOUNT NO. 69-000
QUANTITY 1
UNIT 1
AMOUNT 69.00

Advertising and posting of property
70-173-A

RETURN THIS PORTION WITH YOUR RECEIPTS
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 11, 1970

COUNTY OFFICE BLDG.
110 W. Cheltenham Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD OF COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Edward A. Halle
6 Slade Avenue
Baltimore, Maryland 21208

RE: Type of Hearing: Variance from Section 300.1
Location: N/S Slade Avenue, 74' E. of Reisterstown Road
Petitioner: Edward A. Halle
Committee Meeting: February 3, 1970
3rd District
Item 153

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 improved with a large brick dwelling with the properties to the east and west improved with very large dwellings on large lots. The property to the north is improved with the Seaworld Club, golf club, with the properties to the south improved with high-rise apartment buildings. Slade Avenue is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Slade Avenue, an existing road, will be improved as a 66 foot closed section with flexible paving, on a 74 foot right-of-way. No highway improvements are required at this time. However, at such time as the Slade Avenue improvements are constructed (Job Order 5-2-265) the adjoining property owner will be assessed therefore, in accordance with County policy then prevailing.

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

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, dragging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Edward A. Halle
6 Slade Avenue
Baltimore, Maryland 21208
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Sediment Control (Continued):

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Applicant.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

PROJECT PLANNING DIVISION:

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

HEALTH DEPARTMENT:

Public water and sewer are available to the site. Since this is a sideyard variance no health hazards are anticipated.

BUILDING ENGINEERS' OFFICE:

Petitioner to conform with Baltimore County Building Code, Rules and Regulations.

FIRE DEPARTMENT:

The Fire Department has no comment at this time.

BOARD OF EDUCATION:

No bearing on student population.

Edward A. Halle
6 Slade Avenue
Baltimore, Maryland 21208
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February 11, 1970

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office indicating the followings:

1. A North Arrow.
2. The distance to the nearest intersecting street.
3. The existing zoning of the property as well as the abutting zoning with their uses.

This revised plan must be received in this office prior to the hearing.

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: FEB. 28, 1970
Posted for: EDWARD A. HALLE
Petitioner: EDWARD A. HALLE
Location of property: N/S. OF SLADE AVE. 74' E. OF REISTERSTOWN ROAD
Location of Sign: 6 SLADE AVE.
Remarks: _____
Posted by: Charles E. Smith Date of return: MARCH 6, 1970

$$\frac{1136' \cdot 46' \cdot 00''}{729,0'}$$

EXIST. -
GARAGE

DRIVEWAY

N. 53° - 14' 00" E

SLADE AVENUE

LOT D 3RD DISTRICT, BALT. CO.
LIBERT 915 FOLIO 511

EXIST. ZONING
R-10

626.03

S 36° 46' 00" E

EXIST. ZONING R-10

SITE PLAN

SCALE: 1" = 40'-0"

REVISED PLANS
MAR 1 1970



1

741 TO
DELETED BY 11: DA

Item #15

REVISIONS POOL LOC. 12/15/69 GEN. REV. 3/6/70	SITE PLAN HALL RESIDENCE (R151) FIRSTOWN ROAD @ SLADE AVE., SALT LAKE CITY, UT
JOB NO. 488	PADDOCK ENGINEERING CO. 2218 FIRST STREET, SOUTH ARLINGTON, VIRGINIA DRAWN BY: _____ DATE: OCT. 13, 1969

MICROFILMED

