

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
 York Terrace Building, Incorporated and Dover
 Construction Co., Inc. Legal owner of the property situated 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 202.2 to permit front building line
 from Labrador Lane of not less than 48.3 feet instead of not less
 than 50 feet and from the center of Labrador Lane of not less than
 73.3 feet instead of not less than 75 feet.
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
 following reasons (indicate hardship or practical difficulty):
 The legal owners have caused to be erected a dwelling on said
 property, which dwelling is located 48.3 feet from the north side
 of Labrador Lane and 73.3 feet from the center of Labrador Lane
 and it would present hardship and practical difficulty to remove
 that portion of said dwelling in order to comply with Section 202.2
 of the aforesaid Zoning Regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
 I, the undersigned, 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.

York Terrace Building, Incorporated Dover Construction Co., Inc.
 By *William R. Myers*
 Legal Owner
 Address: 116 West University Parkway Address: 116 West University Parkway
 Baltimore, Maryland 21210 Baltimore, Maryland 21210

Address: 212 Washington Avenue
 Towson, Maryland 21204
 ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of March 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 through-
 out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore
 County, on the 20th day of April, 1970, at 10:00 o'clock

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

Being known as Lot No. 11, Block "A", on the Plat entitled
 "Subdivision Plan, Boxer Hill Park" recorded in the Plat Records
 of Baltimore County in Plat Book O.T.C. No. 33 folio 144. Being
 known as the Northeast corner of Padonia Road and Labrador Lane.
 District 8.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: April 10, 1970
 FROM: George E. Gavrellis, Director of Planning
 SUBJECT: Petition #70-201-A, Northeast corner of Padonia Road and Labrador Lane.
 Petition for Variance to permit front building line of 48 feet 3 inches instead of the
 required 50 feet; and to permit 73 feet 3 inches from the center line of the street
 instead of the required 75 feet.
 York Terrace Building, Inc. - Petitioners
 8th District
 HEARING: Monday, April 20, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a
 front yard variance. It appears that an error in stakeout has caused the requested variance.
 We offer no comment.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: March 23, 1970
 FROM: Ian J. Forrest
 SUBJECT: Item 190 - Zoning Advisory Committee Meeting, March 16, 1970
 Health Department Comments:
 190. Property Owner: York Terrace Bldg., Inc. & Dover Constr. Co., Inc.
 Location: NE Cor. Padonia Rd. & Labrador Lane
 Present Zoning: R-4C
 Proposed Zoning: Variance from Sec. 202.2 to permit
 front building line of 48.3' and
 73.3' instead of 50' and 75';
 No. Acres: 1.2

Since petition is for front yard variance no health hazards are
 anticipated.

John Forrest
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 30, 1970

David D. Downes, Esq.,
 212 Washington Avenue
 Towson, Maryland 21204

RE: Type of Hearings: Front Building Line
 Variance
 Locations: NE Cor. Padonia Rd. & Labrador Lane
 Petitioners: York Terrace Bldg., Inc. & Dover
 Constr., Co., Inc.
 Committee Meeting of March 17, 1970
 8th District
 Item 190

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 is presently improved with a
 dwelling which is under construction, with the surrounding
 properties partially under construction and partially existing
 residential dwellings. Padonia Road and Labrador Lane in this
 location are not improved as far as concrete curb and gutter
 are concerned.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

BUREAU OF ENGINEERING:

GENERAL:

Since all highway improvements and utilities required in
 connection with the subdivision of Boxer Park have been secured
 under P.W.A. #B6914, this office has no further comment.

David D. Downes, Esq.,
 212 Washington Avenue
 Towson, Maryland 21204

March 31, 1970

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 10, 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

DLM:AD
 Enc.

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward D. Hardisty
 Attn: Oliver L. Myers Date: March 23, 1970
 FROM: C. Richard Moore
 SUBJECT: Item 190 - ZAC - March 17, 1970
 Property Owner: York Terrace Bldg., Inc. &
 Dover Constr., Co., Inc.
 Padonia Road & Labrador Lane
 Variance from Sec. 202.2 to permit front
 building line of 48.3' and 73.3' instead
 of 50' and 75'

The subject variance should have no effect on traffic.

C. Richard Moore
 C. RICHARD MOORE
 Assistant Traffic Engineer

CRM:mr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
 Zoning Commissioner Date: March 31, 1970
 FROM: Richard B. Williams
 Project Planning
 SUBJECT: Zoning Advisory Agenda Item #190

March 17, 1970
 York Terrace Bldg., Inc. & Dover
 Constr. Co., Inc.
 NE Cor. Padonia Rd. &
 Labrador Lane

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

11-9-70

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 had; and it further appearing that the Commission of Baltimore County should be and is hereby ordered that the above Variance should be and is hereby granted.

to permit a front building line of forty-eight (48) feet, three (3) inches, instead of the required fifty (50) feet, and to permit seventy-three (73) feet, three (3) inches, a Variance from the center line of the street instead of the required seventy-five (75) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 day of April, 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 front building line of forty-eight (48) feet, three (3) inches, instead of the required fifty (50) feet; and to permit seventy-three (73) feet, three (3) inches, from the center line of the street instead of the required seventy-five (75) feet, subject to the 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24 day of April, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DATE of filing of Petition: 4/15/70

BY: [Signature]

LABORER, INC. 70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

70-201-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH Date of Posting: APRIL 4, 1970
Posted by: VARNER, David, 2100 E. 10th St., Towson, Md. 21204
Petitioner: YAK TERRELL BUILDING, INC.
Location of property: N.E. COR. OF PARKWAY RD. & LABRADOR LANE
Location of Sign: N.W. COR. OF PARKWAY RD. 20 FT. E. OF LABRADOR LANE
Remarks: LABRADOR LANE, 1/2 MILE A PAPER STREET
Posted by: [Signature] Date of return: APRIL 10, 1970
70-201-A



TOWSON, MD. 21204 April 6 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 6th day of April 1970 that is to say, the same was inserted in the issue of April 2, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A VARIANCE
ZONING: Petition for Variance for Front Building Line
LOCATION: Northeast corner of Parkway Road and Labrador Lane
DATE & TIME: Monday, April 20, 1970 at 10:00 A.M.
PUBLIC HEARING: Room 100, Court House Building, 111 W. Chase Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Board, let and notification of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit front building line of 48 feet 3 inches instead of the required 50 feet, and to permit 73 feet 3 inches from the center line of the street instead of the required 75 feet.
The hearing is to be held on Monday, April 20, 1970 at 10:00 A.M. in Room 100, Court House Building, 111 W. Chase Avenue, Towson, Maryland.
The property of Yak Terrell Building, Inc. and David Terrell Building, Inc. are shown on site plan filed with the Zoning Department.
Hearing Date: Monday, April 20, 1970 at 10:00 A.M. in Room 100, Court House Building, 111 W. Chase Avenue, Towson, Maryland.
By Order of EDWARD D. HARDESTY, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 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 time before the 20th day of April, 1970, the first publication appearing on the 2nd day of April 1970.

THE JEFFERSONIAN, Manager.

Cost of Advertisement \$

TELEPHONE 823-9000 EXT. 367

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

To: Messrs. Messers & Sons 212 Washington Ave. Towson, Md. 21204

DATE: March 20, 1970

INVOICE No. 69362

QUANTITY: 1

DESCRIPTION: Petition for Variance for Yak Terrell Building, Inc., et al 70-201-A

PRICE: \$25.00

TOTAL AMOUNT: \$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

TELEPHONE 823-9000 EXT. 367

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

To: Messrs. Messers & Sons 212 Washington Ave. Towson, Md. 21204

DATE: 4/20/70

INVOICE No. 69393

QUANTITY: 1

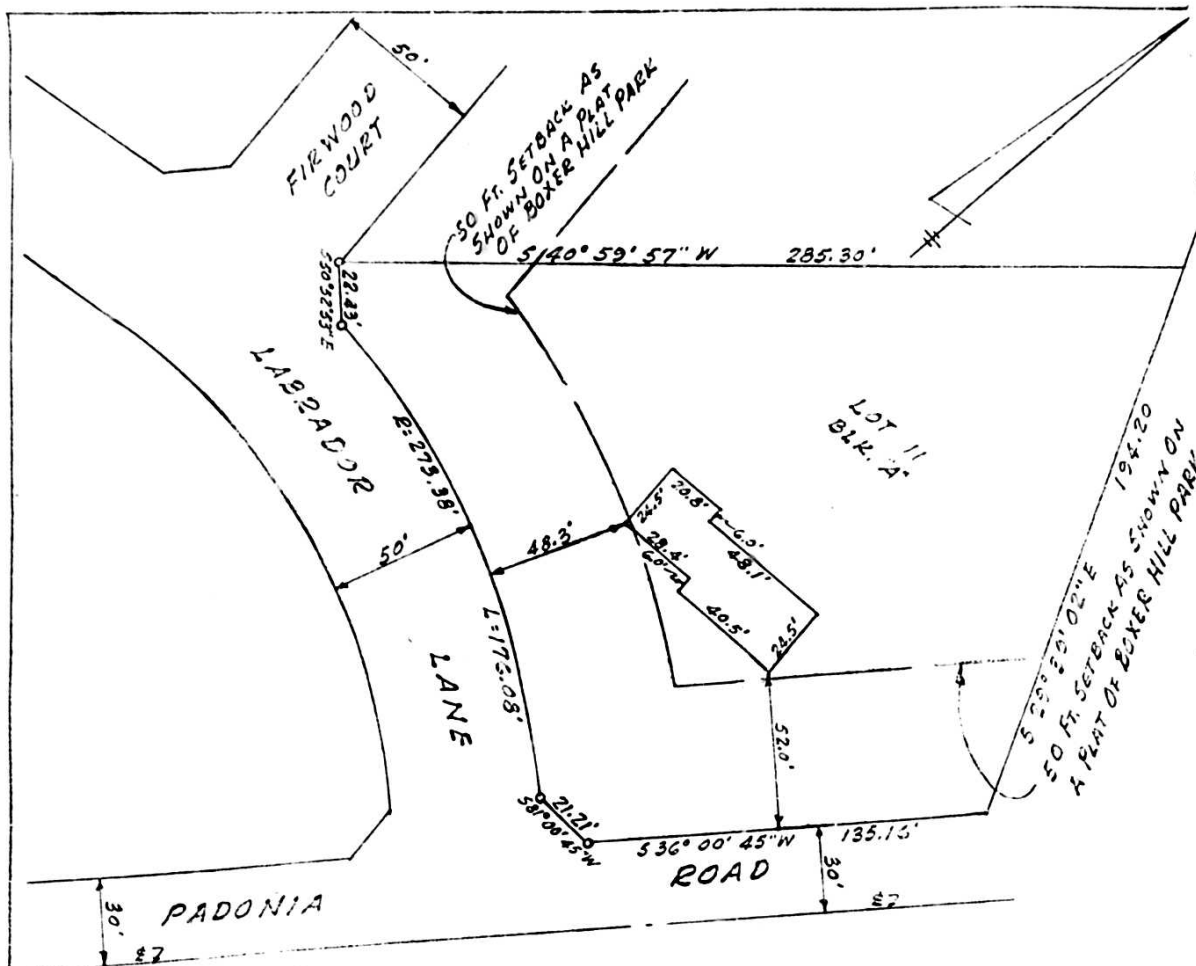
DESCRIPTION: Advertising and posting of property for River Construction Co. 70-201-A

PRICE: \$25.00

TOTAL AMOUNT: \$25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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



REFERENCE:

PLAT ENTITLED "SUBDIVISION PLAN BOXER HILL PARK"
DATED OCTOBER 1969 AND RECORDED IN BALTO. CO., MD.,
IN LIBER O.T.G. 33 FOLIO 144.

THIS IS TO CERTIFY THAT I HAVE MADE
A LOCATION SURVEY OF THE IMPROVEMENTS
AND THAT THEY ARE LOCATED ON THE
LOT AS SHOWN HEREON.

David W. Brown
REG. NO. 3423

LOT 11 BLK. A
SUBDIVISION PLAN
BOXER HILL PARK
BALTO. CO., MD. ELECT. DIST. #8
SCALE: 1"=50' FEB. 18, 1970

OFFICE COPY

