

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Land Associates, 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 sideyard setback with the sum of 16 feet instead of the required 20 feet, with a min. sideyard setback for one side yard of 8 feet.

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

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.

MATTHEWS & MENINGER
BY: Russell J. Matthews
Contract purchaser
Address 2925 Summit Avenue
Baltimore, Maryland 21234
Melvin F. Blanchard
Petitioner's Attorney
Address 212 Washington Avenue
Towson, Maryland 21204

LAND ASSOCIATES, INC.
BY: Edward D. Hardisty
Legal Owner-President
Address 212 Washington Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of April 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 Commission of Baltimore County in Room 136, County Office Building in Towson, Baltimore County, on the 25th day of May 1970 at 10:00 o'clock

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

10:00 A
5/25/70
10:00

DESCRIPTION- 3115 Garden Avenue
All that lot of ground in the 14th Election District of Baltimore County, Maryland described as follows:

BEGINNING for the same on the southwest side of Garden Avenue as the same is shown on the Plat of Moreland Park, hereinafter referred to, at the distance of 335.05 feet, more or less measured northwesterly along the south-west side of Garden Avenue from its intersection with Baker Avenue, as shown on said Plat, and running thence binding on the southwest side of Garden Avenue north 45 degrees 03 minutes west 40 feet and running thence at right angles to said Garden Avenue in a southwesterly direction 122.23 feet to the northeast side of Hiss Avenue and thence along the northeast side of Hiss Avenue south 41 degrees 42 minutes east 40 feet and thence running at right angles to Garden Avenue in a northeast direction 123.18 feet to the place of beginning.

BEING Lots Nos. 135 and 136 on the Plat of Moreland Park, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 37.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date May 15, 1970

FROM: George E. Govellis, Director of Planning

SUBJECT: Petition #70-213-A. Southwest side of Garden Avenue 335.05 feet Northwest of Baker Ave.
Petition for Variance to permit a side yard with the sum of 16 feet instead of the required 20 feet, with a minimum side yard for one side of 8 feet.
Land Associates, Inc. - Petitioners

14th District

HEARING: Monday, May 25, 1970 (10:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the side yard requirements. It would agree that the 40 foot width of the petitioner's property does create conditions of hardship or practical difficulty in erecting a reasonably-sized dwelling on the lot.

GEG:mh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 27, 1970

Melvin F. Blanchard, Esq.
212 Washington Avenue
Towson, Maryland 21204

Type of Hearing: Variance to Sec. 211.3
Locations 5/25 - on Avenue, 335.05' NW
of Int. with Baker Avenue
Petitioner: Land Associates, Inc.
Committee Meeting of April 7, 1970
14th District
Item 201

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 an unimproved tract of land, with the properties to the north, south, east and west improved with dwellings, 10 to 20 years of age, in good repair. Garden Avenue in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Hiss Avenue is an existing macadam street which is proposed to be improved as a 36-foot closed roadway section within a 50-foot minimum right-of-way. Based on Baltimore County Bureau of Engineering drawing C-1061, a 20-foot highway right-of-way widening and reversible slope easement will be required along the rear of this property.

Garden Avenue is an existing macadam street which is proposed to be improved as a 30-foot closed roadway section within a 40-foot minimum right-of-way. A 5-foot highway right-of-way widening will be required along the front of this property.

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Melvin F. Blanchard, Esq.
212 Washington Avenue
Towson, Maryland 21204
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Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the petitioner.

Sewer and Water:

Public water supply and 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.

DEPT. TRAFFIC ENGINEER:

The subject variance should have no effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Due to access from the rear of this lot by Hiss Avenue, this department has no objection to requested variance.

FIRE DEPARTMENT:

This office has no comment on proposed site.

HEALTH DEPARTMENT:

Revised plan must be submitted showing how the property is to be served by water and sewer.

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted to this office prior to the hearing showing the following information:

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Melvin F. Blanchard, Esq.
212 Washington Avenue
Towson, Maryland 21204
Item 201

April 27, 1970

ZONING ADMINISTRATION DIVISION: (Continued)

1. Means for providing sewer and water to the subject property.
2. The proposed highway widening in conformance with the Bureau of Engineering comments in the foregoing.

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

OLH:JD

Enc.

Zoning Commissioner of Baltimore County

LAMD ASSOCIATES, INC. #70-213-
34/S of Garden Ave, 335.05' NW of
Baker Ave. 14th

Cost of Advertisement, \$.....

ORIGINAL

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

District: 14th Date of Posting: May 2nd 1970
 Posted for: Heathley, Monday May 25th 1970. @ 10:00 P.M.
 Petitioner: Paul O'Sullivan
 Location of property: 501 S. of Dublin on 335 S. W. of Culmore
 Location of Sign: 1000 South W. Vincent St. between 3115 W. & 3113 South W.
 Remarks:
 Posted by: Paul H. Rhea Date of return: May 26, 1970

Salvin F. Stanchard, Esq.
212 Washington Avenue
Tomball, Maryland 21146

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

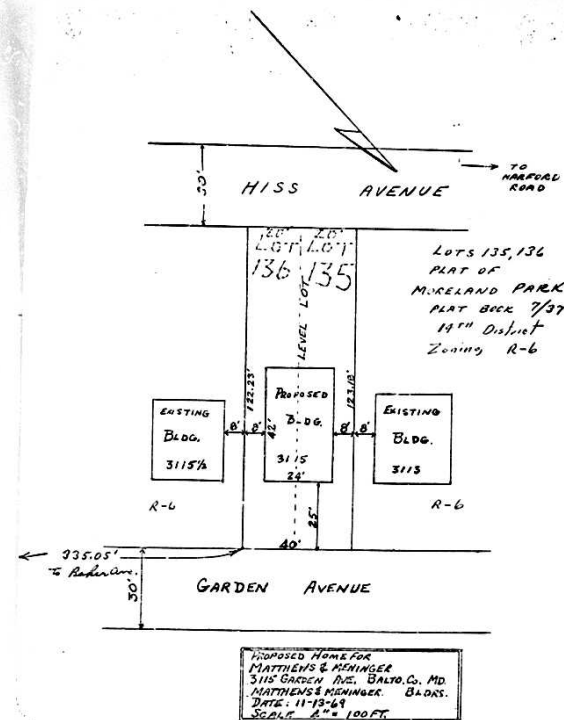
Your Petition has been received and accepted for filing

this 7th day of April 1977

Petitioner: ~~Land Associates, Inc.~~

Petitioner's Attorney Malvin F. Shusterman

Reviewed by James L. [Signature]
Chairman of
Advisory Committee



TELEPHONE
822.3000
EXT. 387

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE
TOWSON, MARYLAND 21204

No. 71244

Due 21, 1970

DATE _____

FILLED

Being Exp. of Baltimore County

TO: **John F. Mansford, Sec.**
230 Washington Ave.
Towson, Md. 21204

RECEIVED TO ACCOUNT NO. **24-222**

PROPERTY _____

RETURN THIS PORTION WITH YOUR REMITTANCE

DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD

TOTAL AMOUNT
\$25.00

COF

\$25.00

Subscribing and printing of property for Land Associates, Inc.
270-227-2

500 CASH

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

TELEPHONE RECORD EXT. 387	INVOICE		No. 63400
BALTIMORE COUNTY, MARYLAND		DATE May 1, 1950	
OFFICE OF FINANCE			
Division of Collection and Receipts		BILLED BY:	
COURT HOUSE			
TOWSON, MARYLAND 21204			
Selling Dept. of Baltimore County			
To: Robert F. Stansford, Sup. 212 South Washington Ave. Towson, Md. 21204			
REPORT TO AGENTS, LTD.		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$25.00
CITY/TOWN		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COPY
Position for Mortgages for Land Association, Inc. 470-273-A		25.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204			