### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 3/3-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

	we, Land Associates Inc. legal owner of the property situate in Baltimor
County an	d which is described in the description and plat attached hereto and made a part hereof
hereby pe	tition for a Variance from Section 211.3 To permit sideyard setback with
the sun	of 16 feet instead of the required 20 feet, with a min. sideyard
setback	for one side yard of 8 feet.
of the Zon	ing Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

See attached description

Balimore County adopted pursuant to the Zoning	Law For Baltimore County.
MATTHEWS & MENINGER	LAND ASSOCIATES INC.
11 / Russell J method	BY: Eleann & Howard
Contract purchaser	Legal Owner -Presiden
Address 2925 Summit Avenue	Address 212 Washington Avenue
Baltimore, Marylana 21234	Towson, Maryland 21204
Melvin F. Blanchard Petitione's Attorney	Protestant's Attorney
Address 212 Washington Avenue	

ORDERED By The Zoning Commiss 1970 of Baltimore County, this 7th

5/25/70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 27, 1970

COUNTY OFFICE By DO

OLIVER L MYERS

MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF STATE ROADS COMMIS

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION INDISTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the pians submitted with the above referenced patition and has made an on site filed inspection of the protry. 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 east improved with deallings, 10 to 20 years of age, in good regular. Garden Avenue in this location is not improved as far as concrete curb and gutter are concerned.

#### BUREAU OF ENGINEERING:

Melvin F. Blanchard, Esq. 21? Washington Avenue Towson, Maryland 21204

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.

#### Hi ghways:

Hiss Avenue is an existing mecdan street which is proposed to be improved as a 36-foot closed readway section within a 50-foot animam right-of-way. Based on the improvement of the closely discovered by the section of Engineering Graving C-1051, a 20-foot inglower print-of-way widening and revertible slope easement will be required along the rear of this property.

Carden Avenue is an existing maced---street which is proposed to be improved as a 90-foot closed readom; section within a \$0.5 foot minimum right-of-way, A.5-foot in pheaty right-of-widening will be required along the front of this property.

DESCRIPTION- 3115 Garden Avenue

2/3

4

. 335.05' NU of

#201

B

OCA

All that lot of ground in the 140 Election District of Beltimore County, Maryland described as Collows:

BEGINNING for the same on the southwest side of Garden Avenue as the same is shown on the Flat of Moreland Park, hereinsfter referred to, at the distance of 335.05 feet, more or less measured northwesterly along the southwe't 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 43 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 Hisa 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

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. Hardesty, Zoning Commissioner Date May 15, 1970

FROM George E. Gayrelis, Cirector of Planning

NUIUE T. Petition #70-213-A. Southwest side of Gorden Avenue 335,05 feet Northwest of Boker 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 yeard requirements. It would agree that the 40 flood width of the petitioner's procept y does create conditions of hardship or eractical difficulty in eracting a reasonably-sized dwelling on the lot.

GF G-mile

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

April 27, 1970

The potitioner must provide necessary drainage facilities (temporary or permahent) to prevent creating any nuisances or damages to adjacent proporties, especially by the concentration of surface waters. Correction in the control of surface waters, correction in the control of the control of surface waters. Correction in the control of the control of

#### Sewer and Waters

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 affect on traffic.

#### SOARD 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 t + s office prior to the hearing showing the following information:

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

April 27, 1970

#### ZONING ADMINISTRATION DIVISION: (Continued)

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 potition 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 90 nor zore than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours.

OLM: JD

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0		70-213
Pursuant to the advertisement, posting of pro-	perty, and public hearing on the above petition	ù
and it appearing that by reason of the following fit	song of facts that strict compliance with	4
the Baltimore County Zoning Regulation	s would result in practical difficulty and	
unreasonable hardship toon the Petition	er and the Variance requested would	
grant relief without substantial injury to	the public health, safety and general	1
welfare of the locality involved.		
the above Variance should be had; and the facthers	ASSESSMENT THROUGH TRANSPORT OF THE PROPERTY O	
(16) feet 'nstead of the required a Variance a min muin side yard setback fo (8) feet IT IS ORDERED by the Zoning Commissioner	or one side yard of eight should be granted.	Value 100 (100 Value 100 V
1970 day of June, that the	herein Petition for a Variance should be and the	
approval of the site plan by the Bureau of Public Services and the Office of Plan	County (20) feet, with a mini- Church N. Hards to Zoning Commissioner of Fallimore founty aming and Zoning.	
Pursuant to the advertisement, posting of prop-	erty and public hearing on the above petition	
nd it appearing that by reason of		4
		LAND ASSOCIATES, INC. #70 SWS of Garden Ave. 335.05' Baker Ave.
		ASSOC Ave
		ctan
		3 5
e above Variance should NOT BE GRANTED.		÷.
IT IS ORDERED by the Zoning Commissioner of	of Baltimore County, thisday	5.05
	Variance be and the same is hereby DENIED.	#70-213-4 05' NW of 14th
	Variance de and the same is neredy DENIED.	*1
-		752
	Zoning Commissioner of Baltimore County	
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IN	No. 7124	70

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	Past Book W.P.C. No. 7, rolls Being the property of La associates, Inc. as allown on p ion filed with the Zoning i oriment.	15 de 15.
1	Public Hearing: Rossey, May Public Hearing: Rosse 104, Cour effice Building, 111 W. Chesapen resust, Towers, Md.	il.
,	By order of EDWARD D. HARDEST Zoning Commissioner Editioner Commissioner Commission	Y.
	Annua 200.60 feet House,	
	The same of the sa	

# © CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$.....

ORIGINAL.

#### OFFICE OF

## BESSEX TIMES

ESSEX, MD. 21221 May 11 - 19

STROMBERG PUBLICATIONS, Inc.

by Ruth Morgan

ELEPHONE 823-8000 EXT 387	В	ALT AORE COUN OFFICE OF Division of Collection COURT 1 TOWSON, MARY	FINANCE	No. 71244 DATE 21, 1970
TO SI		DETACH ALGNO P	RETURN THE FARTON WITH	YORAL AMOUNT YORAL AMOUNT FOR YOUR RECORDS CONT
<b>3</b> 000 <b>8</b>	A		TO BALTIMORE COUN	ITY MARYLAND

LEPHONE 923-9000 EXT. 387	В	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 69400
To:		Sucher States of Sal	Harry Conty
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

District. 144 Downso DEPARTMENT OF BALL THRONE COLIETY

Townson, Maryland

District. 144 Downson College Date of Posting, May 71 1970

Posted for: Hassing Was day May 35 1970, 9 10.00 MM.

Posted for: Hassing Was day May 35 1970, 9 10.00 MM.

Location of Segme 1 Layer Scribb Liv. Vacant St. Sec. 315.5 Mm. 4 15.5 Mm.

Location of Segme 1 Layer Scribb Liv. Vacant St. Sec. 3115.5 Mm. 4 3115.5 Mm.

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Remarks:

Posted by Pharick Was Date of return 221.5 Mm. 1920.

County Office Building
111 M. Cheespeake Avenue
Torson, Nery Lond 21208

Your Petition has been racefued and accepted for filing
this day of 1970

Library 1970

Library Analysis, Reviewed by Library American Petitioners Statement Statement Petitioners Statement Stat

