

70-223-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, David M. Cordray, Jr., et al, 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 400.1 to permit an accessory structure (stable) to be located in the front and 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)

Topography of the lot is such that it renders it impossible to locate structure any farther to the rear.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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.

By David M. Cordray, Jr.
Contract purchaser
Address Green Glade Road
Phoenix, Maryland 21131

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of May, 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 2nd day of June, 1970, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

11:00A
6/2/70
127

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 869-3808

DESCRIPTION TO ACCOMPANY
REQUEST FOR VARIANCE
LOT 4 and 5
GREEN GLADE ADDITION

RESIDENCE: 771-4892

April 24, 1970

BEGINNING for the same at a point on the southside of Green Glade Road at a distance of 5500' ± northeasterly from the intersection of Manor Road, said point being also the division line between Lot #3 and Lot #4 of Green Glade Addition and recorded among the Land Records of Baltimore County in Liber RRG 29, folio 5, thence leaving the southside of Green Glade Road binding on the outline of Lot #4 as shown on the aforesaid plat, the five following courses and distances: 1) S22°18'34"W 79.37' 2) S56°24'W 107.00' 3) S35°15' 00"E 438.45' 4) N75°24'40"E 201.50' 5) N35°15'W 71.73' running thence and binding on the outline of Lot #5 as shown on the aforesaid plat the three following courses and distances: 1) N75°24'40"E 201.50' 2) N35°15'W 134.84' 3) N14°12'33"W 186.57' to the southside of Green Glade Road running thence and binding on the southside of Green Glade Road the four following courses and distances: 1) by a curve to the right with a radius of 50' for a distance of 54.95' 2) by a curve to the left with a radius of 50' for a distance of 49.85' 3) by a curve to the right with a radius of 825' for a distance of 194.81' 4) by a curve to the right with a radius of 375' for a distance of 71.07' to the place of beginning.

CONTAINING 4.102 acres of land more or less.

BEING Lot #4 and Lot #5 as shown on the plat of Green Glade Addition recorded among the Land Records of Baltimore County in Liber RRG 29, folio 5.



E. F. Raphael
Eugene F. Raphael #2246
Reg. Professional
Land Surveyor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: May 28, 1970
FROM: Mr. George E. Govelet, Director of Planning
SUBJECT: Petition #70-223-A. South side of Green Glade Road 5500 feet Northeast of Manor Road.
Petition for Variance to permit an accessory structure (stable) to be located in the front and side yards instead of the required rear yard.
David M. Cordray, Jr. - Petitioner

10th District

HEARING: Tuesday, June 2, 1970 (11:00 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

GEG:msh

TO: Mr. Edward D. Hardesty, Zoning Commissioner Attention: Mr. Myers DATE: May 19, 1970

FROM: Lieutenant Thomas E. Kelly
Fire Department

SUBJECT: Property Owners
David M. Cordray, Jr., et al

Location: S/S Green Glade Road 5500' E of Manor Road

Item # 303 Zoning Agenda May 12, 1970

The Fire Department has no comment on the proposed site.

Thomas E. Kelly
Lt. T. E. Kelly

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF MAY 12, 1970

Petitioner: Cordray, Jr. et al
Location: GREEN GLADE RD., E. OF MANOR
District: 10
Present Zoning: R2
Proposed Zoning: VAR.
No. of Acres: 4.102

Comments: NO HEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: May 11, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #303 David M. Cordray, Jr. et al
S/S Green Glade Road 5500' E of Manor Road
District 10

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

Everett Reed
Director, Plans Review

SR:msh



**STATE OF MARYLAND
STATE ROADS COMMISSION**
300 WEST PRESTON STREET
BALTIMORE, MD. 21201

May 13, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. D. Myers
ITEM 303

Re: Zoning Advisory Comm. Meeting of Tuesday, May 12, 1970
Property Owner: David M. Cordray, Jr. et al
Location: S/S Green Glade Road 5500' E. of Manor Road
Present Zoning: R2
Proposed Zoning: Variance from 400.1 to permit an accessory structure in the front and side yard instead of the required rear.
10th district
No. Acres: 102 acres
Outer Beltway

Dear Mr. Hardesty:

The subject property could be seriously affected by State Roads Commission tentative preliminary highway improvement plans.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
by John E. Meyers
Asst. Development Engineer

CLJEH:bkb

11-13-70

the above Variance should be had; ~~and it is further appearing that by reason of~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1970, that the herein Petition for a Variance should be and the

day of June, 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 an accessory structure (garage) to be located in the front yard and side yard instead of the required rear yard, subject to the approval of the applicant by the State Roads Commission, the Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Hardisty
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.....

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of 198... that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

[illegible]

TOWSON, MD.....29-31....., 19-22

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 _____ successive weeks before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN

L. Frank Steinhilber
Manager

Cost of Advertisement, \$.....

ORIGINAL

OFFICE OF



724 YORK ROAD 821-7500

May 18, 1970

THIS IS TO CERTIFY, that the annexed advertisement of
Edward D. Hardesty, zoning Commissioner
for Baltimore County
Towson
was inserted in THE COUNTRY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for One ~~SEVEN~~
week before the 16th day of May, 1970, that is to say, the same
was inserted in the issue of May 14, 1970.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#70-223-A

District 10th Date of Posting May 14, 1970
 Posted for Henry Lue June 2, 1970 @ 11:00 AM
 Petitioner Walter M. Bentley, Jr.
 Location of property 5th & Main, Alhambra Rd 5500' N/E of
Francis Rd.
 Location of Signs 1 sign Portal County, near Way to County
Highway, Henry Lue Alhambra Rd
 Remarks _____
 Posted by M. H. Lue Date of return June 26, 1970

Date of return: May 24 1970

A hand-drawn map of the area around the intersection of Green Glade Road and 5000' Highway. The map shows several streets including Green Glade Road, 5000' Highway, 5th St, 6th St, 7th St, 8th St, 9th St, 10th St, 11th St, 12th St, 13th St, 14th St, 15th St, 16th St, 17th St, 18th St, 19th St, 20th St, 21st St, 22nd St, 23rd St, 24th St, 25th St, 26th St, 27th St, 28th St, 29th St, 30th St, 31st St, 32nd St, 33rd St, 34th St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. Landmarks include a building labeled 'GREEN GLADE ROAD' and a building labeled '5000' HIGHWAY'. A compass rose is located in the top left corner.

NOTE. REC. PLAT COMBINING LOTS AND
Filed with PLANNING COMM.

E.F. RAPHEL & ASSOCIATES
registered professional land surveyors
201 COWLEY RD
COWLEY, MARYLAND 21204

LOTS 4 & 5 OF
GREEN GLADE ADDITION
SECTION DIST. 6 IN TOWNSHIP 35, N. 10. E.
SCALE 1"=100' OCTOBER 25, 1904

1229

TELEPHONE 823.9000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 71257 DATE <u>June 2, 1970</u>
To: David Gardner, Jr. Green Glass Road Powder Mill, Md. 21139		Being Supt. of Baltimore County		BILLED BY:
RETURN TO ACCOUNT NO. 894-502		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$66.25
IDENTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
1 2 3 4 5 6 7 8 9 0 A B C D E F G H I J K L M N O P Q R S T U V W X Y Z	Advertising and posting of property 894-502-4		66.25	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE NBS-9000 EXT. 587		INVOICE BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 71215	
				DATE Mar 9, 1970	
				BILLED BY:	
To: David A. Gandy, Jr. Green Glade Road Pawcatuck, Md. 21129		Zoning Dept. of Baltimore County			
QUANTITY		REPORT TO ACCOUNT NO. 91-452		RETURN THIS PORTION WITH YOUR REMITTANCE	
CITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		REAL AMOUNT \$55.00	
COUNTY		POSITION FOR WARRANT 970-223-A		75.00	
STATE					
FEDERAL TAX ID NUMBER					

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