

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 70-225-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Billy and Nannette Stone, legal 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 211.2 (307.1) To permit a side yard setback of 0' in lieu of the required 6'.

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

The proposed carport will be on the same side of the house as the side door therefore providing adequate access to the house.

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.

DATE 6/1/70 BY Billy Stone  
Address 5618 Richmond Avenue, 9th District  
Contract purchaser \_\_\_\_\_ Legal Owner \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Protestant's Attorney \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June, 1970, at 10:30 o'clock.

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

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

OLIVER L. MYERS  
Chairman

MEMBERS

BUREAU OF ENGINEERING  
DEPARTMENT OF TRANSPORTATION  
STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION  
HEALTH DEPARTMENT  
PROJECT PLANNING  
BUILDING DEPARTMENT  
BOARD OF EDUCATION

ZONING ADMINISTRATION  
INDUSTRIAL DEVELOPMENT

Mrs. Nannette M. Stone  
5618 Richmond Avenue  
Baltimore, Maryland 21234

RE: Type of Hearings: Variance for side yard setback  
Location: S/E Corner Int. of Richmond Circle & Richmond Avenue  
Petitioner: Nannette Stone  
Committee Meeting: April 21, 1970  
9th District  
Item 238

Dear Madam:

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 ranch type dwelling, with the properties on all four sides improved with the same type dwelling, 10 to 20 years of age, in excellent repair. Richmond Circle and Richmond Avenue are improved as far as concrete curbs and gutter are concerned. No further improvements will be required at this time.

### BUREAU OF ENGINEERING:

Since no further highway improvements are required and all public utilities exist, this office has no further comment in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### PROJECT PLANNING DIVISION:

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

### DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

Being known as Lot 7, Block B as shown on the Plat of Woodcroft Section VI recorded in the Plat records of Baltimore County in Plat Book G. L. B. No. 20, folio 3. Also being known as the southeast corner of the intersection formed by Richmond Circle and Richmond Avenue.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner, Date: May 28, 1970  
FROM: Mr. George E. Gavelis, Director of Planning  
SUBJECT: Petition 70-225-A. Southeast corner of Richmond Circle & Richmond Ave. Petition for Variance to permit a side yard setback of Zero feet instead of the required 6 feet.  
Billy Stone - Petitioner

9th District

HEARING: Wednesday, June 3, 1970 (10:30 A.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to permit a carport with a Zero foot side yard.

We question whether or not granting the variance would have an adverse effect on the adjoining property - Lot 6. Are there restrictions or covenants in the Woodcroft Subdivision which would make this case moot?

GEG:msh

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers, Date: April 28, 1970  
FROM: Ian J. Forrest  
SUBJECT: Item 238 - Zoning Advisory Committee Meeting, April 21, 1970

238. Property Owner: Nannette Stone  
Location: S/E Corner Int. of Richmond Circle & Richmond Ave.  
Present Zoning: R6  
Proposed Zoning: Variance to permit side yard setback of 0' instead of 6'  
District: 9th  
No. Acres: 79.4 by 105.4

This plan is not complete, therefore, this department cannot make proper comments.

Ian J. Forrest  
Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

IJF/cu

| INVOICE                                                       |                              | No. 71262                                                                      |              |
|---------------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------|--------------|
| BALTIMORE COUNTY, MARYLAND                                    |                              | DATE: May 3, 1970                                                              |              |
| OFFICE OF FINANCE                                             |                              | BILLED                                                                         |              |
| Division of Collection and Receipts                           |                              | COURT HOUSE                                                                    |              |
| TOWSON, MARYLAND 21204                                        |                              | Zoning Dept. of Baltimore County                                               |              |
| TO: Billy Stone<br>5618 Richmond Ave.<br>Baltimore, Md. 21234 | REPORT TO ACCOUNT NO. 61-022 | QUANTITY                                                                       | TOTAL AMOUNT |
| Advertising and posting of property 70-225-A                  |                              | 1                                                                              | 27.25        |
| IMPOST: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND     |                              | MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |              |

| INVOICE                                                   |                              | No. 71217                                                                      |              |
|-----------------------------------------------------------|------------------------------|--------------------------------------------------------------------------------|--------------|
| BALTIMORE COUNTY, MARYLAND                                |                              | DATE: May 11, 1970                                                             |              |
| OFFICE OF FINANCE                                         |                              | BILLED                                                                         |              |
| Division of Collection and Receipts                       |                              | COURT HOUSE                                                                    |              |
| TOWSON, MARYLAND 21204                                    |                              | Zoning Dept. of Baltimore County                                               |              |
| TO: Andy Oler #1-47222                                    | REPORT TO ACCOUNT NO. 61-022 | QUANTITY                                                                       | TOTAL AMOUNT |
| Petition for Variance for Billy Stone 70-225-A            |                              | 1                                                                              | 27.25        |
| IMPOST: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND |                              | MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 |              |

Mrs. Nannette M. Stone  
5618 Richmond Avenue  
Baltimore, Md. 21234

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
April 11

21st  
Your Petition has been received and accepted for filing  
this \_\_\_\_\_ day of \_\_\_\_\_ 1970

Edward D. Hardesty  
Zoning Commissioner

Petitioner: \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_ Reviewed by Oliver L. Myers  
Chairman of Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 9th  
Posted for: Heavy Work from 3:15 PM to 6:00 PM  
Petitioner: Billy Stone  
Location of property: SE corner of Richmond Circle & Richmond Ave.

Location of Sign: On Sign Post on East Side of Sp. 1000 & Richmond Circle & Richmond Ave.  
Remarks: None  
Posted by: Oliver L. Myers  
Date of return: May 21, 1970

11-13-70

