TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY-

instead of the required 50'

Petiticzer's Attorney

. 196×70 at 1:00 clock

130/70

hereby petition for a Variance from Section 211.3 to period a side yard of 16! instead of the required 25' and 41' to the C/L of the street

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

This being a corner lot, the Euliding Code does not permit me to build a home of au ficient size to accommdate my living needs.

However, the small verience saked for, if granted, would permit me to build a hose that would ald considerably to the neighborhood, as well as asset my living requirements.

While this is an old but good area, this condition exitst

See attached description

Address 3501 alequeu Girale Balthore, Ad. 91:16

Protestant's Attorney

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER I MYT

MERRIES BUREAU OF ENGINEERING

DIPARTMENT OF IDARFIC ENGINEERS. STATE BOADS COMMIS

HEALTH DEPARTMENT PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF EDUCATION

ZONING ADMINISTRATE INDUSTRIAL DEVELOPMENT

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Mr. Charles W. Hiller 3501 Alameda Circle Baltimore, Haryland 21218

RE: Type of Hearing: Side yard Variance Location: N/E Cor. of Michigan Avenue & Washington Street Petitioner: Charles W. Hiller Committee Meeting of April 21, 1970 13th District Item 254

The subject property is presently a vecent lot. The subject property is presently a vecent lot. The surrounding properties are invorced with duellings. 10 to 30 years of age, in fair repair. Washington Street and Michigan Averue are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Hi ghways s

Michigan Avenue and Washington Street are existing macadam roads which are proposed for improvements as 30-foot closed roadways with 50-foot rights-of-ways. However, no further highway improvements are required at this time.

The petitioner must provide necessary drainage facilities (temporary or peranent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any protilen which may result, due to improper grading or incorpor installation of drainage facilities, would be the full responsibility of the petitioner.

This Deed, Made this

R

in the year one thousand nine hundred and sixty-six

TEX. TOTAL PART 22

POOSETELT BUILDING CORPORATION

CHARLES W. HILLER and VICTORIA M. HILLER, "

Witnesself, That is consideration of the sum of Fig. 1 titles (\$5.00), and other good and valuable considerations,

the said ROOSEVELY BUXIDING CORPORATION

de os grant and convey unto the raid CHARLES W. WILLER and VICTORIA M. HILLER,

heirs and assigns, in fee simple, all that

, aforesaid, and described as follows, that is to say:-

by and Letween

Beginning for the All those lots of ground situate in Paltimore County, being lets Nos. 69 and 70, Block 3, on the Plat on Baltimore Highlands, recorded among the Plat Records of Baltimore County in Plat Book WPC 3, folio 2. Beginning for the same at an iron pipe now set on the Northeast corner

of Washington & Michigan Ave. and running in a Mortherly direction on Rashington St, to a point 125' and then in a Easterly direction to a point of 50' and then in Southerly direction to e point of 125' to Michigan Ave. and then in a Westerly direction on Michigan Ave. 50° to

Mr. Charles W. Miller 3501 Alameda Circle Baltimore, Maryland 21218 Item 254

Bavelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domastream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer:

Public senitary sewerage and public water supply are available to serve this property.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no affect on traffic. BUILDING ENGINEER'S OFFICE:

This office has no comment at this time.

HEALTH DEPARTMENT:

This plan is not complete, therefore this department cannot

This office has no comment on proposed site.

BOARD OF EDUCATION: No bearing on student population.

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 BALTIMORE COUNTY, MARYLAND

TO Mr. Edyrard D. Hordesty, Zoning Commissioner Date May 28, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Petition #70-227-A. Northeast corner of Washington & Michigan Aves.

Petition for Variance to permit a side yard of 16 feet instead of the required 25 feet and 41 feet to the center line of the street instead of the required 50

13th District

HEARING: Wednesday, June 3, 1970 (1:00 P.M.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the yard requirements of the zoning regulation.

GEG:md

Mr. Charles W. Miller 3501 Alameda Circle Baltimore, Maryland 21218 Item 254

ZONING ADMINISTRATION DIVISION:

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, Chairman

BALTIMORE COUNTY OFFICE OF PI WING & ZONING Petitioner: Charles U. Miller

CERTIFICATE OF PUBLICATION

...... 19..... the first publication appearing on the _____day of_____

> THE JEFFERSONIAN. I Leanh Struction

Cost of Advertisement, \$.

MEATE OF POSTING

District. 13.16. Date of Partial Let To The star and the following the first Day 2.18.1.1.18. Posted for VARMALE TO THE STAR STAR AND STAR STAR DAY 2.18.1.1.18. Putitioner Charles and the Market Day 2.18.1.18. Putitioner Charles and the Market Day 2.18.1.18.	40
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Location of property: 2426 MISHI Std. All. W. F. L.	
AVE	

ation of Signs. 2926 HICHIGAN AVA

Posted by Charle M. Meal Date of return Hoty Ja, 1970

11-13-70

3 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 urreasonable hardship upon the petitioners and the requested variance would give relief without substantial injury to the public health, safety or general welfare, a.yaviance to parmit a side yard of 16' instead of the required 25' and 41' to the center line of the street instead of the required 50', should be GRANTED the above Contact observe in the back and strengther supporting the Polyspanic of XXXXXXXXXXXXXXXXX Deputy If is Ordered by the Zoning Commissioner of Baltimore County this 1970 day ofJune that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permity the yard of 16' instead required 25' and 41' to the center line of street instead of required 59'. The site plant is subject to approval of Barcau. Deputy 20' and 20' publy 25' exvices and Office of Planning and Zepting. same is granted, from and after the date of this order, to permit fide yard of 16' instead of the CHARLES NE/cor. Aves. Purpose to the advertisement, posting of property and public hearing on the above petition and it spearing that by reason of..... #70-227-A d Hichigan (3th the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______day of ______ 196 that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

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ORD'R

9 F

HILLER and

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 22, . . 1970

THIS IS TO CERTIFY. That the annexed adv ublished in THE TIMES, a weekly newspaper printed and published in Bultimore County, Md., once in each of URS weeks before the ___Zrd__ day of June 19 70, the first publi

opposing on the 14th day of May

19 70

THE TIMES.

Purchase order # 6 9407 Regulation # Y 7007

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

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