PETITION FOR ZONING VARIALICE FROM AREA AND HEIGHT REGULATIONS 10.73 7 A

TO THE ZONING COMMISSIONER OF BALTIMORS. COUNTY:

Garfield

I, or we. Leon Garfield and Mary __legal owner.8.of the property situate in Baltimore

County and which is described in the description and pir: attached hereto and made a part hereof.

for a Variance from Section 202.2 Variance for front yard to permit a setback of 21.4 feet, setback for/carport attached to front of dealling

See section 203, 2 and 301, 1

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

"ee attached description

is to be posted and advertised as prescribed by Zoning Regulations, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this further agree to and are to be bound by the zoning regulations and restrictions of mty adopted pursuant to the Zonin, Jaw For Baltimore County. de full 4205 Buckingham Road Baltimore, Maryland 21207 James D. Notan 204 W. Pennsylvania Avenue Towson, Maryland 21204 ning Law of Baltimore County, in two newspapers of general circulation through 8th

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date June 10, 1970

10-232-4

TO. Edward Hardesty ATTN: Oliver L. Myers

FROM. Ellaworth N. Diver, P.S.

SUBJECT Item 360 (1969-1970)

Treporty Onner: Leon and Mary Garfield
W/S of Velvet Ridge Drive, 1879,367 SW of the Intersection
with the W/S of Park Heights Avenue
District: Jrd.
Present Zoning: R-40
Proposed Zoning: Action of Section 200,2 - front yard setback
No. Acres: 0.1.20

All required highway and utility improvements have been constructed, and Pattle dorse improve 13607 was excepted in conjunction with the and Pattle dorse improve 13607 was excepted in conjunction with the dawn of Section Three Valvet Ridge, recorded Orf. of Liber 39, Folio 138) is a part. This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with subject them \$500.

10,08170 pego

END: SAM: FWR: ag

"T" - S.E, Key Sheet 50 NW 22 Position Sheet NN 13F Topo 59 - Tax

DESCRIPTION OF LOT 11, 3rd ELECTION DISTRICT-GARFIELD

Beginning for the same on the west side of Veivet Ridge Drive 50 feet wide at the distance of 1, 879. 36 feet, measured westerly and southerly along the northern and western right-of-way lines of said Drive from its intersection with the west side of Park Heights Avenue as laid out 120 feet wide on the Plat of Volvet Ridge recorded among the Land Records of Baltimore County in Plat Book O.T.G. 32, folio 137, and fronting on the west side of said Velvet Ridge Drive 155 feet with an average depth of 232, 48 feet. Being known as Lot No. 11, of Block A, as shown on the Plat of Velvet Ridge recorded among the Land Records of Baltimore County in Plat Book O. T. G. 33, folio 134.



TO: Mr Edward D. Mardouty, Zoning Commissioner Date: June h, 1970

FROM: Lichtegan: Thoms: S. Kolly Fire Department SCRIEC: Property Owens

Leon and Mary Garfield

W/S of Telvet Ridge Prim. 1879.36' SW of the Intersection with the W/S of Park Heights Avenue

- 360 June 2, 1970

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date June 5, 1970

FROM Mr., George E., Gavrelis, Director of Planning

SUBJECT Patition 70-232-A. West side of Velvet Ridge Drive 1879.36 feet West of Park

Height Avenue.

Petition for Variance to permit a front yard setback of 21.4 feet for open carport attacked to front of deveilling instead of the required 37 feet 6 inches.

Laon Garfield - Petitioner

3rd District

HEARING: Monday, June 8, 1970 (10:00 a.m.)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

W/S of Velvet Ridge Dr. 1879.36' S/N of the int. with the W/S of Park Heights Ave. District 3

No comment from the Buildings Engineers Office at this time.

Mr. Everett B. Reed, Plans Review

SUBJECT #360 Leon & Mary Garfield

EBR: ofb

Date____June 4, 1970

EBREEL Burett B. Reed, Plans Review

The Steff of the Office of Planning and Zooling has reviewed the subject petition for front yard varience. Examination of the material contained in our file makes unclear the suback requirements which are requested for variance relief. If Yelvet Ridge Drive – the street side of the lot – is in fact the front, then the appropriate side yard requirements have been met. If the 20 foot access coarment is the front of the lot, then a rear yard vo innor would be required. If the projection on our plan is in fact the final location of the carport, we voice no objection to the proposal varience if one in fact is required.

GEG:msh

BALTIMORE COUNTY, MARYLAND

PARTMENT OF TRAPPIC ENGINEE.
JEPPERSON SUILDING
TOWSON, MARYLAND 21804

July 7, 1970

C. Richard Moore

Item 360 - ZAC - June 2, 1970 Property Owner: Leon & Mary Garfield Velvet Ridge Drive W/S Park Heights Avenue Variance from Section 202,2 - Front yard setback

The subject variance should have no major effect on traffic.

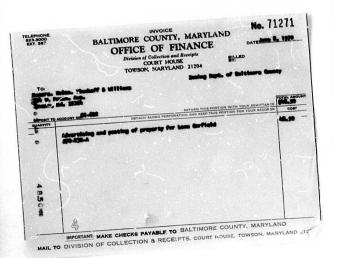
STRIEGT.

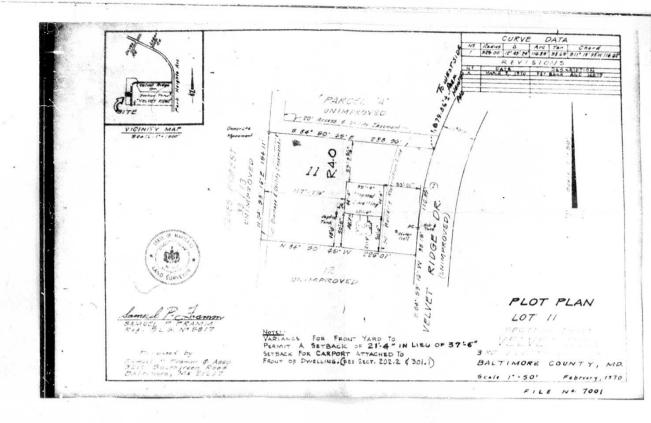
BAI IMORE COUNTY, MARY AND OFFICE OF FINANCE No. 71232 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2170

11-13-70

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 arreasonable hardship upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. same is granted, from and after the date of this order, to permit z front yard setback of twenty-one (21) feet, four (4) inches, setback for open carport attached to front of ewelling instead of the required thirty-seven (27) feet, this (6) inches, thirty-seven (27) feet, this (6) inches, and the approval of the site plan subject to the approval of the site plan by the DB grant of Public Services and the Office of Planning and Zoning. ORDER RECEIVED FOR FILING Pursuant to the advertisement, posting of property and public hearing on the above petition DAT the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday Zoning Commissioner of Baltimore County

MICROFILMED





#360

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CERTIFICATE OF PUBLICATION

TOWSON, MD ... rtay 21, THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed ..., 19-70, the first publication appearing on the ____ 2lst ____ day of _____ Hay _____ 19..70

THE JEFFERSONIAN, L. Leank structum

15160

CERTIFICATE OF POSTEIG

| pistrict. 3 Ad | Date of Posting. M.+1.23, 1970 |
|--------------------------------|---|
| Posted for VABIANCE TO PE | KAIT A FROOT YARD SET BACK OF 21 FT. FOR OPEN |
| Location of property: W/S OF U | LUK TRIBER DRIVE 1879 FT 3614 WOF |
| PARK HEIGHTS AVE | WET PINGE DRIVE 1885 FT WOF PARK HEIGHT |
| AUE | |
| Posted by Charles 11 774 | 2 Date of return JUNE 5 1970 |



OFFICE OF

CRIGINAL

OCOMMUNITE IMES RANDALLSTOWN, MD. 21133 May 25 - 19 70

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Herdesty Zoning Commissioner of Baltimore County was jase:ted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one suprement

works before the 25th day of May 1970, that is to say, the same was inserted in the issue of Eag 21, 1970.

STROMBERG PUBLICATIONS. Inc.

By Rutz Margan