

71-3-A #292 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, NELLIE E. FORGAN, 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 DETACH A GARAGE IN 302... sideyard and not in the 1/3 of the lot farthest removed from... both streets

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

- (1) Hardship
- (2) Practical Difficulty

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.

BY Julian S. Brewer, Jr. Contract purchaser
Address 5420 Carville Avenue, 21227
Petitioner's Attorney
Address 5420 Carville Avenue, 21227
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 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 11th day of July, 1970, at 11:00 a.m.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

Beginning for the same at the southeast corner of Main Street and Willow Street, Being lots #91, 92 and 93 of Subdivision, St. Denis, recorded in the Land Records of Baltimore County under Liber (1) Folio (9), April 1866.

BALTIMORE COUNTY, MARYLAND

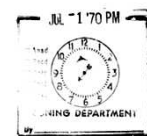
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date June 30, 1970
FROM: Mr. George E. Gavett, Director of Planning
SUBJECT: Petition #71-3-A, Southeast corner of Main and Willow Streets. Petition for Variance to permit a garage in the side yard and not in the 1/3 of the lot farthest removed from both streets.
Nellie E. Forgan - Petitioner

13th District
HEARING: Monday, July 6, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for side yard variance.

We offer no comment.



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 30th day of June, 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: Nellie E. Forgan
Petitioner's Attorney: Julian S. Brewer, Jr. Reviewed by: Edward D. Hardesty
Chairman of Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13 Date of Posting: June 23, 1970
Posted for: FURNISHING TO DETACH A GARAGE IN THE SIDEYARD IN LOT 92
Petitioner: Nellie E. Forgan
Location at property: S.E. Corner of Main and Willow Streets
Location of Sign: 1803 Main Street
Remarks:
Posted by: Charles P. Hall Date of return: July 2, 1970

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 13, 1970

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 one (1) week before the 16th day of July, 1970, the first publication appearing on the 13th day of June 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement: \$...

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

Julian S. Brewer, Jr., Esq.
5420 Carville Avenue
Baltimore, Maryland 21227

RE: Type of Hearing: Side Yard Variance
Location: S/W Cor. Main & Willow Sts.
Petitioner: Nellie E. Forgan
Committee Meeting of May 5, 1970
13th District
Item 292

Dear Sir:

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 dwelling and a new garage which is the subject of this petition. The surrounding properties are improved with dwellings, 20 to 50 years of age, in excellent repair. Main and Willow Streets are not improved with concrete curb and gutters. However, an extensive amount of construction is taking place by the County installing public sanitary sewer in the roadbeds of these streets.

BUREAU OF ENGINEERING:

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.

Highways:

A portion of this property is located within the right-of-way required by the State Roads Commission to the Rolling Road into South Street in connection with the construction of Metropolitan Boulevard.

Main Street is an existing road proposed for improvement as a 30-foot closed roadway within a 50-foot right-of-way.

Willow Street is an existing road within a 30-foot right-of-way which will be terminated by the tie-in of Rolling Road and South Street. No further highway improvements are required at this time.

Julian S. Brewer, Jr., Esq.
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June 11, 1970

Storm Drains:

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

Sediment Control:

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

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property.

PROJECT PLANNING DIVISION:

The office has reviewed the subject site plan and there are no site planning factors requiring comment.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a variance which should have no major effect on trip density.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet requirements of Baltimore County Building Code when plans are submitted.

Julian S. Brewer, Jr., Esq.
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June 11, 1970

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Since public water and sewers are available to the site, no health hazards are anticipated.

STATE ROADS COMMISSION:

The subject plan correctly indicates the State Roads Commission right of way.

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 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,

Iver L. Myers
IVER L. MYERS, Chairman

DLH:JO

Enc.

PETITION FOR A VARIANCE

FOR THE ZONING DEPARTMENT

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CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 18, 1970

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of one (1) week before the 18th day of June 1970, the first publication appearing on the 18th day of June 1970.

THE TIMES
Chairman

Cost of Advertisement: \$...

Business under \$5,000

acquisition \$5,000

11-13-70

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

#71-3-A
#292

HELLIE E. FORGAN #71-3-A
SE/cor. of Main & Willow Streets
190

71-2-14

TEL. 36PHONE
(410) 330-3000
FAX: 367

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collections and Receipts
COURT HOUSE
TOWSON, MARYLAND 21284

No. 71283
DATE: Aug 16, 1999
FILED
Seal of Baltimore County

To: John S. Brown
John S. Brown
25 South Baltimore, #4
Baltimore, MD 21201

AMOUNT TO ACCOUNT FOR: 25.00
TOTAL AMOUNT: 25.00
REMARKS: HIS PORTION WITH YOUR REMITTANCE

DETAILS: ALON'S PERFORATION AND KEEP THIS FURTHER FOR YOUR RECORDS

QUANTITY	DESCRIPTION	AMOUNT
1	Perforation for Baltimore 25.00	25.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTIONS & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

[illegible]