## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONEL OF BALTIMORE COUNTY.

1, or we EGGGI A COUNTY DESCRIPTION legal owners of the property situate in Baltimore sounty 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 AND ACCESSORY STRUCTURE IN FRONT YARD NO ATTACHED TO THE

PRINCIPAL BULLDING INSTEAD OF THE REPOR YARD REQUIRED BY THIS SECTION

of the Zoning Regulations of Saltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) STEEP LOT GRADE PROHIBITS BULLDING STRUCTURE IN REAR YARA.

Court Delta Co Md. 21013

... 1970 at 10:00 o'clock

THE PROPERTY OWNED BY MR. ROBERT J. AND CAROLYN A. BAYER ON THE NORTH EAST SIDE OF AMSARI COURT ABOUT 470° FROM AMSARI LANE IS KNOWN AS LOT #12, BLOCK "A", PLAT OF LOCUST HILLS RECORDED IN THE LAND RECORD OF BALTIMORE COUNTY, IN PLAT BOOK

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Legal Owner

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

Chairman

MEMBERS BUREAU OF ENGINEERD G DEPARTMENT OF TRAFFIC ENGINEERING

BUREAU OF HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN

BOARD OF EDUCATIO ZONING ADMINITRATE INDUSTRIAL DEVELOPMENT

Mr. Robert J. Bayer Ansari Court Baltimore, Maryland 21013

Type of Hearing: Voriance Location: N/S Ansers Court West of Ansari Petitioner: Robert J. and Carolyn A. Eyer Committee Meeting of Anvil 20, 1970 11th District Item 260

The Loning Advisory Cormittee 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 impaction.

The subject property is presently improved with a frame chemiling. The surrounding last is weamt in part and residential developed in part. The proposed new frame carport is an existing a part of the present acting laws.

### BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoming Advisory Committee in commention with the subject item.

All highest improvements and storm drain requirements exist or are covered by P.W.A. \$105700 in connection with the development locust Hills of which will be proved by P.W.A. \$105700 in connection with the development locust Hills of the Plat of Locust Hills of Location Plate I will be proved to the Plat of Locust Hills of Location Locatio

Mr. Robert J. Bayer Item 264

Water and Sanitary Sewer:

Public water supply and public sanitary sewerage is not available to serve this property.

PROJECT PLANNING DIVISION

This plan has been reviewed and there are no site-planning factors requiring co

BUILDING ENGINEER'S OFFICE:

No comment from Buildings Engineers office at this time.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

HEALTH DEPARTMENT:

This plan is not complete, therefore, this department FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding appr?wal of the subject petition until such time as revised plans are submitted to this office indicating the existing sewer and water disposal systems as well as the water well.

Mercy truly yours, OLIVER L. MYEST

# BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date July 27, 1970

PROM Mr. George E. Gavrelis, Director of Planning

Petition 171-17-A. Northeast side of Ansari Court 470 fext from Ansari Lare Petition for Variance to permit an accessory structure in the Innit yord not attached to the principal building instead of the required rear yord. Robert J. Bayer - Petitioner

10th District

HEARING: Tuesday, July 28, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance for an accessory structure in the front yard not ultached to the principal building and has the following comments to make relative to pertinent planning factors:

The subject property has a slope of approximately 14% easterly from the front of the property to the sear toward a stream. No public improvements are proposed as of this date which will affect this property. The property is located outlide the proposed 1980 URDL. Exiting homes are located to the west and southwest of the subject property while words are located to the entry, east and south.

The existing zoning classification is R-6 and the proposed zoning classification is R.D.P. or R-40.

The staff recommends this petition be granted if the petitioner provides the necessary permanent drainage facilities to prevent any nuisonous or damage to adjacent properties from surface runoff on the driveway and parking areas. There is approximately 2000 square feet of driveway and parking even.

GEG:msh

.III. 27 '70 PM

LTIMORE COUNTY OFFICE OF PLANNING & ZONING

ANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

BALT YORE COUNTY, MARYLAND

OFFICE OF FINANCE

No. 71384

JEFFERSON BUILDING TOWSON, MARYLAND 21204

Mr. Edward D. Hardesty Attn: Oliver L. Myers Date May 5, 1970

BALTIMORE COUNTY, MARYLAND

INTER-DEFICE CORRESPO

C. Richard Moore

Item 264 - ZAC - April 28, 1970
Property Owner: Robert J. & Carolyn A. Boyer
N/S Ansari Ct. W. of Ansari
Variance from 400.1 (Accessory structure in front
instead of rear yd.)

The subject variance should have no effect on traffic.

District. 10 Location of property ... N/ E/S 2 amari Pourt 470 Prom Votal Letwer I wanty houses IN Frank & Strage Tress Posted by Mul & Kin Date of return: July 16 -70

11-16-70

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
unreasonable hardship upon the Petitioners and the Yariance requested would
grant relief without aubstantial injury to the public health, safety and general
welfare, of the locality involved,
the above Variance should be had; and industries appearing that his means in the contract contract of the cont
to permit an accessory structure in the format
a variance attached to the principal building instead of the re-
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29
day at
Parsuant to the advertisement, posting of property and public hearing on the above petition
and it appearing that by reason of
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rg.
te above Variance should NOT BZ GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
day

MICROSTING

# CERTIFICATE OF PUBLICATION

July 9, 19. 70. THE JEFFERSONIAN.

TELEPHONE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

COURT HOUSE TOWSON, MARYLAND 21204

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21264

No. 73716 DATE - July 20, 1970

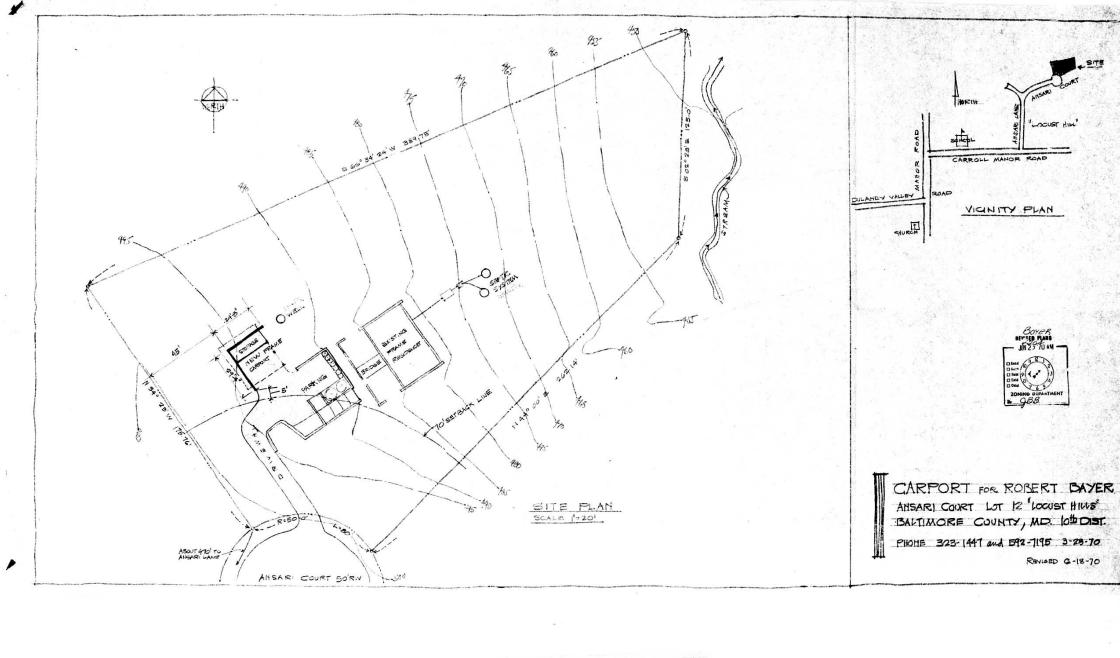
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	July	13		19 70
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