71-45-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY G. NELSON

G. NELSON

1. or we_ROBEST_lo_NELSON_6_PINULISS_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. 211.3 to permit sideyard setbacks of ten feet (10') to the property line and twenty-two feet six inches

(22.6") to the centerline of the street, instead of the required

25' and 50' respectively. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

retitioner desires to build house on single lot he owns, said lot has a width of only 50 feet, which lot was laid out on the Plat of Deuglas Park, recorded among the Land Records of Baltimore County in Plat Book No. 7, follo 170, which Plat pre-dates the adoption of the coning Tules and regulations.

See attuched description

Property is to be posted and advertised as prescribed by Zoning Regulations.

Liou we, agree to pay expenses of above Variance advertising, posting, etc., upon fitting of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Daligner County adopted pursuant to the Zoning Law For Baltimore County.

Phillip & Vilon Address 3946 Dolfield Avenue

M Cas

Baltimore, Maryland 21215

5

V

of Handy

Hillard P. Albert Petitioner's Attorney Address 7 Church Lane, Pikesyille, Maryland 21208

nissioner of Baltimore County, this..... ORDERED By The Zoning Com

of July 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 Palliprop (county, that property be posted, and that the pape before the Zoning Understandorf of authoric County in Roson 106, County Office Building in Townson, Baltimore County in Roson 106, County Office Building in Townson, Baltimore County in Roson 106, County Office Building in Townson, Baltimore County of the Co Hard

OLIVER L. MYGR

BUTTAL OF ENGINEERING

DIPARTMENT OF TRANSPORT EXCINEERING

STATE FOADS COUNTS

BUREAU OF FIRE PARVENTION

HEALTH DEPARTMENT PROTECT PLANNING BUILDING DEPARTMEN

BOARD OF EDUCATIO ZONING ADMINISTRAT

DEVELOPMENT

DESCRIPTION OF LOT NO. 105 ON THE PLAT OF DOUGLAS PARK RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN LIBER NO. 7. FOLIO 170 TO ACCOMPANY PETITION FOR VARIANCE

BEGINNING FOR THE SAME at the corner formed by the intersection of the east side of Handy Avenue with the north side of Pearl Road; thence running northerly and binding on the east side of Handy Avenue 50 feet; thence running easterly at right angles with Handy Avenue 150 feet; thence running southerly parallel with Handy Avenue 50 feet; thence running westerly binding on the north side of Pearl doad 150 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND No. 73778 OFFICE OF FINANCE DATE August 17, 1970 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTIMORE COUNTY, MARYLA No. 71350 OFFICE OF FINANCE July 24, 1970 Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204 10TAL AM MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

of P. Albert, Eq. Item II County Office Building 131 W. Chesapeake Avenue Towson, Maryland 2120L Your Petition has been received and accepted for filing this

rd P. Albert, Esq. urch Lame usyline, Meryland 2ffag MODE COUR DOFFICE OF FLAMMING AND ZONING

County Office Building 131 W. Chesapeake Avenue Towson, Karyland 21204

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

Your Petition has been received and accepted for filing this

Fetitioner Robert L. and Phyllis S. Helson

Petitioner's Attorney Hillard P. Albert, Ese

Item 11

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Hillard P. Albert, Esq. 7 Church Lane Pikesville, Maryland 21208

RET Type of Hearing: Variance to parmit sice yard active(s. in. of Nardy Avenue and Epart of Shardy Avenue and Epart of Shardy Avenue Constitute Shardy Shar

. 1570

uear Sir:

The Zoning Advisory Condition has reviewed the plans submitted with the above referenced potition and has made an on site field inspection of the property. The following coments: re a result of this review and inspection.

The subject property is located on the northeast corner of the unimproved stress. Handy Avenue is visible in the field. Pour locations emplayed y appear stress There are other easts frame and brick desirings along Mandy Arenue. There is no concrete curb and gutter in this location.

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.

Handy Avanus (existing and unpaved) is proposed to be improved at a 30-foot closed section within a 50-foot right-of-way. High-ey right-of-way within a fact in which) across the frontage of which will be resulted in connection with any subsequently or builting penalt analization. And the second of the second

Hillard P. Albert, Esq. Item 11 Page 2

Highways: (Continued)

Peerl Road, an unimproved street, was established on the plat of "Deuglas Park" recorded in Liter M.C.C. 7, Folio 170. The status of this street is indefinite and no highway improvements are contemplated at this time.

Storm Drains:

The petitioner and provide necessary desirage facilities (temporary or served) as provided as the period of the pe

Sediment Control:

Questionment of this organity through stringing, grading and stabilization could result in a sediment pollution per ion, damaging private and gualic 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.

Waters

Public water supply is available to serve this property.

Public sanitary sewerage is available to serve this property. PROJECT PLANNING DIVICION:

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

BOARD OF EDUCATION: No bearing on student population.

BUILDING ENGINEER'S CEFICE:

Petitioner to commly with applicable requirements of Baltimore County Building Code and Regulations when plans are submitted.

Hillard P. Albert, Esq.

August 4. 1970

0

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major affect on traffic. FIRE DEPARTMENT:

This office has no comment on the proposed site.

DEPARTMENT OF HEALTH:

Public water and sewers are available.

ZONING ADMINISTRATION DIVISION:

This petition is accorded for filling on the date of the enclosed filling 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 filling certificate, will be ferwarded to you in the near future.

Very truly yours.

OLIVER L. HYERS, Chairman

OLM: JD

BALTIMBRE COUNTY, MARYLAN

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissione/Sate August 14, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SURJECT Petition F71-45-A. Northeast corner of Handy Avenue and Pearl Road.

Petition for Variance is permit a side yard setback of 10 feet to the property line and 22 feet 6 inches to the ce tler line of the street instead of the required 25 feet and 50 feet respectively.

Robert I. Nelson - Petitioner

HEARING: Monday, August 17, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances. We will offer no adverse comment relative to the requested side yard variances.

GEG:msh



17-45-A Ø nt, posting of property, and public hearing on the above petition ring that my reason of the following finding of facts that strict compliance with the Baltimere County Zoning Regulations would result in practical difficulty and able hardship upon the Petitioners and the Yarianses requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved. 10.Detunit side yard setbacks of ten.(10).test to the proveperty line and twenty-two (22) feet, six (6) inches to the
a Variance scotter_line.of.the.street_instead of the required twenty-should be grasted.
five (25) feet and fifty (50) feet respectively.
IT IS ORDERED by the Zoning Commissioner of Ballimore County this day of ____September____, 197 .0.. that the herein Petition for a Variance should be and the ORDER RECEIVED FOR FILING ROBERT L. MELSON ME/cor. of Handy Ave. 8 2 the above Variance should NOT BE GRANTED. #71-45-A d Pearl Rd. 1st IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 197 ..., that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County 1 111 MICROFILMED

OR TO TNAL OFFIC. OF CATONSVILLE TO MES CATONSVILLE, MD. 21228 Aug 1st 3, THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One TREE STATE weeks before the 3rdiay of Aug., 190 , that is to say, the same was inserted in the issue of July 30, 1970. STROMBERG PUBLICATIONS, Inc. By Buth Morgany PATITION FOR A VARIANCE 0 TOWSON MD. July 30

CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each August 1970., the first publication appearing on the ____30tb __day of _____July_____ 19..70.

THE JEFFERSONIAN,

Cost of Advertisement,

1 Sign 71-45-A CERTIFICATE OF POSTING 2-31-70 Posted for ... Varians R.L. Nelson Location of property: NEROY. HANDY Ne & REAR Red Date of return: 8-5-70

COPY 7. 2007 LNA 1 MAY APPLIES I THE SPAN DOUGLAS PARES PRESTREET FOR COMMITY ME PLOT PLANE 1000 D. G 10 4994. Folio 270

12 to 10 to 12 to 15