PETITIO FOR ZON NG VARI NCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GARNETT B. FREEMAN

I, or we, MARCARET. A., FREEMAN.legal owner 5.cf the property situate in Baltimore unity and which is described in the description and plat attached hereto and made a part hereof.

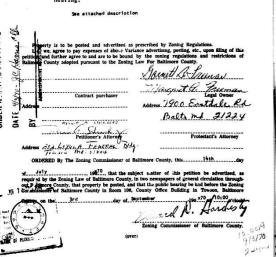
hereby petition for a Variance from Section. 214.4.6.400.1. Inlative_to_accessory

building on a corner lot. Request a 1.2' set back instead of the required 25 feet; request the garage in the mar yard closest to the

street instead of the third of the most furtherest from the street; request maxe ground coxerage than 501 of such third, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

A. Strict compliance with the Zoning Regulation for Baltimore
County would result in practical difficulty and unreasonable
hard-hip.

B. For such other reasons as will be stated at a public hearing.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4th, 1970

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is.

Melvin A. Steinberg, Esq. 202 Loyola Federal Building Towson, Maryland 21204

RE: Type of Hearing: Variance for Rear Yard Setback Locations N/E Cor. Int. of 53rd bt. and Eastdale Road Petitioner: Garnett 8, 6 Margaret 4, Fre Countities Meeting of July 14, 1992

COUNTY OFFICE BY

DEPARTMENT OF CHAPTER PARTMENT OF

HEALT PEPARTMES

BUILDING DEPARTMENT BOARD OF ELECATION

DESCRIPTION OF THE PROPERTY OF

STATE KDADS CO IN SUBJECTION FIVE DESCRIPTION

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.

Commont are a result of this review and inspection.

The subject arroserty is located on the corner of \$7rd and Eastchie Road which is in a residential constitution and the constitution additional accessory structures other than the acrossor building that this patition is requesting. The other two buildings are a doppouse, which is on a concrete and with ogrum, and also is not located in the third of the loir furthest removed from the intersecting streets; the other accessory structure is a oligon copy which is located as a proper location on a concrete pad. The requested accessor, accession structure is a oligon copy which is located as a proper location on a concrete pad. The requested accessor, and the control of the control of

BUREAU OF ENGINEERING:

All required highway improvements and utilities to been constructed or secured by Public Warry Agreem 1 #155403, executed in conjunction with the development of

JOSEPH D. THOMPSON, P. G. AL. Q. CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST JOPPA ROAD TOWSON, MARYLAND 21204 . VAlley 2-8820

DESCRIPTION FOR ZONING VARIANCE --NO. 7900 EASTDALE ROAD 15th DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the northeast side of 53rd Street. 60 fee wide, at the end of the fillet curve connecting the northwest side of Eastdale Road, 50 feet ing thence and binding on the northeast side of 53rd Street and referring the Courses of this description to the Baltimore County Grid Meridian. North 24 decrees 32 ide of 53rd Street and binding on the southeast side of sair. 16 foot alley North 30 minutes East 34.35 feet the ce leaving the southeast side of said alley and same course South 24 degrees 32 minutes East in all 102,00 feet to the northwes, side of West 19.29 feet to the fillet curve herein referred to and running thence and binding easterly by a curve to the right with a radius of 15.00 feet, the distance of 23.55

CONTAINING 3,440 square feet of land, more or less.

5-20-70



relvin A. Steinberg, Esq. August 4th, 1970

Plat One Eastwood Heights, recorded in Liber C.L.S. 20 folio 83, of which this property (Lot 60, Black 1) is a port.

The entrance locations are subject to approval by the Department of

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in connection with the subject Item In (1570-1571).

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Review of the subject plan does not indicate method of access to the aluminum strage for which the variance is being requested.

PROJECT PLANNING DIVISION:

This office has reviewed the subject size plan and offers the following

The access to the garage should be off the alley and not off of 53rd Street.

BUILDING ENGINEER'S OFFICE:

Petitions to comply with Building Code (Section Mg9,EF). Accessory structures shall be substantially constructed and contain a three (3) Inch concrete floor and Sis (6) inch thick by two (2) feet deep cut off wall completely around.

DOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Since this is a side yard variance for a garage, no nerlin hazard, as anticipated.

ZONING ADMINISTRATION DIVISION:

This petition is accessed for filling on the date of the entire filling contificate. Notice of the bearing ofte entire, where it

BAL' MORE COUNTY, MARYL ND

INTER-OFFICE CORRESPONDENCE

10. Mr., Edward D. Hardesty, Zoning Commissioner Date September 3, 1970

PROMr. George E. Gavrelis, Director of Planning

SUBJECT. Patition (71-79-A). Northeast corner of Eastdale Road and S3rd Street
Patition for Variance for Reer Yard Setbackand to permit the garage in the
partition of the lat other than the hind forthest removed from both streets; and
requesting more ground coverage than 50% of that third of the lat.
General B. Freemon - Patitionsr

15th District

HEARING: Thursday, September 3, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a variance. The Planning Staff will offer no comment on this petition.

- SEP - 2 70 PM

August 4th, 1970

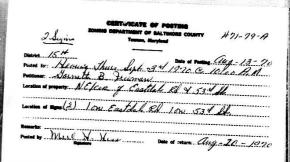
not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

CLM: JD Enc.

Very truly yours,

OLIVER L. MYERS, Chafrman .

TELEPHONE 404-8413 BALTE ME COUNTY, MARYL ND Ma 73761 OFFICE OF FINANCE TABLE TO BALTIMORE COUNTY, MARYLAN MAIL TO OFFICE OF FINANCE, REVENUE DIVISION MIT OFFICE OF PLANNING AND ZONING



| | OFFICE OF FINANCE COURT BOURS TOWNON, MARYLAND YIEM | PA-00- |
|-------|--|---|
| To: | Levels Padoral Blds. | Zoring (Miles My Crusty Office Build Tourses, Md. 21204 |
| | DETACH ALONG PERFORATION AND REP THIS PORTION IN | TOTAL AND TOTAL |
| 5 W 5 | Pulling for Variance - H/E Gar, Washinto Read and 55: No. 71-79-A | M. 1. 1. 1 |
| | | |
| 6275- | | · . |

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

11-17-70

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 committees with the Baltimore Gounty Zoning Regulations would result in practical difficulty and unreaxonable hardabig upon the Petitioners and the Variances a requested would grant relief, without substantial injury to the public health, safety and general welfare, of the locality involved.

the above Variance should be had; sad its faction appearing that he required the permit an accessory building setback on a corner lot of one (1) foot, 1900, (2) inches instead of the required twenty-five (25) feet; to permit a garage to be located in the third of the years not furtherest converse in accessory at strict, and to permit a grant of overlaps in accessory at 1977 should be granted sently exists.

It is onderstoned by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order, to permit an accessory building setback on a corner lot of one (1) foot, two (2) inches instead of the required twenty-fire located in the third of the same is granted, from and after the date of this order, to permit an accessory building setback on a corner lot of one (1) foot, two (2) inches instead of the required twenty-fire located in the third of the year on to furtherest removed from the street; and to permit a ground coverage in access of fifty (50) per cent of said third for the garage as it presently exists, rubject to the approval of the after Nanamathological proposes and proposes a

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MICROFILMED

71-79-17

GARNETT B. FREEHAN NE/cor. of Eastdala Rd.

and I

St.

FETTION CO.

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CRIGINAL

OFFICE OF

@essexTIMIES

ESSEX, MD. 21221 August 17 - 197

THIS IS TO CERTIFY, that the annexed advertisement of 24 stard D. Bardensty Zoning Comrissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Balti ore County, Waryland, once a week for one COUNTY of the County, Waryland, once a week for one COUNTY of the County Waryland, once a week for one COUNTY of the COUNT

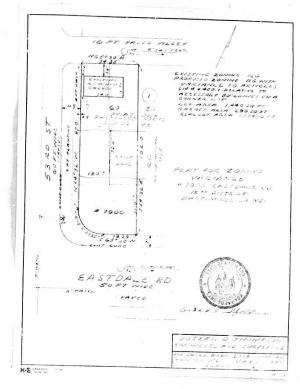
STROMBERG PUBLICATIONS, Inc.

By Ruth Morgany

CERTIFICATE OF PUBLICATION

Lexik Jeffersoman

Cost of Advertisement, \$



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