

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

GARNETT B. FREEMAN
I, or we, MARGARET A. FREEMAN, 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,

herby petition for a Variance from Section 21A.4.4 & 400.1, relative to, ACCESSORY building on a corner lot. Request a 12' set back instead of the required 25 feet; request the garage in the rear yard closest to the street instead of the third of the most furthest from the street; request more ground coverage than 50% 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)

- Strict compliance with the Zoning Regulation for Baltimore County would result in practical difficulty and unreasonable hardship.
- For such other reasons as will be stated at a public hearing.

See attached description

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

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.

DATE 9/1/70 BY Garnett B. Freeman, Legal Owner
Address 1900 Eastdale Rd, Baltimore, Md. 21224

Contract purchaser
Address 1900 Eastdale Rd, Baltimore, Md. 21224

Petitioner's Attorney
Address 1900 Eastdale Rd, Baltimore, Md. 21224

Protestant's Attorney
Address 1900 Eastdale Rd, Baltimore, Md. 21224

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day 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 Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore

on the 3rd day of September, 1970, at 10:00 o'clock

by the Zoning Commissioner of Baltimore County.

(over)

JOSEPH D. THOMPSON, P.E., L.S.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING - 200 EAST JOFFA ROAD
TOWSON, MARYLAND 21204 • VAIL: 5-8830

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 feet wide, at the end of the fillet curve connecting the northwest side of Eastdale Road, 50 feet wide, and running 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 degrees 32 minutes West 87.00 feet to the southeast side of a 16 foot alley there situate, thence leaving the northeast side of 53rd Street and binding on the southeast side of said 16 foot alley North 65 degrees 30 minutes East 34.35 feet thence leaving the southeast side of said alley and running to and through the center line of a partition wall there situate and continuing the same course South 24 degrees 32 minutes East, in all 102.00 feet to the northwest side of Eastdale Road herein referred to and running thence and binding thereon South 65 degrees 30 minutes West 19.29 feet to the fillet curve herein referred to and running thence and binding thereon easterly by a curve to the right with a radius of 15.00 feet, the distance of 23.55 feet to the place of beginning.

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

5-20-70



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: September 3, 1970

FROM: George E. Corvelli, Director of Planning

SUBJECT: Petition 71-79-A. Northeast corner of Eastdale Road and 53rd Street. Petition for Variance for Rear Yard Setback to permit the garage in the portion of the lot other than the third furthest removed from both streets; and requesting more ground coverage than 50% of that third of the lot.
Garnett B. Freeman - Petitioner

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.

GEG:mh



INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
COUNTY HOUSE
TOWSON, MARYLAND 21204
Invoice No. 73761
Date: Sep. 14, 1970

TO: Mr. Edward D. Hardisty, Zoning Commissioner County Office Building 111 W. Chesapeake Ave. Towson, Md. 21204	FROM: George E. Corvelli, Director of Planning County Office Building 111 W. Chesapeake Ave. Towson, Md. 21204	DATE: Sep. 3, 1970	REMARKS: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204
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TO: Mr. Edward D. Hardisty, Zoning Commissioner County Office Building 111 W. Chesapeake Ave. Towson, Md. 21204	FROM: George E. Corvelli, Director of Planning County Office Building 111 W. Chesapeake Ave. Towson, Md. 21204	DATE: Sep. 3, 1970	REMARKS: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204
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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4th, 1970

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

Re: Type of Hearing: Variance for Rear Yard Setback. Locations: 1/2 Cor. Int. of 53rd St. and Eastdale Road. Petitioners: Garnett B. & Margaret A. Freeman. Committee Meeting of July 14, 1970. 15th District. Item 10

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan 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 located on the corner of 53rd and Eastdale Road which is in a residential group home development. The property is currently encumbered with two additional accessory structures other than the accessory building that this petition is requesting. The other two buildings are a doghouse, which is on a concrete pad with dog run, and also is not located in the third of the lot furthest removed from the intersecting streets; the other accessory structure is a sloped garage which is located as a proper location on a concrete pad. The requested accessory structure is a large aluminum garage which has been placed on the property. It is not supported with proper foundation footings and floorings. Also, the petitioner should be aware that a curb cut permit should be investigated through the Bureau of Highways.

BUREAU OF ENGINEERING

General:

All required highway improvements and utilities have been constructed or secured by Public Works Department #155403, executed in conjunction with the development of

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

Plot One Eastdale Heights, recorded in Liber G.L.B. 20 folio 83, of which this property (Lot 60, Block 1) is a part.
The entrance locations are subject to approval by the Department of Traffic Engineering.

This office has no further comment in regard to the plot submitted for Zoning Advisory Committee review in connection with the subject item 10 (1970-1971).

DEPARTMENT OF TRAFFIC ENGINEERING

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

PROJECT PLANNING DIVISION

This office has reviewed the subject site plan and offers the following comments:

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

BUILDING ENGINEER'S OFFICE

Petitioner to comply with Building Code (Section 409.8F). Accessory structures shall be substantially constructed and contain a three (3) inch concrete floor and six (6) inch thick by two (2) feet deep cut off wall completely around.

BOARD 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 health hazard was anticipated.

ZONING ADMINISTRATION DIVISION

This petition is deemed for filing on the date of the petition filing certificate. Notice of the hearing date and time will be given.

Melvin A. Steinberg, Esq.
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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.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING
BALTIMORE COUNTY, MARYLAND
TOWSON, MARYLAND
Invoice No. 73761
Date: Sep. 14, 1970

District: 15th	Date of Posting: Aug-13-70
Posted to: Hearing, Thurs. Sept. 3rd 1970 @ 10:00 A.M.	
Petitioner: Garnett B. Freeman	
Location of property: NE Cor. of Eastdale Rd. & 53rd St.	
Location of Sign: (2) 100 Eastdale Rd. 100 East 53rd St.	
Remarks:	
Posted by: Melvin A. Steinberg	Date of return: Aug-20-1970

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
COUNTY HOUSE
TOWSON, MARYLAND 21204
Invoice No. 73736
Date: 9/3/70

TO: Fred Waldner, Esq. Loyola Federal Bldg. Towson, Md. 21204	FROM: George E. Corvelli, Director of Planning County Office Building 111 W. Chesapeake Ave. Towson, Md. 21204	DATE: Sep. 3, 1970	REMARKS: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204
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11-17-70

