

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William B. Burford, 3rd 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 308.3 requiring 10 foot side yard and not less than 25 feet for the sum of both to a 5 foot side yard with 16 feet for the sum of both

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

Purpose is to erect an attached garage, the contour of lot and elevation and construction of house making it impossible to construct detached garage or one in any other location.

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.

Contract purchaser William B. Burford, 3rd Legal Owner
Address 10408 Greenside Dr.

Protestant's Attorney James F. Offutt, Jr.
Address Jefferson Building

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of August, 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 27th day of October, 1970, at 1:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

(over)

71-136-A
W. B. Burford, 3rd 10408 Greenside Dr. 1251 8th District
71-136-A
#18

FORM MU 7-6922

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21227

June 9, 1970

#10408 Greenside Drive
Lot & Block "A" Section 4, Greentop Manor 30/82
West side of Greenside Drive 425 feet south of Warren Road
8th District Baltimore County, Maryland

Beginning for the same on the west side of Greenside Drive at the distance of 425 feet measured southerly along the west side of Greenside Drive from the south side of Warren Road and thence running and binding on the west side of Greenside Drive south 5 degrees 06 minutes 40 seconds west 75 feet thence leaving Greenside Drive for 3 lines of division as follows: North 8 1/2 degrees 50 minutes 20 seconds west 170 feet, North 5 degrees 09 minutes 40 seconds east 75 feet and South 8 1/2 degrees 50 minutes 20 seconds east 170 feet to the place of beginning.

Containing 12,750 square feet of land.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: October 21, 1970

FROM: Mr. George E. Gavelis, Director of Planning

SUBJECT: Petition #71-136-A West side of Greenside Drive 425 feet south of Warren Road
Petition for Variance to permit 5 foot side yard with 16 feet for the sum of both instead of the required 10 feet and not less than 25 feet for the sum of both.
William B. Burford, 3rd - Petitioner

8th District

HEARING: Thursday, October 22, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances to the side yard requirements. It seems as if the petitioner has identified an extraordinarily large garage on the site plan. Will the granting of the requested variances adversely affect the adjoining residences?

The petitioner should clearly prove his compliance with the standards for variances as set forth in Section 307 of the Zoning Regulations.

GEG:mh

TELEPHONE 496-2413 INVOICE No. 73887 DATE Sept. 29, 1970

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

From: Division COUNTY TREASURER TOWSON, MARYLAND 21284

To: William B. Burford, 3rd 10408 Greenside Drive Baltimore, Md. 21227

RECEIVED BY: [Signature] DATE: [Blank]

AMOUNT: \$5.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION, MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

James F. Offutt, Jr., Esquire Jefferson Building Towson, Maryland 21286

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 M. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 25th day of August, 1970.

Edward D. Hardisty
Zoning Commissioner

Petitioner William B. and Frances H. Burford

Petitioner's Attorney James F. Offutt, Jr., Esquire Reviewed by Oliver F. Myers Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 25, 1970

- COUNTY OFFICE BUILDING
- OLIVER F. MYERS, Chairman
- MEMBERS: BUREAU OF ENGINEERING, DEPARTMENT OF TRAFFIC ENGINEERING, STATE ROADS COMMISSION, BUREAU OF FIRE PREVENTION, HEALTH DEPARTMENT, PROJECT PLANNING, BUILDING DEPARTMENT, BOARD OF EDUCATION, ZONING ADMINISTRATION, INDUSTRIAL DEVELOPMENT

James F. Offutt, Jr., Esquire Jefferson Building Towson, Maryland 21286

RE: Type of Hearing: Variance
Location: 10408 Greenside Drive, 1251 S. of Warren Road
Petitioners: William B. and Frances H. Burford
Committee Meeting of July 28, 1970
8th District
Item 18

Dear Mr. Offutt:

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 two story brick dwelling, with the porches to the north, west, and south improved with the same type dwelling units. The property to the east is improved with a Junior High school. A residential drive in this location is approved as far as concrete curb and gutter is concerned.

General Comments:

All required highway improvements and utilities have been constructed or secured by Public Works Agreement #6189, executed in conjunction with the development of Section Four, Greentop Manor, recorded in Liber B-104, Folio 22, of which this property (Lot 4, Block 2) 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 plat submitted for Zoning Advisory Committee review in conjunction with the subject Item 18, (1970-1971).

PROJECT PLANNING DIVISION:

We request that the reason for the oversize garage be noted on the plan along with the correct zoning.

- 2 -

James F. Offutt, Jr., Esquire Item 18

PLANNING DIVISION COMMENTS:

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

PLANNING DIVISION COMMENTS:

The subject petition is requesting a variance to allow the construction of a garage of 22' x 24'. This appears to be larger than a normal garage size, and some problems may be created if this addition is used for anything other than a residential garage.

HEALTH DEPARTMENT:

Public water and sewers are available, therefore, no health hazards are anticipated.

FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

It should be noted that the proposed garage is approximately 1/3 larger than the existing dwelling, therefore, we request clarification as to the proposed use and height of the structure.

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,
Oliver F. Myers
OLIVER F. MYERS
Chairman

CL:ms
Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Richard B. Williams, Project Planning Division

SUBJECT: Comm. Bldg. Appl. #18

July 28, 1970
William B. & Frances H. Burford
WS Greenside Drive, 425' So. of Warren Road

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

We request that the reason for the oversize garage be noted on the plan along with the correct zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty Date: July 28, 1970

FROM: Jan. J. Forrest

SUBJECT: Item 18 - Zoning Advisory Committee Meeting, July 28, 1970

18. Property Owner: William B. & Frances H. Burford
Location: 425 Greenside Drive, 1251 So. of Warren Rd.
Present Zoning: R6
Proposed Zoning: Variance from R6-3 to permit a side yard of 5' instead of the required 10'
District: 8th
Net Acres: 12,750 ft.

Public water and sewers are available therefore no health hazards are anticipated.

John J. Forrest
John J. Forrest
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

JJF:js

ORDER RECEIVED FOR FEES

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 a strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances 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; and it is further appearing that by reason of the following finding of facts that a strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

to permit a side yard setback of five (5) feet with sixteen (16) feet for the sum of both instead of the required ten (10) feet and not less than twenty-five (25) feet for the sum of both.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of October, 1970, that the herein Petition for a Variance should be and the same is granted, in and after the date of this order, to permit a side yard setback of five (5) feet with sixteen (16) feet for the sum of both instead of the required ten (10) feet and not less than twenty-five (25) feet for the sum of both, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 a strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the Variances requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of October, 1970, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 8# Date of Posting: Oct. 1-70
Posted for: Henry Sherr Oct. 22, 1970 on Lisa P. Little
Petitioner: Wm. B. Bradford
Location of property: W/S Greentree Drive, 425 S. of Harrison Rd.
Location of Sign: O. P. Little in front of House No. 10408
Remarks: Michael J. Hess
Posted by: Michael J. Hess Date of return: Oct. 8-70

Mr. B. Bradford, 3rd
W/S of Greentree Dr.
425 S. 5th

71-136-A
#18

PETITION FOR VARIANCE
BALTIMORE COUNTY, MARYLAND
LOCATION: West side of Greentree Drive at 5th Street
DATE: OCTOBER 1, 1970
PUBLIC HEARING: OCTOBER 22, 1970
Zoning Commission: BALTIMORE COUNTY, MARYLAND
The Zoning Commission of Baltimore County, Maryland, on this 22nd day of October, 1970, has considered the petition for a variance from the Baltimore County Zoning Regulations, Chapter 21-101, for the purpose of allowing a side yard setback of five (5) feet with sixteen (16) feet for the sum of both instead of the required ten (10) feet and not less than twenty-five (25) feet for the sum of both, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

PETITION FOR VARIANCE
BALTIMORE COUNTY, MARYLAND
LOCATION: West side of Greentree Drive at 5th Street
DATE: OCTOBER 1, 1970
PUBLIC HEARING: OCTOBER 22, 1970
Zoning Commission: BALTIMORE COUNTY, MARYLAND
The Zoning Commission of Baltimore County, Maryland, on this 22nd day of October, 1970, has considered the petition for a variance from the Baltimore County Zoning Regulations, Chapter 21-101, for the purpose of allowing a side yard setback of five (5) feet with sixteen (16) feet for the sum of both instead of the required ten (10) feet and not less than twenty-five (25) feet for the sum of both, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

THE TOWSON TIMES ORIGINAL

October 5 - 1970
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hurdsey Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 5th day of Oct. 1970, that is to say, the same was inserted in the issue of October 1, 1970.

STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

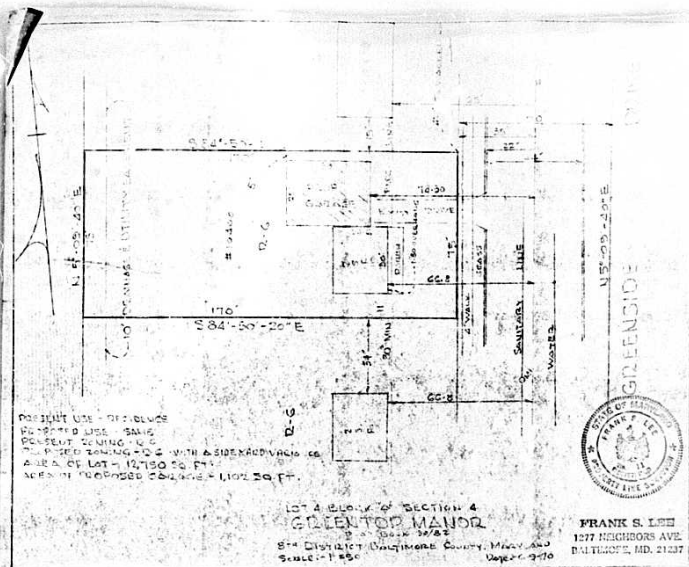
CERTIFICATE OF PUBLICATION

TOWSON, MD. October 1, 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 time before the 22nd day of October, 1970, the first publication appearing on the 1st day of October, 1970.

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$

INVOICE No. 75339
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
DATE: Oct. 22, 1970
TO: William B. Bradford, 3rd
3540 Greentree Drive
Cockeysville, Md. 21030
Advertising and posting of property 71-136-A
TOTAL AMOUNT DUE \$4.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO: COURTHOUSE, TOWSON, MARYLAND 21204



FRANK S. LEE
127 HIGHLANDS AVE
BALTIMORE, MD. 21207