PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

0	THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
0	I, or we. Fred N. & Frances S. Morsberfegal owner. of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof

ereby petition for a V	ariance from Section 211.3 to permit a side yard for an open
carport of 6" inst	tead of the required 6 feet.
	the state of the s

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

1. Carport to doubte a a patio cover for shade for children to play out of sun and rain.

lay of the land prevents the construction of a garage

sting concrete slab is the only practical place for shelter from weather.

See attached description

Franceys, Versterger Franceys, Versterger Legal Owner 3713 E. Joppa Road Bultimore, Maryland 21236

197 0, that the subject matter of this petition be advertised, as coming Law of Baltimore County, in two newspapers of general circulation through many; that property be posted, and that the public bearing be last before the Zoning Baltimore County in Room 106, County Office Building in Towson, Zaltimore uired by the Zoning Law of Balt

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has ende an on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is presently improved with a dwelling, with the surrounding properties residential in inherests? — corport indicated on the partitioner's site plan is finished, Jopp Road in this location is not improved as far as concretively and guiter are concerned.

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.

The petitioner must provide necessary dreinage facilities (Lemporary or pernament) to prevent creating any nuisances or damages to adjacent aroscorries, especially be the concentration of surface waters. Correction of any problem which may result,

Joppe Road is an existing road which will be improved in the future with a 50-feot closed section on a 77-feot right-lifeway in this area. Highway right-loway widening and any necessary revertible slope essemnts will be required in connection with any subsequent grading or boulding prant a solitations.

Mr. Fred H. Morsberger 3713 E. Joans Road Baltimore, Maryland 21236

Highways:

Storm Drains:

Edward N. Hardes er of Baltimore County.

10/29/70

October 1, 1970

RE: Type of Hearing: Variance to permit side yard for carsort Location: SW/S of Joppa Rd., 300' SE of Simms Ave. Patitioner: Fred V. Moraborger Countites Meeting of September 8, 1970 11th District

forty-two minutes West fifty feat: thence South twenty-nine degrees six Ithe feets, and thence North twenty-nine six minutes East two bundred

on the Southern most side of Joppa Road North fifty-seven degrees

Being the same parcel of ground recorded among the Land Records in Liber W. J. R. No. 4010, folio 206, etc.

October 1, 1970

due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Public water facilities are available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property.

CEPT. OF TRAFFIC ENGINEERING:

Subject variance should have no affect on traffic.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

PROJECT PLANNING DIVISION:

The existing carnors appears to be encroaching on the property line.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE: This office has no comment at this time.

A reld investigation conducted by this Committee revealed that it possible that the proposed carport as indicated on the patitioner's site in is encreaching on the adjoining property. This should be clarified and subsequent revisions to the patition ande prior to the hearing.

This petition is accepted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be head not less than 30, nor nore than 50 days after the date on the filling certificate, will be forwarded to you in the more future.

Very truly yours, OLIVER L. MYERS, Chairman

B. LTIMORE COUNTY, MAL LAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Edward D. Hardesty, Date
Zoning Commissioner
FROM. Mr. George E. Gavrells, Director of Planning Date October 29, 1970

SURJECT Polition #71-147-A. South side of Joppa Road 300 feet east of Simms Avenue Pelition for Variance to permit a side yeard for an open carport of 5 inches Instead of the required. Fred W. Monsberger - Peliticoar

11th District

HEARING: Thursday, October 29, 1970 (1:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition

The Planning Staff will offer no comment.

GEG:msh

RE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avanue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Patitioner Fred W. Marsherger

TOWSON DIMES

THIS IS TO CERTIFY, that the annea of edvertisement of Edward D. "ardesty, Zoning Commissioner of Baltimore County

was inserted in THE DUNDALK TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for One weeks before the 12th day of Oct., 1970, that is to say, the same was inserted in the issue of October 8, 1970.

STROMBERG PUBLICATIONS. In:

By Beth Morgan

TELEPHONE 494-8413

Me. 75301

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 8 THIS IS TO CERTIFY, that the annexed advertisement was appearing or the ... 8tb day of ... October ...

THE JEFFERSONIAN,

Cost of Advertisement

BAL MORE COUNTY, MAF LAND OFFICE OF FINANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

COURT HOUSE 947.75 NETURN THIS PORTION WITH YOUR REMITTANCE 47.75

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOLSE, TOWSON, MARYLAND 21204

OFFICE OF FINANCE COURT LIOUSE

BALTT 'ORE COUNTY, MARY PAND

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

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	Pursuant to the advertisement, posting	of property, and public hearing on the above petition	1	
	and it appearing that by reason of the follow	wing finding of facts that strict compliance with	1.	
	the Baltimore County Zoning Regu	lations would result in practica! difficulty and	2	
		ti ioners and the Variance requested would		
-	grant relief without substantial inj	ury to the public health, safety and general		
	welfare of the locality involved.			
()	the above Variance should be had: and the	further approxing that by resear of socressococcessor	1 16	
			1 1	
			1 10	
	inches instead of the requ	an open carport of six (6) should be granted.		
	IT IS ORDERED by the Zoning Commi	scioner of Baltimore County this		
	day ofNovember, 197 Q., ti	hat the herein Petition for a Variance should be and the		
Harry Cle	plan by the Bureau of Public Serv	of this order, subject to the approval of the site rices and the Office of Planning and Zoning. Zoning Commissioner of Baltimore County		
10	Pursuant to the advertisement, posting	g of property and public hearing on the above petition		
120	14		1	j
1			- 1 (5)	
-	>		13	FRED
			18	. 10
	the above Variance should NOT BE GR.	ANTED.	2	SSER
	m to ORDEDEE by the Zoning Comm	nissioner of Baltimere County, thisday	, .	SER.
		the above Variance be and the same is he eby DENIED.	_ =	3
	of 197 that I	HE ANOTE TAILABLE DE ANG LIE SAINE D' IN CO, DECEMBRE	,	1-147-
		Zoning Commissioner of Baltimore County		
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the reserve shall on this later rouse, of the reserve shall on this later rouse, the the recovered; is shown 3713 EAST JOPPA ./ .R D. Election District 11 Presint 13 Zoning R-6 2456 5 35.18 Plat of 3713 E. JOPPA RD. Scale 1"30" Octobra 1962 F.b. Thrr Eurycyor Lic.Ro.1135