# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thadous N. Spellak & 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 214.4 Accessory Brilding - To permit a side yard setback of 2' instead of required 25'. Section 400.1 - To permit accessry Structure in side yard instead of 1/3 of rear yard farthest removed from street.

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

This shed is proposed to connect to concrete slab patio as storage shed for barbecie equipment, patio furniture and garden tools.

3 Theddens My Ophlat Legal Owner Legal Owner Address 1764 america Road Burnel 21231 Petitioner's Attorney Protestant's Attorney ORDERED By The Zoging Commissioner of Baltimore County, this 8th 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 throughut Baltimore County, that property be posted, and that the public hearing be Ivan before the Zoning 
Somissibner of Baltimore County in Room 108, County Office Building in Toware, Beltimore 
South S

day of October

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. Thaddous M. Rychtak 1764 Amuskai Road Laiticare, Paryland 21234

SE Tune of Hearing: Variance to Type of Hoaring: Variance to permit side yard setback Locations NM/Cor. Int. Water Oak Rd. & Amusica's Road Fetitioner: Thadeus H. Rychiak Committee Nesting of Sept. 8, 1970 Ath District Item 37 Item 37

PROJECT PLANNING

ofm

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

The subject presently is presently improved with an end of green rew home, and a large rew home development. The surrounding properties are forement with the same type of obellings built of briek. The Amouste Hond and Mater Oak Road Are Improved as far as concrete cure and guiter are concerned. The proposed shed is well screened end vary difficult to see from Water Oak Road due to the heavy foilage along the right-of-way line of Water Cak Road.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Cormittee in connection with the subject item.

All highway improvements and utilities have been constructed in conjunction with the development of "Ridgeleigh", of which this property is a part.

This office has no further comment in regard to the plat submitted for Zoning Advisory Committee review in conjunction with the subject Item 37 (1970-1971).

#### PROFERTY DESCRIPTION

Peginning at the N/W intersection of Water Oak Road and Amuskai Road; also being known as Lot 1, Block 2 of the Subdivision of Ridgeleigh as recorded in plat book GLB 16 Folio 8 Land records of Baltimore County

#### FIR E DEPARTMENT:

This office has no comment on the proposed site.

## DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no affect on traffic.

# PROJECT PLANNING DIVISION:

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

# BOARD OF EDUCATION:

No bearing on student population.

## BUILDING ENGINEER'S OFFICE:

Petitioner to coroly with all applicable requirements of Baltimor County Ruilding Code. No openings within 3' of property line.

# ZONING ADMINISTRATION DIVISION:

This metition is occasted for filing on the date of the closed 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 forwerded to you in the near future.

Mary truly yours, OLIVER L. MYERS, Chairman

OLM: JD

### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty, Date October 29, 1970 Zoning Commissioner
FROM Mr. George E. Gavrelis, Director of Pleaning

SUBJECT Petition 171-148-A. Northwest corner of Water Ook and Amuskai Rood
Petition for Variance to permit a side yard of 2 feet Instead of the required 25
feet; and to permit accessory structure in side yard instead of 1/3 of the rear
yard farthest removed from the street
Thaddows M. Rychlok - Petitioner

9th District

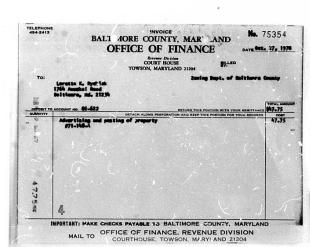
HEARING: Thursday, October 29, 1970 (2:00 p.m.)

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

The Planning Staff will offer no comment.

GEG:msh





1 Sign	CENTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Moryland	471-148
District 9H	Date of Posting.	CL 8. 1970
Posted for: Near	Deto of Porting.  197 024 29 1972 5 2' 8 4 Pl  Ideas M. Bry Sal  Wife and & Malin arch + Corn	V
Location of property:	NW/car of Walis och + am	uskai Rd
Location of Signs	Porte in you & 174 4 amush	i Rd





THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissions r of Beltimere County

was inserted in THE DUNDALK TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for Ome

weeks before the 12th day of Oct., 19 7Q that is to say, the same was inserted in the issue of October 8, 1970.

STROMBERG PUBLICATIONS, Inc.

By Buth morgan



# CERTIFICATE OF PUBLICATION

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 day of \_\_\_\_\_Qclober\_\_\_\_\_\_\_, 19.70\_, the first publication appearing on the ... Ath .... day of ... Qctober ..... 9.70.

THE JEFFERSONIAN,

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZON. NO

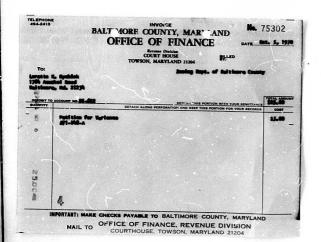
County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

12-16-70

Pursuant to the advertisement, posting of proper	rty, and public hearing on the above petition
and it appearing that by reason of the following findi	ing of facts that atrict compliance with
the Baltimore County Zoning Regulations	
unreasonable hardship upon the Petitions	
grap: relief without substantial injury to.	
velfare of the locality involved.	
the above Variance should be had; and cit-further: on	thereing that she many at xxxxxxxxxxxxxxxx
to permit a side yard setback of	two (2) feet instead of
the required twenty-five (25) fee	rt; and in permit AD AS- rd instead of one-third
Variance 11/31 of the rear yard fartheres	removed from the should be granted.
street, IT IS ORDERED by the Coning Commissioner of	of Baltimore County this30
tay ofOctoner, 197 Q., that the h	serein Petition for a Variance should be and the
ame is granted, from and after the date of this o	order, to permit a side yard setback of
two (2) feet instead of the required twent cessory structure in the side yard in- ated of one-third (1/3) of the rear	Y-five (25) feet; and to permit an ac- flucel A daidest Zoning Commissioner of Baltimore County
street, subject to the approval of the site and the Office of Planning and Zoning.	e plan by the Bureau of Public Services
The state of the state of the second state of the state o	22220222022305230022002200230023
-   -   -   -   -   -   -   -   -   -	
21	
<u> </u>	
the above Variance should NOT BE GRANTED.	
The second secon	of Baltimore County, this
of 197, that the above	Variance be and the same is hereby DENTED.
	Zoning Commissioner of Baltimore County

MICROFILMED



OFFICE COPY AVENUE WATER OAK OAD: ROAD

