

71-151-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Shirley Ransom, 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 211.1.2 to permit a front yard setback of 20' and 35' from the centerline of the street instead of the required 25' and 50' and a side yard setback from the centerline of the street of 45' instead of the required 50'; 211.1.2 to permit a rear yard of 20' instead of the required 30'.

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

Petitioner desires to build a ranch type home on said lot; the lot being 91' x 83' and the home being 30' x 43' and there is not sufficient area.

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.

BY: *Shirley Ransom* Legal Owner
Address: 10 Robinson Avenue
Baltimore, Maryland 21222

BY: *George D. Edwards* Petitioner's Attorney
Address: 6903 Dunnamway, #21212, Atwater 5-0800

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of September 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 County, on the 4th day of November, 1970, at 10:30 o'clock.

Edward D. Edwards
Zoning Commissioner of Baltimore County.

EX PARTE IN THE MATTER OF * BEFORE THE
THE PETITION OF * ZONING COMMISSIONER
SHIRLEY RANSOM * OF
FOR A ZONING VARIANCE * BALTIMORE COUNTY

DESCRIPTION

BEGINNING FOR THE SAME at the southeastern corner of the intersection of Robinson Avenue and Saffa Road running thence westerly 91 feet, north 83 feet, east 91 feet, south 83 feet to the place of beginning.

BEING known as Lot No. 10 on the Plat of John "Saffa", which plat is recorded among the Plat Records of Baltimore County in Plat Book C.H.K. No. 13, folio 38.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Govevelli, Director of Planning
SUBJECT: Petition 71-151-A, Southeast corner of Robinson Avenue and Saffa Road
Petition for Variance to permit a front yard setback of 20 feet and 35 feet from the center line of the street instead of the required 25 feet and 50 feet; and to permit a side yard setback from the center line of the street of 45 feet instead of the required 50 feet; and to permit a rear yard of 20 feet instead of the required 30 feet.
Shirley Ransom - Petitioner
15th District
HEARING: Wednesday, November 4, 1970 (10:30 a.m.)
The Staff of the Office of Planning and Zoning has reviewed the subject petition for variances.
The Planning Staff will offer no comment on the subject petition for variances.

GEG:mh

CERTIFICATE OF FILING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

1 Sign
District: 15th
Date of Filing: Oct. 22, 1970
Posted for: Hearing Wed. Nov. 4, 1970 at 10:30 A.M.
Petitioner: Shirley Ransom
Location of property: SE Corner of Robinson Ave & Saffa Rd
Location of Sign: 1 Sign, South on Corner of Saffa Rd. to Corner of Robinson Ave & Saffa Rd.
Remarks: *Shirley Ransom*
Filed by: *Michael H. Hays* Date of return: Oct. 23, 1970

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 October 19, 1970
THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One WEEKEND week before the 19th day of Oct., 1970 that is to say, the same was inserted in the issue of October 15, 1970.

STROMBERG PUBLICATIONS, Inc.

Keith Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1970

George D. Edwards, Esq.
6903 Dunnamway
Baltimore, Maryland 21222

RE: Type of Hearing: Front, side and rear yard Variance
Locations: NW Cor. Int. of Saffa & Robinson Roads
Petitioner: Shirley Ransom
Committee Meeting of Sept. 22, 1970
Item 46

Dear Sirs:

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 an unimproved tract of land with the surrounding properties being improved with dwellings. Saffa Road and Robinson Road are not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

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.

Highways:

Robinson and Saffa Roads, existing roads, are proposed to be improved in the future as 30-foot closed sections on 40-foot rights-of-way. Highway improvements are not required at this time. However, highway right-of-way widening will be required in conjunction with any subsequent grading or building permit application.

Sediment Control:

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

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Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation, would be the full responsibility of the petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

PROJECT PLANNING DIVISION:

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have effect on traffic.

HEALTH DEPARTMENT:

Public water and sewers are available.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

BUILDING ENGINEER'S OFFICE:

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

ZONING ADMINISTRATION DIVISION:

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

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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
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 15, 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 15th day of October, 1970, the first publication appearing on the 15th day of October, 1970.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION FOR VARIANCE
AND HEARING
Petitioner: Shirley Ransom
LOCATION: Southeast corner of Robinson Avenue and Saffa Road
DATE & TIME: Wednesday, November 4, 1970 at 10:30 A.M.
PUBLIC: County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
Petitioner desires to build a ranch type home on said lot; the lot being 91' x 83' and the home being 30' x 43' and there is not sufficient area.
The subject property is presently an unimproved tract of land with the surrounding properties being improved with dwellings. Saffa Road and Robinson Road are not improved as far as concrete curb and gutter 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.
Highways: Robinson and Saffa Roads, existing roads, are proposed to be improved in the future as 30-foot closed sections on 40-foot rights-of-way. Highway improvements are not required at this time. However, highway right-of-way widening will be required in conjunction with any subsequent grading or building permit application.
Sediment Control: Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

12-16-70

the above Variance should be had; ~~and it further appearing that he~~ xxxxxxxxxxxxxxxxx

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 6th day of May, 1997.

day of November, 197 0, that 'he herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a front yard setback of twenty (20) feet and thirty-five (35) feet from the center line of the street instead of the required twenty-five (25) feet and fifty (50) feet; to permit a side yard setback from the center line of the street of forty-five (45) feet instead of the required fifty (50) feet; and to permit a rear yard of twenty (20) feet instead of the required thirty (30) feet; and to permit a rear yard of twenty (20) feet instead of the required thirty (30) feet; subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

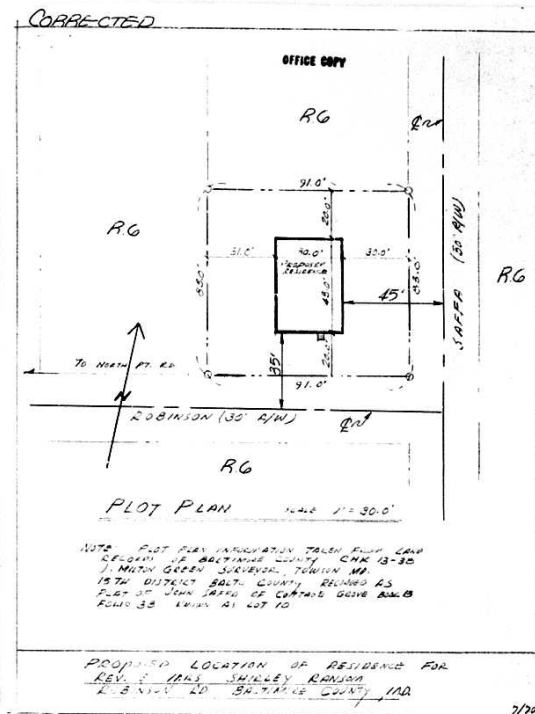
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197... that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILM MECS

TELEPHONE 494-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE	No. 75397
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	DATE Mar. 6, 1979
TO:	George S. Edwards, Esq. 6429 Seminary Baltimore, Md. 21222	Building Dept. of Baltimore County
SUBJECT TO ACCOUNT NO. 00-522		TOTAL AMOUNT \$48.50
CITY	RETURN THIS PORTION WITH YOUR REMITTANCE 1" EACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	CITY
STATE	Advertising and posting of property for Shirley Rogers #71-151-A	48.50
COUNTY		
CITY		
STATE		
COUNTY		
4 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 404-2413		INVOICE BAL7 MORE COUNTY, MAR 7 AND OFFICE OF FINANCE		No. 75311	
		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		DATE <u>Feb. 14, 1970</u>	
TO: George B. Edwards, Esq. 6003 Remondway Baltimore, Md. 21208		BILLED		Being Dept. of Baltimore County	
QUANTITY 30		RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		TOTAL AMOUNT \$15.00	
PAY TO ACCOUNT NO. <u>91-422</u>		PERFORATION		GOVT 25.00	
9 10 11 12 25 OCT 1970		Portion for Variance for Salary Bureau 971-151-A			



George E. Edwards, Esq.
6907 Summerville
Baltimore, Md.
21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Issue 40

Your Petition has been received and accepted for filing this
22nd day of September, 1970.

Edward D. Hardisty
EDWARD D. HARDISTY,
Zoning Commissioner

Petitioner Shirley Brown

Petitioner's Attorney _____ Reviewed by Oliver L. Myers
Chairman of the
Advisory Committee

