PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 7 1-3 coff

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we research B. C. Control 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 400. (To possel for a accessory building from the top to the folding from the top to the folding from the top to the folding from the top to the top to the folding from the folding fr

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

Steep hill and insufficient space to near of house. Also rear backed

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 tiols, and further agree to and are to be bound by the zoning regulations and restrictions of ingate County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchases

FOR FILING

11/9/2

November 1970, that the subject matter of this petition be advertised, as dired by the Zoning Law of Raltimore County, in two newspapers of general circulation through Baltimore County, lainer County in Room 108, County Office Building in Towson, Baltimore minisponer of Baltimore County in Room 108, County Office Building in Towson, Baltimore required by the Zoning Law of Baltimore Cou

County, on the 1st day of February OF PLUS

Mele P. Legal Owner

Address 341 Phillips DR. BA-TO.MI 21208

AN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS 4200 ELSRODE AVERIUE / BALTIMORE, MD. 21214 (301) 426-2144

cription of Lot 7 Block F Plat B Section No. 2 Longmendow at Garrison

MEGINALISG for the same at the corner formed by the intersection of the southeast

side of Philips Drive, of variable width, as laid out and shown on Plat B, Section No. 2

R.R.G. No. 30 folio 85, with the southwest side of Red Barn Court as laid out and shown

the radius of 283.16 feet for a distance of 65.60 feet to the division line between lots

No. 6 and 7 Block F as shown on said plat, thence leaving said southeaut side of Philips

Drive and running and binding on said division line South 49 degrees 41 minutes 32 seconds

East 215.38 feet to intersect the northwest right of way line of the Baltimore County

Beltway, thence running and binding thereon North 61 degrees 55 minutes 49 seconds East 57.00 feet to the division line between lots No. 7 and 8 Block F as shown on said plat,

thence running and binding on said last mentioned division line North 09 degrees 18 minutes 38 seconds West 159,43 feet to said southwest side of Hed Barn Court, 50 feet wide, thence

running and binding thereon the 3 following courses and distances, viz: by a curve to the

right in a northwesterly direction with the radius of 275 feet for a distance of 105.43 feet to the end of said curve, thence North 73 degrees 00 minutes West 17,00 feet and thence South 62 degrees 00 minutes West 34.41 feet to the place of beginning.

Note: This description has been prepared for zoning pruposes only and

Containing 0.6 acres of land, more or less.

on said plat, thence leaving said place of beginning and running and tinding on said southeast side of Philips Drive by a curve to the right in a southwesterly direction with

eadow at Garrison recorded among the Land Records of Baltimore County in Plat Book

CRIGINAL

THE COMMUNITY TIMES P.O. BOX 267

RANDALLSTOWN, MD. 21133 PHONE - 922-7500

January 18, 1971 THIS IS TO CERTIFY, that the annexed advertisement of Ministro C. Ruffer and the annexed saving Commissioner of Baltimore County
GOMMUNITY
was inserted in THE XISEN TIMES, a weekly newspaper published in

Baltimore County, Maryland, coce a week for One Experient week | before the 18th day of Jan., 1971, that is to say, the same was inserted in the issue of January 14, 1971.

STROMBERG PUBLICATIONS. Inc.

By Ruth morgan

CERTIFICATE OF PUBLICATION

0

TOWSON, MD. January 11 19.71 THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed of __one_time__ massessessesses before the___lat day of ____EXprusry______, 19.71 , the first publication appearing on the ... lith ... day of ... January ...

I THE JEPTERSONIAN

TELEPHONE 494-2413

BALT MORE COUNTY, MAR LAND

OFFICE OF FINANCE

COURT HOUSE
TOWSON, MARYLAND 212

No. 75464

DATE Jan. 8, 1971

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

494-241	BALT MORE COUNTY, MAR LAND	No. 7	75496
	OFFICE OF FINANCE Revenue Printer COURT HOUSE TOWSON MARYLAND 21204	~ ∓	20 , 197
To:	Armold M. Bramburg 3811 rhilling Brive Baltimere, Md. 21200	,	
DAFFORT T	TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR RE		STAL AMOU
· w	DETACH ALONG PERFORATION AND REEP THIS FURTION FOR YOUR	RECORDS	COST
TE JE	Advertising and pasting of property #71-246-A		76.00
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761			

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

RE: Variance to permit accessory building Location: S/E Cer. Int. of Joppa Road

FIRE PREVENTION

PROJECT PLANNING

BOARD OF BUILDAY

ZONING ADDRESS TEXTS

DEVELOPMENT

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 dwelling, with the surrounding properties improved with dwellings and some weart land. Red Barn Court and Phillips Drive are improved insofar as concrete curb and gutter are concerned.

No public highway improvements or utilities are involved. This property is served by a private on site sewage disposal system. This office has no further comment in repard to the plat submitted for Zoning Advisory Committee review in connection with the subject test.

The subject variance should have no major affect on traffic.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Mr. Arnold V. Greenberg 3411 Phillips Drive Baltimore, Harviend 21205

BUREAU OF ENGINEERING:

FIRE DEPARTMENT:

0

Location: 5/L Ler. Int. of Joseph Nove & Towscottown Sivd. Petitioner: Arnald & Merle P.Greenberg Committee Resting of Nov. 24th, 1970 3rd District Item 72

DEPT. OF TRAFFIC ENGINEERING:

This office has no comment on the proposed site.

Mr. Arnold W. Greenberg Page 2 December 28, 1970

HEALTH DEPARTMENT:

The owner must comply with all requirements by the Bureau inmental Health regarding the installation of private swimming

BOARD OF EDUCATION:

No bearing on student copulation,

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted. See also Section 403.10 G and 409,10 D.

PROJECT PLANNING DIVISION:

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

ZONING ADMINISTRATION DIVISION:

This office is approving the subject petition for a hearing, However, we are changing the wording on the nectition request to read "to be located in the third of the lot not furthest removed from the street and/or to be located in the front yard instead of required rear yard".

This petition is accosted for filing on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less than 90, 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. HYERS, Chairman

03-16-71

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 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 Variancesshould be had; and its durabes appearing of a hip research and converse and c to permit an accessory building on a corner lot to by located in t'e third of the lot not fartherest removed w Variances from the atreet and for to permit it to be located in should be granted. the front yard IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of February 197 .1., that the herein Petition for a Variancesshould be and the same is Granted, from and after the date of this Grd ... to permit an accessory building on a corner lot to be located in the third of the lot not fartherest removed from the in the front yard, subject to the apdeced D. Harde 5
Zoning Commissioner of Baltimore Coynty proval 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 3 and it appearing that by reason of..... the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____day of _____, 197 __, that the above Variance oe and the same is hereby DENIED.

341 Fellips Drive Baltimore, Rarylend 21200 BALTIMORE CO 5 Item 72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

Educal D. Hardesty

Petitioner Armeld M. Greenberg & Herle P. Greenberg

Petitioner's Attorney _____ Reviewed b

by Muse Mayer
Chairman of the
Advisory Committee

2516N

71-200-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 3 nd.	Date of Posting At 16-197/
Posted for VARIANCE	
Petitioner: ANNOLD W. GD.F. Location of property: S.E./Rons.	NIERG OF PHILIPS DR. + TED BARN COURT
Location of Signs: () E/S OF 7.	HUPS DR. 25 FT S. OF USA BOOM CONAT. BUAT. 25 FT. N. OF PHILIPS DR.
Remarks:	acl Date of return: 14422 - 1971

MICROFILMED

Zoning Commissioner of Baltimore County

ARNOLD W. GREENBERG #71 SE/cor. of Phillips Dr. & Red Court

