

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, NATALIE SKERCHUK, 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 211.2 of the Baltimore County Zoning Regulations, to permit a front yard setback of 45.9 feet instead of the required 50 feet, and/or the average of all dwelling setbacks within 200 feet.

I request that the Baltimore County Zoning Commission, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. Unreasonable hardship and practical difficulty.

2. At the present time there is a screened-in porch on the front of the house, and applicant desires to replace screening with windows for purposes of added protection necessitated by death of husband.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I 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
Natalie Skerchuk
 Natalie Skerchuk, Legal Owner
 Address: 16 Northwood Drive
 Timonium, Md. 21093

Edward C. Covehey, Esq.,
 Attorney
 Address: Suite 305 Heaver Plaza, 1301 York Rd.
 Lutherville, Md. 21093

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of December 1970.

December 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 100, County Office Building in Towson, Baltimore County, on the 3rd day of February, 1971, at 1:00 o'clock.

Edward D. Hardisty
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 28, 1970

Edward C. Covehey, Esq.,
 Suite 305, Heaver Plaza
 1301 York Road
 Lutherville, Maryland 21093

RE: Type of Hearing: Variance
 to permit front yard setback
 Location: N/3 Northwood Dr., 75' W. of
 Sweetbrier Road
 Petitioner: Natalie Skerchuk
 Committee Meeting of Dec. 1, 1970
 8th District
 Item 76

Dear Sir:

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 dwelling with an existing front porch to the rear of the structure. The surrounding properties are all residential in character; a vacant land, some improved with dwellings, in excellent repair. Northwood Drive in this location is not improved insofar as 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:

Northwood Drive, an existing County road, is proposed to be improved as a 40-foot closed section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening 5 feet in width across the frontage of this property is required in connection with the current or any subsequent building or grading permit application.

Edward C. Covehey, Esq.
 Page 2
 December 28, 1970

The petitioner, or his engineer, is advised to consult the Street Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard to proposed highway and right-of-way requirements. (See Drawing #65-1511 File 5).

Storm Drainage:

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 of drainage facilities, 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.

DEPT. TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

BOARD OF EDUCATION:

No bearing on student population

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

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 than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

DLM:JD
 Enc.

Very truly yours,
 Oliver L. Myers, Chairman

THE TOWSON TIMES

724 YORK ROAD
 TOWSON, MD. 21204

ORIGINAL

821-7500

January 18, 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, 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 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 POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th
 Date of Posting: Jan. 25, 1971
 Posted for: Hearing, N/3 Northwood Dr., 75' W. of Sweetbrier Road
 Petitioner: Natalie Skerchuk
 Location of property: N/3 of Northwood Dr. 75' W. of Sweetbrier Road
 Location of Sign: 1 sign, South E. 1/4 N. Northwood Dr.
 Remarks:
 Posted by: David H. Myers
 Date of return: Jan. 26, 71

Edward C. Covehey, Esq.,
 Suite 305, Heaver Plaza
 1301 York Road
 Lutherville, Md. 21093

Your Petition has been received and accepted for filing this 28th day of December, 1970

Petitioner: Natalie Skerchuk
 Petitioner's Attorney: Edward C. Covehey
 Reviewed by: Oliver L. Myers, Chairman of the Advisory Committee

DESCRIPTION

To Accompany Petition for
 Zoning Variance
 from Area and Height Regulations

Beginning on the north side of Northwood Drive, a distance of 75 feet west of the point formed by the intersection of the north side of Northwood Drive and the west side of Sweetbrier Lane, thence leaving the north side of Northwood Drive and running northerly 170 feet, thence westerly 75 feet, thence southerly 170 feet to the north side of Northwood Drive and running easterly along the north side of said drive 75 feet to the place of beginning.

Being all of lots 16, 17 and 18 as shown on the plat of "Yorkshire" recorded among the land records of Baltimore County in plat book W.P.C. 7-1, folio 21.

TO: Mr. Edward D. Hardisty, Zoning Commissioner
 Attention: Mr. Myers
 DATE: 12/22/70

FROM: Lieutenant Thomas S. Kelly
 Fire Department

SUBJECT: Property Owner
 Natalie Skerchuk

Location: N/3 Northwood Drive 75' W. of Sweetbrier Road

Item # 76
 Zoning Agency: 12/1/70

The Fire Department has no comment on the proposed site.

Lt. T. E. Kelly

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 18, 1971.

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 four times, once before the 18th day of January, 1971, the first publication appearing on the 14th day of January, 1971.

THE JEFFERSONIAN
 S. Frank Smith, Manager
 Cost of Advertisement, \$

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 Variance 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~~

to permit a front yard setback of 15.9 feet instead of the required fifty (50) feet and/or the setback of all dwellings setbacks within 200 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of February, 1971, that the 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 15.9 feet instead of the required fifty (50) feet and/or the setback of all dwellings setbacks within 200 feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition 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 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

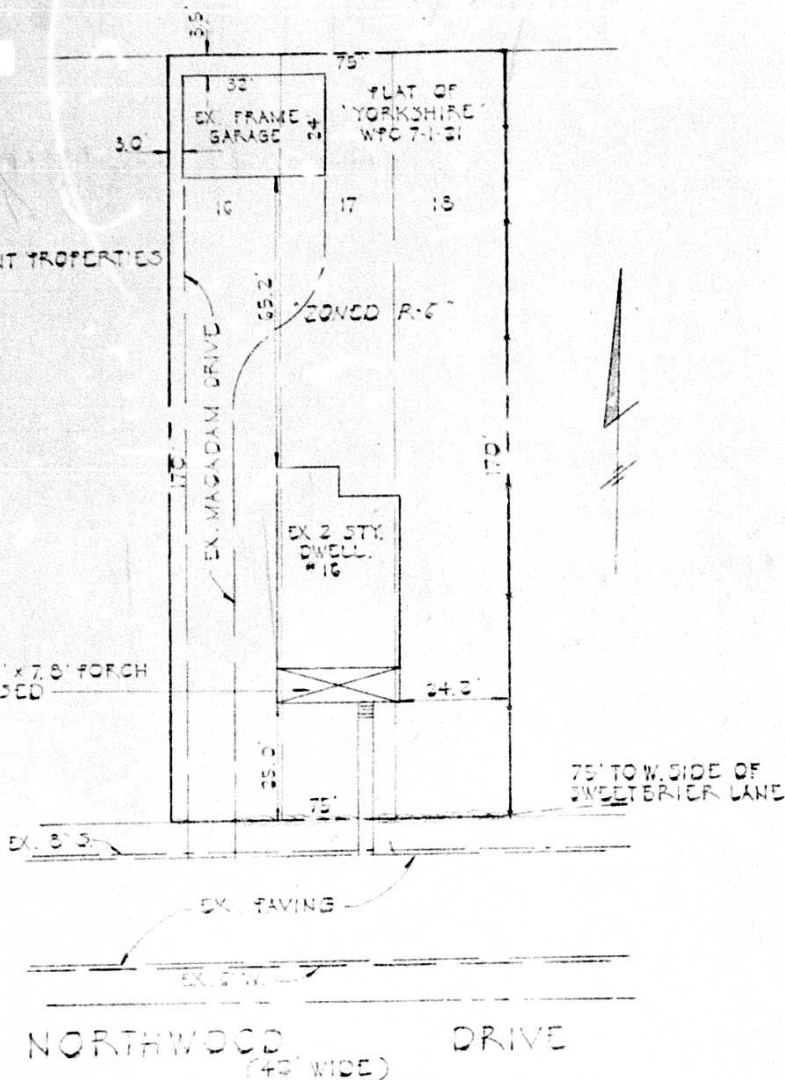
MICROFILMED

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 78317 DATE Feb. 3, 1971
To: Isabelle Shorck 16 Northwood Drive Towson, Md. 21093		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 345.50
45.00	Advertising and posting of property #71-382-A	45.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 484-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 75465 DATE Jan 11, 1971
To: Edward C. Conway, Jr., Esq. 274 York Road Towson, Md. 21093		Zoning Dept. of Baltimore County
REPORT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT 25.00
25.00	Petition for Variance for Isabelle Shorck #71-382-A	25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

NOTE:
ALL ADJACENT PROPERTIES
ZONED R-6.

NOTE:
EXISTING 37.6' X 7.8' PORCH
TO BE ENCLOSED



THE OWNER REQUESTS A VARIANCE FROM
SECTION 211.2 OF THE BALTIMORE COUNTY
ZONING REGULATIONS TO PERMIT A FRONT
YARD SETBACK OF 45.0 FEET INSTEAD OF
THE REQUIRED 50 FEET.

JOHN E. WOLF AND ASSOCIATES
Consulting Engineers
SUITE 108 JEFFERSON BUILDING
TOWSON, MARYLAND 21204

PLAN TO ACCOMPANY
APPLICATION FOR
ZONING VARIANCE
PROPERTY OF
MRS. NATALIE SKERCHER
1816 NORTHWOOD DRIVE
EIGHTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 30'
OCTOBER 22, 1970