PETITION FOR ZCAING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dulancy Valley Home o' LenmonI, or welltchall-mindefald. Jng. legal owners 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 208.2. to permit a front yard setback of twenty-five (25) feet instead of the required fifty (50) feet; and from

Sec. 208.3 to permit a side yard setback of twelve (12) feet instead of the required twenty (20) feet; and from Sec. 208.4 to permit a rear yard set-back of Refs (0) feet instead of the required thirty (30) feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

a) Relocation of Padonia Road took considerable depth from front of property so that the lot will not now accommodate adequate building

b) Existence of paper alley in rear prevents construction of longe: building and the required footage can only be obtained by widening the building eight feet.

c) The rear of the building actually will be over 200 feet from Padonia Road but the existence of a paper alley in the middle of the tract requires a rear yard variance for technical compliance with the Regulations.

See attached description

erty is to be posted and advertised as prescribed by Zoning Regulations.

we, agree to pay expenses of above Variance advertising, posting, etc., upon filing or this

net further agree to and are to be bound by the zoning regulations and restrictions of

County adopted pursuant to the Zoning Law For Baltimore County.

fore lam Dulaney Valley Home of Lemmon-Mitchell-Wiedefeld, Inc.

Legal Owner

Address 10 % Padonia Road

10 W. Padonia Road Lutherville-Timonium, Maryland 21093

POWER AND MOSNER. Poster and seconds.

Petitioner's Attorney
William F. Mosnor
ss 21. W. Susquehanna Av. va...
Towson, Maryland 21204

ORDERED By The Zoring Cor

of January.

197 I., that the subject matter of this petition be advertised, as r quired by the Zogligs Law of Beltimore County, in two newspapers of general circulation through use Baltimore, County of Baltimore, County of Baltimore, County office Building in Towon, Baltimore, County of County

__day of___ebruary 197 1 at 10:30 o'clock

E. F. RAPHEL & ASSOCIATES
Refixeré Profesional Land Surreyor
201 DOURTLAND AVENUE
TOWNSON MARYLAND 21204

.....

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December 11 1970

DESCRIPTION TO ACCOMPANY PETITION FOR PUNEDAL ESTABLISHMENT

BEGINNING for the same at a point on the north side of the relocated Padonia Road at a distance of 215' + southwest of the centerline of York Road as shown on the State Road Commission of Maryland Plat #24072, said point being at the division line between Lot #2 and Lot #3 Section K of Timonium reights and recorded among the Land Racords of Baltimore County in Liber WPC 5 folio 82, running thence and binding on the north Right of Way line of the relocated Padonia Road as shown on the aforesaid Plat #240"2 and Plut #24071 S72°16'07"W 160.00' to intersect the division line between Lot #8 and Lot #9. Section K of t e Plat of Timester Walable thorse leaving the north Bight of Way line of the relocated Padonia Road and binding on part of the division line between Lot #8 and Lot #9 N18°29'30"% 176.38' to the centerline of a 12. alley running thence and binding on the centerline of the 12' alley S84°05'33"E 9.36' thence leaving the centerline and crossing the aforesaid alley and continuing on the 3rd line of the land which by doed dated December 10, 1954 and recorded among the Land Records of Baltimore County in Liber GLB 2609 folio 422 was conveyed by Samuel L. Thomsen to haleh M. Nushous and wife MCC54:27HF 214 891 to the north side of Padonia Road running thence and binding on the north side of Padonia Road and on the 4th line in the aforesaid deed SJ4*05'33"E 142.33' thence leaving the north side of Padonia Road and binding on the first line in aforesaid deed \$6*54*27"W 208.89' running thence and hinding on part of the cutline of lot #4 and lot #3 as shown on the aforesai! Plat of Timonium Heights 35°54'27"W 56.00' and S84.05 30"E 46.57 to the division line between Lot #2 and Lot #3 as shown on the aforesaid Plat of Timonium Heights running thence

Dage -

and binding on part of the said division line between Lot $\#\mathcal{L}$ and Lot #3 518*29*30"E \$1.02' to the place of beginning.

CONTAINING 1.17 acres of land more or less.

BEING all of the land which by deed dated December 10, 1954 and recorded among the Land Records of Baltimore County in and recorded among the Land Records of Baltimore country in Liber GLB 2609, folio 422 was conveyed by Samuel L. Thomsen to Ralph T. Hushour and wife.

BEING also the remainder of Lot 5, 4, 5, 6, 7 and 8 Section K of the Plat of Timonium Heights and recorded among the Section K of the Flat of Timonium Heights and recorded amon Land Records of Baltimore County in Liber MPC 5, folio 82. Les wellow short



(3) CERTIFICATE OF PUBLICATION

TOWSON, MD. February 4 19.71.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ence in each of one time managestonerades before the 22nd appearing on the ... hth day of ... February ...

THE JEFFERSONIAN

TOWSON LIMES

February 8, .271

THIS IS TO CENTRY that the annual advantagement of Edward D. Ha. lesty, Zoning Commissioner of Baltimore County was inserted in THE XESTICK TIMES, a weekly presented published

in Baltimore County, Maryland, once a week for One weeks before the th day of Yeb., 1971; that is to say, the same was inserted in the issue of Fabruary 4, 1971.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 29, 1971

William F. Hosner, Esq., 21 W. Susquehanna Avenue Towson, Maryland 21204

RE: Type of Mearing: Front, Side and Rear Yard Sethack Location(SM/Cor. of Medonia & York Rds. Petitioner: Hitchell & Windefald Committee Meeting of January 19, 1971

HEALTH OF PAGES

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced actition and has made an on site fiel inspection of the property. The following commits are a result of this review and the committee of t

The subject property is presently improved with a frame deelling which fronts on 01d Fadonia Road. It also has frontege on the new Fadonia Road. The also has frontage on the new Fadonia Road Fadonia Road in the cast is increased with a class to improve with a class to improve with a class to improve with the state of the cast is increased with the state of the class of the class

BUREAU OF ENGINEERING

The comments supplied in conjunction with Item 22 (1970-1971), copy attached, remain valid and applicable to this petition, Item 100 (1970-1971).

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and there are no site planning factors requiring comment.

January 29, 1971

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DEPT. TRAFFIC ENGINEERING:

The subject variance should have no major affect on traffic. The one-way entrance and exit as shown should be 20 feet.

BOARD OF EDUCATION:

No buaring on student population.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, Section 409.10H.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

ZONING ADMINISTRATION DIVISION:

This netition 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 33, nor more than 90 days after the date on the filing ce. ifficate, will be forwarded to you in the near future.

Very truly yours, Oliver Illige

DITUER L. MYERS, Chairman

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Recense Division
COURT HOUSE
TOWNON, MARYLAND MPORTART: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

05-10-71

CERTIFICATE OF POSTING

	Mature SEALIGN SANSEANNESS SANGOS	inte of return f. fe. b.	
Hom F. Honnor, Cro. f. Susquahana Avran	. 1	C	Item 100
RALT	IMORE COUNTY OFFICE OF FLAT	NNING AUD ZONING	
	County Office Build 111 W. Chesapeake Av Torson, Maryland 2	iing	
Your Pe	tition has been received a	nd accepted for filing +	
		ay of January	
	E 22	Educad D. Handesti,	idesty
Petitione # tehe !!	& Wiedefeld		
Petitioner's Attor	ney William F. Motoor	Reviewed by Mine Chairman Advisory	of the Committee

194-2413	BAL? MORE COUNTY, MAR AND	75500
	OPPTOR OF THE	. 29, 1971
	Receive Viction COURY, MOUSE TOWSON, MARYLAND 21204	
21 14 IA	Power and Mosner Zoning Ospt. of Baltimore County accusions Ave. Md. 21204	
DEPOSIT TO	ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMI/TANCE	\$25.00
-		
~2 F	ESTACH ALONG PERFORATION AND RESPITIES PORTION FOR YOUR RECORDS	COST
	Patition for Variance for Delessy Valley Home of Lemmon-Hitchell, Inc. #71-211-4	25.30
7010 L 10107	Patition for Variance for Delegay Valley Hope of Laurentityholi Tar	

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

Pursuant to the advertisement, posting of property, and plic hearing on the above petitical 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 a d 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 its further appearing that however of converse occurrences to parmit a front ward anthack of twenty-five (25) feet frutand of the required fifty (50) feet; and to permit a a Variance side yard setback of twelve (12) feet instead of the required twenty (20) feet; and to permit a rear yard set-IT IS ORDERED by the Loning Commissioner of Baltimore County this 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 Oder, to permit a front yard setback of the interior (25) feet instead of the required fifty (50) feet, and to permit a said (yard setback of twelve (12) feet instead of the required forty (20) feet, and to permit a maje permit a reary yard setback of zero feet, instead of the required thirty [20] feet.

Deput Zening Commissioner of Baltimore County (30) feet. fursuant to the advertisement, posting of property and public hearing on the above petition ppearing that by reason of the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of of imore County, this ______aay of ______ 197 __, that the above Variance be and the same is hereby DENIED.

Hames cell

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RECEIVED

ORDER F

Zoning Commissioner of Baltimore County

MICROFILMED



