

71-244-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry J. Baier & Faye E. Baier, 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 303.1 To permit a front porch enclosure 17' from the center line of the street instead of the required 25' average (Par. 15). Section 411.1 to permit a width at the front building line of 45' instead of the required 55' Par. 15. Section 411.3 to permit a side yard set back of 5' instead of the required 8' minimum, Parcel A.

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

1. Bought for development
2. Original platting of lot makes compliance with regulation impossible.

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.

Henry J. Baier
Contract purchaser
Faye E. Baier
Legal Owner
Address: 2906 Erie Avenue
Baltimore, Md. 21234

William R. Sutton, Esq.
Petitioner's Attorney
Address: 2115 Old Orem Road
Baltimore, Md. 21220

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March, 1971, at 10:00 o'clock.

of February, 1971, 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 Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 31st day of March, 1971, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

William R. Sutton, Esq.
2115 Old Orem Road
Baltimore, Maryland 21220
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of March, 1971.

Petitioner Henry J. Baier, et al. Reviewed by Edward D. Hardesty
Petitioner's Attorney William R. Sutton Chairman of the Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting March 11, 1971
Posted for Henry J. Baier, et al. 71-244-A
Petitioner Henry J. Baier
Location of property 17615 of Erie Ave. 145' x 111' of Sub. 145-111-4
Location of Sign 145-111-4

Remarks Mich. H. New Date of return March 18, 1971
Posted by Sutton

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 830-3006

RECEIVED: 771-4892
January 22, 1971

PARCEL A
H. J. BAIER PROPERTY

BEGINNING for the same at a point on the northeast side of Erie Avenue at a distance of 145 ft. from the center line of St. Lawrence Avenue as shown on the plat of Harford Farms, running thence on the north east side of Erie Avenue northeasterly 75 ft. to the division line between lots 45 and 46 as shown on the plat of Harford Farms, thence leaving the northeast side of Erie Avenue and binding on the division line between lot 45 and 46 as shown thereon northeasterly 170 ft. running thence and binding on the rear line of lots 45, 44 and part of lot 43 southeasterly 48.94 ft. running thence at right angles to aforesaid rear line southeasterly 23.00 ft. running thence parallel to the aforesaid rear line southeasterly 26.08 ft. thence at right angles southeasterly 97.00 ft. to the place of beginning.

CONTAINING 6000 square feet of land more or less.

PARCEL B
H. J. BAIER PROPERTY

BEGINNING for the same at a point on the northeast side of Erie Avenue at a distance of 145 ft. from the center line of St. Lawrence Avenue as shown on the plat of Harford Farms running thence at right angles to the northeast side of Erie Avenue northeasterly 97.00 ft. thence at right angles and parallel to the northeast side of Erie Avenue northeasterly 26.08 ft. running thence at a right angle northeasterly 23.00 ft. to intersect the rear line of lot 24 as shown on the aforesaid plat, running thence and binding on the part of the rear line of lot 243 and on all of the rear lines of lots 242, 241 and 240 southeasterly 71.08 ft. to the division line between lots 240 and 239 running thence and binding on the aforesaid division line southeasterly 140.00 ft. to the northeast side of Erie Avenue running thence and binding on the northeast side of Erie Avenue northeasterly 45 ft. to the place of beginning.

CONTAINING 6000 square feet of land more or less.
82246 Registered Land Surveyor.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 1, 1971

William R. Sutton, Esq.,
2115 Old Orem Road
Baltimore, Maryland 21220

RE: Type of Hearing: Variance
Location: NE/S Erie Ave., 140' W of St. Lawrence St.
Petitioner: Henry J. Baier, et al.
Committee Meeting of February 9, 1971
9th District
Item 115

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 improved with an existing dwelling, with the surrounding properties improved with dwellings, new to 15 years of age, in good repair. Erie Avenue is not improved insofar 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:

Erie Avenue, an existing road, is proposed to be improved in the future as a 30-foot class section on a 50-foot right of way. Highway improvements are not required at this time. However, highway right of way widening, including any necessary reversible slope easement will be required in connection with any subsequent grading or building permit application, or submittal of a revised subdivision plat for record.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any

William Sutton, Esq.
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March 1, 1971

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:

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

DEPT. OF TRAFFIC ENGINEERING:

The subject variances should have no effect on traffic.

HEALTH DEPARTMENT:

Public water and sewer is available to this site. No health hazards are anticipated.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS 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 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

OLA:JD

THE TIMES TOWSON

724 YORK ROAD
TOWSON, MD. 21204

March 15 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, 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 15th day of March 1971, that is to say, the same was inserted in the issue of March 11, 1971.

STROMBERG PUBLICATIONS, Inc.

By Rich. Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 11, 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 a week for one week before the 15th day of March, 1971, the last publication appearing on the 11th day of March, 1971.

THE JEFFERSONIAN
Ed. L. Lusk
Manager

Cost of Advertisement, \$.....

INVOICE BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE

Invoice No. 78490
DATE Mar. 5, 1971
BALTIMORE COUNTY, MARYLAND
COURTHOUSE, TOWSON, MARYLAND 21204

To: Henry J. Baier
2906 Erie Ave.
Baltimore, Md. 21234

DEBIT TO ACCOUNT NO. 90-612 RETURN THIS PORTION WITH YOUR REMITTANCE
QUALITY DETACH ALONG REPRODUCTION AND KEEP THIS PORTION FOR YOUR RECORDS

Position for Variance 71-244-A TOTAL AMOUNT \$25.00

DATE March 11, 1971

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

MAIL TO

TELEPHONE 830-6666

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Invoice No. 78617
DATE April 1, 1971
BALTIMORE COUNTY, MARYLAND
COURTHOUSE, TOWSON, MARYLAND 21204

To: Henry J. Baier
2906 Erie Ave.
Baltimore, Md. 21234

DEBIT TO ACCOUNT NO. 90-612 RETURN THIS PORTION WITH YOUR REMITTANCE
QUALITY DETACH ALONG REPRODUCTION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property 71-244-A TOTAL AMOUNT \$1.25

DATE April 1, 1971

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

MAIL TO

TELEPHONE 830-6666

MAY 15 1972

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day of 197 ..., that the herein Petition for a Variance should be and the
same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

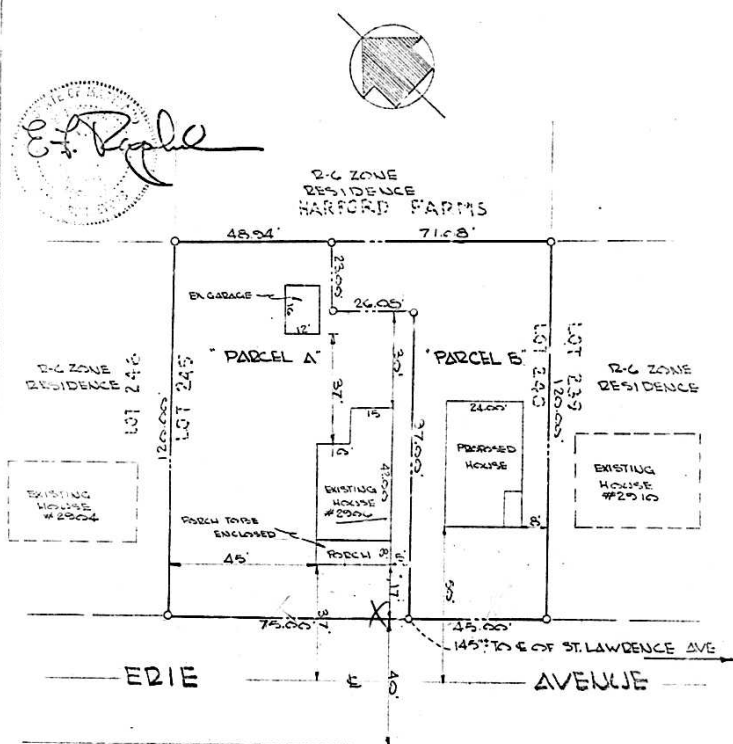
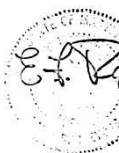
Pursuant to the advertisement, posting of property and public hearing on the above petition

and it appearing that ~~BY VARIANCE~~ the Petitioner did not prove unreasonable hardship or
practical difficulty, the variances requested to Sections 303.1, 211.1 and 211.3,
to permit front porch enclosure of 37' from center line of street instead of required
45'; to permit a width at front building line of 45' instead of required 55' and side
yard setback of 5' instead of the required 8' minimum,

the above Variance/should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29 day
of April, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



GENERAL NOTES

"PARCEL A"

1. AREA PROPERTY
2. EXISTING USE
3. PROPOSED USE
4. EXISTING ZONE
5. PROPOSED ZONE

8,000 sq. ft.
RESIDENCE
R-6 ZONE
- VARIANCE

"PARCEL B"

1. AREA OF PROPERTY
2. EXISTING USE
3. PROPOSED USE
4. EXISTING ZONE
5. PROPOSED ZONE

6,000 sq. ft.
VACANT
RESIDENCE
R-6 ZONE
- VARIANCE

VARIANCE "PARCEL A"

1. SEC. 303.1 TO PERMIT A FRONT PORCH ENCLOSURE 37' FROM THE E OF STREET INSTEAD OF THE REQUIRED 45' AVERAGE.
2. SEC. 211.5 TO PERMIT A 5' SIDE YARD SETBACK INSTEAD OF REQUIRED 25' MIN.

VARIANCE "PARCEL B"

1. SEC. 211.1 TO PERMIT A WIDTH AT THE FRONT BLDG LINE OF 45' INSTEAD OF REQUIRED 55'.

E.F. RAPHAEL & ASSOCIATES
Registered Prof. Land Surveyors
201 COURTLAND AVENUE
TOWSON MARYLAND, 21204

PLAT TO ACCOMPANY VARIANCE
H.J. BAIER PROPERTY
3rd ELECT. DIST. BALTIMORE COMD.
SCALE 1" = 20' JANUARY 19, 1970

1335