

71-250-A #120 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROSS A. & LAURA J. BIERLY, 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 301.1.20, to permit a porch enclosure 43 feet to the centerline of the street instead of the required spacing 50 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
- 1) Space is needed for privacy for study and relaxation as teenage children (1 boy and 1 girl) have no privacy with temporary partition in large bedroom which leaves 18" x 11" or no study room. Home is 2 bedroom home only. Power included in enclosure will have needed additional space not possible in other parts of home.
 - 2) Expansion to rear is not feasible at present due to layout of house and existing sealed off septic tank location. Basement is not suitable because of dampness sometimes beyond capacity of dehumidifier and inadequate bedrooms.
 - 3) Front yard distance to sidewalk and street is not changed as original porch including roof and concrete slab are intact.
 - 4) Purchase of larger domicile is not economically possible in the foreseeable future and there would be psychological, educational and social hardships imposed on the children if expansion is not permitted.

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.

Contract purchaser Ross A. Bierly Legal Owner
Address 529 Litchfield Rd.
Baltimore, Md. 21212

Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

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 had before the Zoning Commissioner of Baltimore County at Room 106, County Office Building in Towson, Baltimore County, on the 26 day of April, 1971, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

DESCRIPTION FOR VARIANCE 929 Litchfield Road

BEGINNING for the same on the south side of Litchfield Road at a point distant 160 feet measured westerly along the south side of Litchfield Road, from the corner formed by the intersection of the south side of Litchfield Road, with the west side of Parkway Road, as laid out on the "Revised Plat of Litchfield, Section E," which Plat is duly recorded among the Plat Records of Baltimore County in Plat Book C.V.I.B. Jr. No. 12, Folio 70, and thence bearing said road and running for lines of division, the three following courses and distances, viz: south 17 degrees 42 minutes west 160 feet, south 72 degrees 18 minutes east 50 feet, and north 17 degrees 42 minutes east 160 feet to the place of beginning. The improvements thereon being known as No. 929 Litchfield Road. Containing 3,000 Sq. Ft. / 15 th. section Dist.

TELEPHONE 434-8482		INVOICE		No 78634	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE Mar 11 12, 1971	
TO: Ross A. Bierly 529 Litchfield Road Baltimore, Md. 21212		Zoning Dept. of Baltimore County		FILED	
DEBIT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$25.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		COST	
Advertising and posting of property #71-250-A				51.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

Isign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Title of Posting Mar 25, 1971
Posted for: Heavenly Md. APR - 14, 1971, Co. 10:00 PM
Petitioner: Ross A. Bierly
Location of property: 43 ft. Litchfield Rd. 160' West of Parkway Rd.
Location of Sign: 1 Sign Posted NW Corner of 929 Litchfield Rd.
Remarks: Shirley X New
Posted by: Shirley X New Date of return: Mar 31, 1971

TELEPHONE 434-8482		INVOICE		No 78634	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE Mar 12, 1971	
TO: Ross A. Bierly 529 Litchfield Road Baltimore, Md. 21212		Zoning Dept. of Baltimore County		FILED	
DEBIT TO ACCOUNT NO. 01-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$25.00	
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		COST	
Petition for Variance for Ross Bierly #71-250-A				24.00	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

NOTICE TO THE PUBLIC: The following is a copy of the petition for a zoning variance from the Zoning Regulations of Baltimore County, as filed with the Zoning Department of Baltimore County on March 11, 1971. The petition is for a variance from Section 301.1.20, to permit a porch enclosure 43 feet to the centerline of the street instead of the required spacing 50 feet. The property is located at 929 Litchfield Road, Baltimore, Maryland. The petition is signed by Ross A. and Laura J. Bierly, legal owners of the property. The petition is being advertised in two newspapers of general circulation throughout Baltimore County, and the public hearing will be held before the Zoning Commissioner of Baltimore County at Room 106, County Office Building in Towson, Baltimore County, on the 26 day of April, 1971, at 10:00 o'clock.

THE TOWSON TIMES
714 YORK ROAD
TOWSON, MD 21204

March 25, 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 WEEKEND week before the 26th day of March, 1971, that is to say, the same was inserted in the issue of March 25, 1971.

STROMBERG PUBLICATIONS, Inc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 11, 1971

Mr. Ross A. Bierly
929 Litchfield Road
Baltimore, Maryland 21212

RE: Type of Hearing: Variance
Location: 5/5 Litchfield Rd.,
160' W. of Parkway Road
Petitioner: Ross A. and Laura J. Bierly
Committee Meeting of February 16, 1971
9th District
Item 120

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 a dwelling, with the surrounding property improved with dwellings, 10 to 30 years of age, in excellent repair. Litchfield Road in this location 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:

Litchfield Road, an existing road, is proposed to be improved as a 30-foot closed section on a 50-foot right-of-way. Highway improvements are not required at this time; however, Highway right-of-way widening will be required in connection with any present or subsequent building permit application.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent existing nuisances or damages to adjacent properties, especially by

Mr. Ross A. Bierly
Item 120
Page 2

March 11, 1971

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.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Public water and sewer is available to this site. Existing sewage disposal system (septic tank) must be abandoned, removed, and excavation back filled with clean earth.

BUILDINGS ENGINEER'S OFFICE:

At this time, no comment from this office.

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

OLM:JD
Enc.

Mr. Ross A. Bierly
929 Litchfield Road
Baltimore, Maryland 21212

Item 120

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

16th day of February, 1971

Edward D. Hardisty
Zoning Commissioner

Petitioner Ross A. and Laura J. Bierly
Petitioner's Attorney _____ Reviewed by Oliver L. Myers
Chairman of the Advisory Committee

PETITION FOR VARIANCE
No. 78634
ZONING: Petition for Variance from Section 301.1.20, to permit a porch enclosure 43 feet to the centerline of the street instead of the required spacing 50 feet. The property is located at 929 Litchfield Road, Baltimore, Maryland. The petition is signed by Ross A. and Laura J. Bierly, legal owners of the property. The petition is being advertised in two newspapers of general circulation throughout Baltimore County, and the public hearing will be held before the Zoning Commissioner of Baltimore County at Room 106, County Office Building in Towson, Baltimore County, on the 26 day of April, 1971, at 10:00 o'clock.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 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. on one time before the 26th day of April, 1971, the ONE publication appearing on the 25th day of March, 1971.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

06-01-71

ORDER RECEIVED FOR FILING

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 petitioner, a variance to Section 303.1..... should be granted to permit a front porch enclosure of 43 feet from the center line of the street instead of the require 50 feet.

~~The above Variance should be denied and it further appearing that by reason of.....~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of April, 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 porch enclosure of 43 feet from the center line of the street instead of the required 50 feet, subject to approval of the site plan by this 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 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

71-250-4

MICROFILMED



71-250-4
#120

703 A. HENLY
475 Litchfield Rd. 160' W of
Parkway Road
9th

