PETITION FOR ZONING VARIANCE 71-255-A FROM AREA AND HEIGHT RECULATIONS

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7/9/11

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we, John J. & Emily Q. Davidson legal owner...of the property situate in Baltimore
unity and which is described in the description and plat attached hereto and made a part hereof.

bereby petit in for a Variance from Section 202, 1-Lot Area & Math, Request Lot Area of hereby petit.n for a Variance from Section."...

1,276,20 sq., 'instead of the required 40,000 sq. ft.

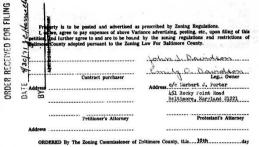
Section 202,2-Front Yard request front yard set back of 31 feet 8 inches from the center line of the instead of the required 50 feet, and be feet 8 inches from the center line of the street instead of required 15 feet.

Section 202,4-Rear Yard request a rear yard sot back of 10 feet instead of the required 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)

This property has been in our family for more than seven years. Dunito the change of soning on this land it has created a substandard lot for development. In order for my wife or 1 to build a home here we must have variances to the soning regulations of Sautimore County.

San attached description



of March. 197 1, that the subject matter of this petition be advertised, as projected by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Bullimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ., 197 1., # 1:00 g'clock ward D. Hardesty

Zoning Commissioner of Baltimore County. 1'00F

Description of Property

Being that parcel of land located on the Northwest corner of Hacker Avenue and

List being the same lot of ground which was innotwartantly conveyed by Deed data November 12, 1970 at 1 recorded among the Land decards of Pattinove County in Later 0.70. (No. 515), Tota 026, From Forter Prothers, Inc. and containing 13,276.20 aquare feat of Land area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Oliver Myers Date March 19, 1971

FROM Ian J. Forrest

SUBJECT Item 109 - Zoning Advisory Coumities Meeting, January 26, 1971. ADDENDUM

109. Property Owner: John J. & Emily O. Cavidson
Location: NE cor. Gladway Rd. & Eacker
Present Zoning: R-40
Proposed Zoning: Variances 202.1: lot area and
202.2: front yard and 202.4:
rear yard.

District: 15 No.Acres: .30372

Since a revised plot plan has been submitted showing a total area of 15,062 square feet, and since a satisfactory soil percolation test has been conducted by thin office, a building application will be approved at this site.

Chief
Water and Sever Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/sam



scoopied for filing this

CERTIFICATE OF POSTING H71-255-A PARTMENT OF BALTIMORE COUNTY District 13. District Wed cand 25. 1971 8 1.00 B. dt. Petitioner Jacker J. Dallilland Date of Poring 4-8-71 Petitioner Setter A. Dallieland Location of property. N. N. Cox. J. Lacher On Y. Lakery Root Location of Story I Sugar Rooted foring Shading Bd Low Sect. Posted by Mesl X Mes Date of return 4-15-7/

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Cocher of en. 2 BLDG 111 T Clean air Air. Touses, kan land 21204

Champs

MEMBERS BULLAU OF ENGINEERING DEPARTMENT CH TRAFFIC ENGINEERIN

STATE ROADS COMMISS FIRE PREVENTION

BEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZUVING ADMINISTRAT INDUSTRIAL DEVELOPMENT

Fabruary 10, 1971

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RE: Type of Hoering: Front & Rear Yard Variance ME Cor. Glackey Rd. & Hocker Avenue Patttioner: John J. & Emily D. Davidson Committee Heating Of Jenutry 26th, 1971 15th District

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the accounty. The following comments are a result of this review and inspection.

The subject property is presently a vacant tract of land heavily would, with the surrounding properties being partially improve the subject of the subject of the subject of the rapair and partially extr. but heavily wooded, Cladway Road in this location is a narrow meedan road with no curb and gutter, Meeter avenue does not exist at the present time.

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.

Cladway Road, an existing road, is proposed to be improved in the future as a 3D-foot closed section within a 5h-foot right-of-use, Mighway improvements are not required at this time. Nouver, highway right-of-usey widening, at this time, reversity is some content of the many mechanism, revertible slow ceasens, will be required in connection with any subsequent grading or building permit applications.

February 10, 1971

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Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or demages to adjacent of any professional provided and any professional provided and any professional provided and provid

Waters

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Public water supply is available to serve this property.

Sanitary Sewers Public sanitary sewerage is not available to serve this property

PROJECT PLANNING DIVISION: This plan has been reviewed and there are no site planning factors

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major affect on traffic.

DEPARTMENT OF HEALTH:

State Department of Health Regulations require a minimum of 15,000 square feet in order to build on a property with one public utility (water or seven). Therefore, this Department will not approve building application for this property until public sever is extended.

I THE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baitimore County Building Code and regulations when plans are submitted.

BOARD OF EDUCATION:

No bearing on student population.

Mr. John J. Davidson Page 3 Item 109 .

February 10, 1971

STATE POADS COMMISSION:

A review of the subject plan revealed that the property may be seriously affected by State Roads Commission tentetive proposed highway improvement plans. The project is not in the current highway improvement program which extends through 1976, however, it is in the Twenty-Year Highway neecs Study.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the petitioner indicates to the writer adequate square footage in accordance with the Health Department comments in the foregoing.

Very truly yours, Olive & Myse OLIVER L. MYERS, Cheirman

OLM: JO

VACANT ZONED R-40 N. 521.33' 6 70.00' 3/: 5% 10:32 152538'W. 70.00" 00 0 HACKER AVE. 11/02

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following find... 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, to permit lot area of 13,276,20 square feet instead of the required 10,000 square feet; and to permit a front yard setback of 31 feet 8 inches from the front lot line instead of the required 50 feet; and 46 feet 8 inches from the centerline of the street instead of the required ryon the centerline of the street instead of the required a variance 75 feets, and to permit a rear yard sathack of 10 feet should be granted instead of the required 50 feet.

TIS ORDERED by the 200 feet country this 30 5 day of April , 197 1 , that the herein Petition for a Variance should be and the ame is @ranted, from and after the date of this @rder, to permit lot area of 13,276.20 and it appearing that by reason of the above Variance should NOT BE GRANIED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 197 ... that the above Variance be and the s.me is hereby DENIED.

MICROFILMED

Zoning Commissione, of Baltimore County

71-2554

of Hacker

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DEPORT TO	ACCOUNT HE PORTION WITH YOUR REMITTANCE DETACH ALONG PERFURATION AND REEP THIS PORTION FOR YOUR RECORDS	COST
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BAL: MORE COUNTY, MARYLAND
OFFICE OF FINANCE

British Drive

COURT HOUSE
COUNTY, MARYLAND
DATE PORTI 5, 1971

British TOWNON, MARYLAND 21204

ST ROCKY Priest Aged
Baltishore, Kd. 21271

COLUMN TO ACCOUNT NO. CI-672

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IMPORTAIT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION

COUNTY NO. COUNTY NO. MARYLAND 21204

PETITION TOR

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