PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 71-256-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: TO THE ZONING COMMISSIONER OF RALTENING COUNTY:

JOSEPH S. & Betty L. Fetzola

I, or we. by Betty L. Fetzola

County and which is described in the description and plat attached hereto and made a part hereof, (1802, 3-c.) (1802, 3-c.) hereby petition for a Variance from Section 211.1/10 permit a width at the front building line of fifty (50) feet instead of the required fifty-five (55) feet for lots 103 and 102. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

All lots in Hyue Park are zoned 50 foot lots. We want to build two houses, one on each lot. Houses in Hyde Park are built on 50 foot

resperty is to be posted and advertised as press bed by Zoning Regulations.

If or we, agree to pay expenses of above Variance accepting, posting, etc., upon filing of this likes, and further agree to and are to be bound by the zoning regulations and restrictions of

Address 1417 Vaterford Road Baltimore, Maryland 21221

. Jan.

Protestant's Attorney

of Nar ch 197 1 that the subject matter of this petition be advertised, as required ba-the Zoning Law of Baltimore County, in two newspapers of general rir-cation through-oig Baltimore County, that property be posted, and that the puble hearing be had before the Zoning Commissioner of Baltimore County in Room 109. County Offic Baltiding in Townson Baltimore County, on the 3rd ... 197 1 at 10: 30 o'clock

at is. Hardesty

OFIGTNAT

OFFICE OF @ESSEXTIMES

ESSEX, MD. 21221 April 19 - 19 71

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in weeks before the 19th day of April 19 71 that is in say, the same was inserted in the issued of April 15, 1971.

STROMBERG PUBLICATIONS, Inc

By Ruth Morgan

Beginning on the East side of Waterford Road opposite the intersection of Cranford Road in the 15th District of Baltimore County, and being

known as Lots 102 and 103 as shown on the plat of Hyde Park and being recorded among the Plat Records of Exitimore County in Liber WHM No. 9 BALTIMORE COUNTY ZUNING ADVISORY COMMITTEE March 31, 1971

STATE LOADS (

BUREAU OF FIRE PREVINITION

PROTECT PLANNING

BOARD OF EDUCATION

Mr. Joseph E. Petzold 1417 Waterford Pord Baltimore, Maryland 21221

RE: Type of Hearing: Variance Lar iden: 7/5 Waterford Rd., opposite Int. with Canford Rd. Patitioner: Userh E. Petzold, et aux Committee Mesting of March 2, 1971 15th District Item 129

46,25

Done ste.

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 perments are a result of this review and inspection.

The subject processy is presently a vacent tract of land with the surrounding properties on all sides residents in character - some built, some vacent wooded area. Materiord Road and Cranford Road in this area are not improved insofer as concrete curb and guiter are concerned. The Nyde Back erea is going under extensive upprofing, with the addition of new sanitary sever and water facilities being installed at this 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.

Waterford Road, an existing road, is proposed to be improved in the future as a 30-foot closed section on the existing 50-foot right-of-way. Highway improvements are not recuired at this time.

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

Mr. Joseph E. Petzold Item 129 Page 2 March 31, 1971

the concentration of surface waters. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the part igner.

Public water supply is available to serve this property.

Sanitary Sever:

Public senitary sewerage will be available to serve this property upon completion of the Hyde Park sewerage project (anticipated in July 1971).

DEPARTMENT OF TRAFFIC ENGINEER:

The subject variance should have no effect on traffic.

BUILDINGS ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This patition 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 formered to you in the near future.

Oliver L. Myers

(%)

BALTIMORE COUNTY, MARYLAND Nº 81200 OFFICE OF FINANCE Resease Division
COURT HOUSE
TOWSON MARY! AND 21704 #71-256-A Posted for Meeting Monday May 34 1971 C 16:30 A.M.
Petitioner: Jean C. Tetgard Location of property Elis of Waterfiel Rd off Branfol Re Location of Signe I Sign Butted he you 7 No 1417 Waterfood Rel Posted by Mus Huss ORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

COURTHOUSE, TOWSON, MARYLAND 2, 204

Com1 (1802.3-C.1)
13 feet
parcel of land in the Pid
parcel of Baltimore County
pirt of Baltimore County
pirt of Baltimore Lide
the East aids

1 Sign

CERTIFICATE OF PUBLICATION

day of Kay, 1971 , the first publication appearing on the 15th day of April

L. Leanh Shuston

BALT AORE COUNTY, MAR' AND Nº 78351 OFFICE OF FINANCE ğ

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

E COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Checapeake Avenue Towson, Maryland 2120h

Your Petition has been received and accepted for filing this

I ton 129

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 Loning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public bealth, safety or general welfare of the locality involved, a variance to permit the width at the building line of 50' instead, the required 55' for lots Nos. 103 and 102, should BE GRANTED. the charge Variance when his book and at harther appropring than a present approximation of the contract of th e-Vertanen exxenen exxenen exxenen exxenen exxenen exxenen exxenen exxenen exxenen experience exper IT IS ORDERED by the Zoning Commissioner of Baltimore County this same is granted, from and after the date of this order, to permit a width of 40 factifrom the front building line instead of the required 55 feet for lots Nos. 105 and 162, subject to approval of the site plan by Bureau Planaing. Pursuant to the advertisement, posting of property and public hearing on the arove petition 0 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

Zoning Commissioner of Baltimore County

MICROFILMED

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JOSEPH E. PETZOLD E/S of Vaterford Rd. Cranford Rd.

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