PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS I, or we E. AGGE legal owner of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereo hereby petition for a Variance from Section. 221.2 & 301.1 % pormit a front yard setback of 19 feet to the property line and 14 feet to the center of the street instead of the required 25' & 50'. In order to build usuable square shaped recreation room onto back of house we would have to remove large sortion of existing full. There would no longer be any back yare. No area for small children's play optigment. (M. si. has8' 2 10' shed - Lot in a rivokey.) en. 31. 17 viscosy. He ase it continually since our street in front is narrow and only parking facilities for two cars. Let al. - not only insufficient florage for a decent size room a shed sits on this sic; b' x lo' which houses yard equipment See attached description is to be posted and advertised as prescribed by Zoning Regulations, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this further agree to and are to be bound by the zoning regulations and restrictions of mys adopted pursuant to the Zoning Law For Baltimore County. F Duyer ORDER RECY 517 E lewood Ave., Petitioner's Attorney 197 1, that the subject matter of this petition be adve required by the Zoning Law of Baltings out Baltings Canaly There D. Hardesh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Paril 5, 1971

Hr. John F. Dwyer 2517 Edgewood Avenue Baltimore, Haryland 21234

NE. Type of Hearing: Verlance Location: SE Cor. Int. of Edgewood Ave. & Anders Pool Petitioner: John F. Duyer, et aux Committee Meeting of March 9, 1971 9th District Item 135

ENGAL OF

DIPARTMENT OF TRACTIC PRODUCTS

BUREAU OF

PROTECT PLANNING

ZONING ADMINISTR DADE STRIKE DEVALOPMENT The Zoninn Advisory Committee has reviewed the plans submitted with the above referenced natition and has made an on site field inspection of the promoty. The following comments are a result of this review and inspection.

The subject property is presently improved with a consistory, reach type dealling, with the surrounding properties in all directions improved with the same type deallings, is to 20 years of age, in excellent repair. Edypood Avenue and Anders Sand in this location are improved insofar as concrete curb and guitter are concerned.

BUREAU OF ENGINEERING:

No additional public highway improvements or utilities are involved; therefore, this office has no further comment in report to the plen submitted for Zoning Advisory Committee review in connection with the subject item.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

FIRE DEPARTMENT: This office has no comment on the proposed site.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

Hr. John F. Dwyer Item 136 Page 2

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HEALTH DEPARTMENT:

Public water and sewers are available to the site, therefore, no health hezards are enticipated.

Being for the same on the north side, 2517

Mgewood ave. at a point 70 feet from the intersection

Anders Rd. being known as lot Mo. 12, Block S, Section

7-A, Wooderoft and recorded among the land records of Baltime a Co. in Liber W. R., No. 3681, folio 595% in

the area known as accoderoft containing 65' x 100'.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all amplicable requirements of Baltimore County Building Code and regulations when plans are submitted. BOARD OF EDUCATION:

No bearing on student population.

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, Aliver & Myer OLIVER L. MYERS, Chairman

olmijd

BALTIMORE COUNTY, MARYLAND Nº 81213 Mry 5, 1971 OFFICE OF FINANCE Receme Division COURT HOUSE CKS PAYABLE TO SALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION



CERTIFICATE OF PUBLICATION

TOWSON, MD., April 15 THIS IS TO CERTIFY, that the annexed advertisement vas appearing on the 15th ... day of April 19. 71.

D. Leank Strucks

TOWSON, MD. 21204

ORIGINAL OFFICE OF TOWSON I M ES Apr 11 19,

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

was inserted in THE TOWSON TIMES, a weekly newspaper published weeks/before the 19tabay of April, 1971 that is to say, the same was inserted in the issues of April 15, 1971.

STROMBERG PUBLICATIONS. 40.

By Ruth Morgan

	BALT MORE COUNTY, M OFFICE OF FINA COUNTY HOUSE TOWNON, MARYLAND HE	LNCE DATE APRIL 12, 1
To:	Comment of the State of the Sta	THIS POSTION WITH YOUR RENITTANCE TO THE POSTION FOR YOUR RECORD
	Patrician for Bottoms	15.00
	4	· · · .

/ Syn	CERTIFICATE OF POSTING	#71-265-A
	Toursen, Maryland	11/1-200-11
Posted fer: LL	Date of Poetin errory wish may 5 1971 & Is on to brigger of No. 20! NI.	4-15-71 200 AM
Location of Signa:/	Sign Boots in you of No.25	12 Elgenton
Remarks:		
9	of X New Date of return:	/- 22 2/

Pn. suant 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 struct 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, the above Varianceshould be had; main the same appearing that the same and the same to permit a front yard setback of ?? feet to the property line, instead of the requested 19 feet, and h7 feet to the center of the street instead of the requested 44 feet, all in lieu of a Variance the required 25 feet and 50 feet should be granted. Deputy
Is ORDERED by the/Zoning Commissioner of Baltimore County this is he is granted, from and after the date of this order, to permit a front pard setback of 22 feet to the property line, instead of the consent 10 feet, and h? feet to the control of the steed instead of the consent of the steed and 10 feet, subject the steed of th Purpuant to the advertisement, posting of property and public hearing on the above petition aring that by reason of----the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimere County, this _____day

FOR

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PECF œ ORDE

> Zoning Commissioner of Baltimore County 10 MICROFILMED

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SECTION - YA WOODGROFT RECTION DISTRICT NO.FL BALTIMORE COUNTY, MAKYLALID EDGEWOOD AVENUE N. 65°48'40" W. PROPOSED ADDITION TO: DWYEK KECIDENCE 2517 EDGEWOOD AVENUE LOT NUMBER 12 BAUTIMORE COUNTY, MANYLAND