

71-278-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, PERCY W. PORTER, JR., AT. US. legal owner(s) 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 211.1 of the Zoning Regulations of Baltimore County, to permit a front lot width of 50 feet in lieu of the required 55 feet - comprising lots known as 32 and 33 on Plat of Krakow (WPC, 6, folio 153), Section 1642, 15-1.

To permit side yard of 8 feet instead of the required 10 feet for lots 34 and 35, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

See attached description

DESCRIPTION OF PROPERTY

All those four lots of ground known as Lots 32, 33, 34 and 35, Plat of Krakow, which Plat is recorded among the Land Records of Baltimore County in Liber WPC No. 6, folio 153, said lots beginning at a point on the south side of Ruth Avenue (formerly known as Oak Avenue) 50 feet west of the intersection of Ruth Avenue (formerly known as Oak Avenue) and Alexander Avenue, and running westerly on the south side of Ruth Avenue 100 feet, and thence southerly and parallel to Alexander Avenue 120 feet, thence easterly parallel to Ruth Avenue 100 feet, and thence northerly to Alexander Avenue 120 feet to the place of beginning.

ORDER RECEIVED FOR FILING

Robert S. Putterman, Esq.,
Attorney
1 E. Redwood Street, 21202

Percy W. Porter
Percy W. Porter
Marryl. Porter, Legal Owner
his wife
Address 2308 Ruth Avenue, 21219

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th day of June, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on June 21st, 1971, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 16, 1971

Robert S. Putterman, Esq.,
1 E. Redwood Street
Baltimore, Maryland 21202

RE: Type of Hearing: Variance
Location: S/S Ruth Ave., 50' W. of Alexander Ave.
Petitioner: Percy W. Porter, at the Committee Meeting of May 18, 1971
15th District
Item 157

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 located on the south side of Ruth Avenue between MacKellicks Avenue and Alexander Avenue. The property that this petition is considering is currently developed with one semi-detached house and has a 50 foot wide vacant lot adjacent to this lot. The property to the west is developed with a house with lot 31 vacant and presumably owned by the owner of Lots 28, 29 and 30. The property on the north side of Ruth Avenue is partially developed residential and partially wooded. There is no curb and gutter existing along Ruth Avenue.

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:

Ruth Avenue, an existing County road, is proposed to be improved as a 60-foot closed type highway cross section on a 50 foot right of way. Highway improvements are not required at this time. However, highway right of way widening, based upon the center line of the existing road, will be required in connection with any grading or building permit application.

Robert S. Putterman, Esq.,
Item 157
June 14, 1971

Storm Drains:

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

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

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

BOARD OF EDUCATION:

No bearing on student population.

HEALTH DEPARTMENT:

Since this petition is for a side yard variance, no health hazard is anticipated.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. However, this office is requesting a revised plan indicating the side yard setbacks for both the existing structure on Lots 34 and 35, as well as on the proposed dwelling on Lots 32 and 33. 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:SD
Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 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., before the 21st day of June, 1971, the 19th publication appearing on the 3rd day of June, 1971.

THE JEFFERSONIAN
L. Frank Sturges
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#71-278-A

District: 15th Date of filing: June 4, 1971
Posted for: Hearing Monday, June 21, 1971, 9:00 a.m.
Petitioner: Percy W. Porter
Location of property: S/S Ruth Ave. 50' W. of Alexander Ave.
Location of Sign: On Ruth Ave. S. Side of Ruth Ave. on Front Lot between 2 streets, 1st st.
Remarks: None
Posted by: Paul H. Hays Date of return: June 11, 1971

Robert S. Putterman, Esq.,
1 E. Redwood Street
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Cheseapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Edward D. Hardisty
Zoning Commissioner

Petitioner Percy W. Porter, at me
Petitioner's Attorney Robert S. Putterman Reviewed by
Chairman of the Advisory Committee

ORIGINAL OFFICE OF THE ESSEX TIMES ESSEX, MD. 21221 JUNE 7 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardisty, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 7th day of June, 1971 that is to say, the same was inserted in the issue of June 3, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

PETITION FOR A VARIANCE
FROM THE ZONING REGULATIONS
ZONING DISTRICT 15th
LOCATION: South side of Ruth Avenue, 50 feet west of the intersection of Ruth Avenue and Alexander Avenue.
DATE & TIME: MONDAY, JUNE 21, 1971, 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Cheseapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit front lot width of 50 feet in lieu of the required 55 feet for Lots 32, 33, 34 and 35, and a side yard of 8 feet instead of the required 10 feet for Lots 34 and 35, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)
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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on June 21st, 1971, at 10:00 o'clock.
All those four lots of ground known as Lots 32, 33, 34 and 35, Plat of Krakow, which Plat is recorded among the Land Records of Baltimore County in Liber WPC No. 6, folio 153, said lots beginning at a point on the south side of Ruth Avenue (formerly known as Oak Avenue) 50 feet west of the intersection of Ruth Avenue (formerly known as Oak Avenue) and Alexander Avenue, and running westerly on the south side of Ruth Avenue 100 feet, and thence southerly and parallel to Alexander Avenue 120 feet, thence easterly parallel to Ruth Avenue 100 feet, and thence northerly to Alexander Avenue 120 feet to the place of beginning.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit front lot width of 50 feet in lieu of the required 55 feet for Lots 32, 33, 34 and 35, and a side yard of 8 feet instead of the required 10 feet for Lots 34 and 35, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)
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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on June 21st, 1971, at 10:00 o'clock.

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 DATE: June 1, 1971 FILED Zoning Dept. of Baltimore County

To: Money Order 001230

AMOUNT TO ACCOUNT NO. 01-622
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Petition for Variance for Percy W. Porter
71-278-A

25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE, REVENUE DIVISION

MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 DATE: June 17, 1971 FILED Zoning Dept. of Baltimore County

To: U.S. Postal Money Order 54,409,331

AMOUNT TO ACCOUNT NO. 01-622
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

Advertising and posting of property for Percy W. Porter
71-278-A

48.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE, REVENUE DIVISION

MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship and the requested variance would give relief without substantial injury to the public health, safety, or general welfare, the above variance should be had to permit front lot widths of 50' instead of the required 55' for lots Nos. 32, 33, 34 and 35 and a side yard of 8' instead of the required 10' for lots Nos. 34 and 35

The above variance should be granted and the following conditions should be observed:

A Variance should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County that the

day of June 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 front lot widths of 50' instead of the required 55' and a side yard of 8' instead of the required 10' for lots Nos. 34 and 35, subject to approval of site plan by the Bureau of Public Services Deputy Zoning Commissioner of Baltimore County 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

MICROFILMED

