PETITION FOR ZONING VARIANCE 72-1-A FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EXW we Elia S. Frail & Mary Helen Pres 11 the property situate in Baltimore nty and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.38 (208.4) Ao permit an Open Porch

the A rear yard of 10' instead of the 22.5' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for tolk-wing reasons: Endicate bartable or precued difficulty)
At the Life the property was purchased an open concrete pation existed at the rear southeast corner of the subject dwelling. The patio is constructed at the rear of the existing kit, hen down which is the only rear exit.

The owner at this time wishes to install an asphalt shingle and wood roof over the existing concrete patto floor so that they may utilize the patic more fully during not numera days or during inclement weather. Without the granting of this variance, I feel that my feasily will suffer a hardship because we will not be able to completely enjoy our pat. o. See stacked description

All public utilities are connected to the subject dwelling.

FILING

RECEIVED FOR

ORDER

COUNTY OF CHARGE

Charles

BUNEAU OF DEPARTMENT OF TRAFFOR ENGINEERS

STATE PRIADS COM

FURE PREVENTION

MEASTER DEPARTMENT

BUILDING DEPARTMENT

ZONING ADMINISTRATI

DEVELOPMENT

DAT

Property is to be posted and advertised as prescribed by Zoniag Regulations
1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
tion, bill further agree to and are to be bound by the zoning regulations and restrictions of
more continuous properties of the Zoniag Law For Baltimore County.

Mary Vlele Legal Owner Back nd 21228

ORDERED By The "oning Commissioner of Baltimore County, this.....29th.

Beginning for the same on the east side of Seminole Avenue 150.56 feet south of Ridge Road, being known as Lot No. 122 as shown on the Plat of Re-subdivision of Lots %4 to 133 Oak Forest Park 30 recorded among the Land Records of Baltimore County in Plat Book WFC 8, folio 11. District 1



CATONSVILLE TEM ES CATONSVILLE, MD. 21228 JUNE 28 - 19 7 1

THIS IS TO CERTIFY, that the annexed advertisement of S IS TO CERTIFY, that the substantial state of Baltimore County Soning Counts at one of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

week before the 28 day of JUNE 19 71 that is to say, the same was inserted in the issue of June 24, 1971.

STROMBERG PUBLICATIO. S. Inc.

By Buth morgan



CERTIFICATE OF PUBLICATION

TOWSON, MD. June 21 THIS IS TO CERTIFY, that the annexed advertisement was day of Jr.ly , 19. 71, the first publication appearing on the 2hth day of June

H. Leanh Straffer

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 8, 1971

M's. Elie K. Fraiji 303 Seminole Avenue Baltimore, Maryland 21228

RE: Type of Mearing: Variance Location: ES Seminole Ave., 150' So. of Ridge Roid Petitioner: Elie O and Mary Moton Frail Ist District, Consittee Meeting of May 25, Item 171 1971

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 ingreved with a very large essency reach duelling, with the surrounding properties all improved with residences 5 to 20 years of app, in excellent repair. Senirals Reeme in this location is improved insofar as concerned until and gustom are concerned.

EUREAU OF ENGINEERING:

Public highest improvements or utilities are not involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Consisted review in connection with the subject item.

Since this position is for a patio, no health hezards are anticipated.

BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

M's. Elie K. Fraiji Item 171 Page 2 June 8, 1971

72-1-A #171

DEPT. OF TRAFFIC ENGINEERING:

Subject variance should have no effect on traffic.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted. ZONING ADMINISTRATION DIVISION:

This petition is succepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 19, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

61 2111

OLIVER L. MYERS, Chairran

### m-111		STATE OF THE PERSON NAMED IN COLUMN	
Elie Freiji, M.D. 303 Lwimble Ave. Beltimerc, M. 21228	2 -14	Sapt. of Baltimore Con.	2_{-1}
	RETURN THE	IS FORTION WITH YOUR REMITTANCE THIS PORTION FOR YOUR RECORDS	707AL AMOU \$25.60
Potition for turispee 172-1-A			25,00
	orr no.61-622	ST NO 81-622 SETURN THE STREET ALONG PERFORATION AND PERFORMANCE AND SERVICE A	DETACH ALONG PERFORATION AND PET THIS PORTION FOR YOUR RECORDS

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTIMORE COUNTY, MARYLAND Nº 81295 OFFICE OF FINANCE 45.50 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

CERTIFICATE OF POSTING

15160

District. 1 ST Posted for WARIANCE	Date of Posting VINE 26-7/
Petitioner: ELEK FRAINT	M. Wolk Ave 150"56" SOF POLICE
	OLE AVE 150 FT. + SOF PICKE PL
Remarks:	
Posted by Sarles 11 Man	Date of return July 9-1941

SEP 01 1971

72-1-4

	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 Baltimere County Zoning Regulations would result in practical difficulty and
	unreasonable hardship.upon the Petitioners and the Yariance requested would.
	grant relief without substantial injury to the public health, safety and general
	welfere of the locality involved,
	the above Variance should be had; xxxxxbdoxtherooppearing thebbecommonscoccocccccccccccccccccccccccccccc
3	a Variance 10, permit a rear yard of 10 feet instead of the required should be granted. 22 5 feet Deputy
₹.	IT IS ORDERED by the Zoning Commissioner of Baltimore County this
2	it is one state by the norming commissioner or summine county this interest in the
3	day of
. 1	reau of Public Services and the
~	Office of Planning and Zoning
	DEPOTY Zoning Commissioner of Baltimore County
1	
11.1	Pursuant to the advertisement, posting of property and public hearing on the above petition.
1	and it appearing that by reason of
3	and it appearing that by reason of
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17	••••••••••••••••••••••••••••••
12	
j	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
1	of

MICROFILMED

Zoning Commissioner of Baltimore County

LIRER /POLICE 4001/610 Plat showing property known as Lot No. 122 as shown on the Plat of No-subdivision of Lots 94 to 133 OAK FORMST PARK as recorded among the Land Records of Baltimore County in Plat Book V.7. O. & folio 11. Saltimore County First Electron Detrict Zened D.Q. 3.5 12258 SEMINOL HETICH M DISE 8/242 EL MH AVENUE THIS IS TO CILITY that I have located the improvements on the lot shown between, and that and improvements exist, and that said improvements lie entirely within the boundaries. MATE, CHILDS & ASSOCIATES 2129 N. CHARLES STREET, BALTIMOST 18, MD. Per MATZ, CHILDS 4 ASSOCIATES THIS PLAT NOT INTENDED FOR USE IN THE Inued: 1.25.62

