

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Loren E. Noble, legal owner of the property situated 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 238.2 to permit a side/rear setback of 0 feet in lieu of the required 30 feet and 14 feet between buildings in lieu of the required 60 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)

To provide adequate accommodation for business and replace existing outdated garage variance is required.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

BY Eugene F. Raphael Land Surveyor
Address _____
Contract purchaser _____
Address _____
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 8th _____ day of _____ 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 28th _____ day of _____ July _____ 1971, at 10:00 o'clock.

Deputy Zoning Commissioner of Baltimore County.
(over)

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE 771-6922

March 26, 1971

DESCRIPTION TO ACCOMPANY PETITION
FOR SIDE AND REAR YARD VARIANCE
LOREN E. NOBLE
RESPERT?

BEGINNING for the same at a point on the west side of Hanover Road 66 ft. wide at a distance of 193 ft. southwesterly from the intersection formed by the center line of Mt. Gilead Road and the west side of Hanover Road, running thence and binding on the west Right of Way line of Hanover Road S33°30'W 150 ft. thence leaving the west side of Reisterstown Road N86°30'W 200 ft., N33°30'E 100 ft. and S86°30'E 200 ft. to the place of beginning.

CONTAINING 0.689 acres of land more or less.

BEING the property of Loren E. Noble and wife.



Eugene F. Raphael #2146
Registered Professional
Land Surveyor

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 8, 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., on _____ one time _____ successive weeks before the _____ 28th _____ day of _____ July _____ 1971, the _____ 8th _____ publication appearing on the _____ 8th _____ day of _____ July _____ 1971.

THE JEFFERSONIAN

L. L. L... Manager.

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE
ON SUBJECT
BORING Petition for Variance for
LOCATION: West side of Hanover Road 183 feet Southwest of Mt. Gilead Road.
DATE & TIME: WEDNESDAY, JULY 12, 1971, 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, will hold a public hearing on the above petition for a variance from the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
To provide adequate accommodation for business and replace existing outdated garage variance is required.
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 8th _____ day of _____ July _____ 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 28th _____ day of _____ July _____ 1971, at 10:00 o'clock.
Deputy Zoning Commissioner of Baltimore County.
(over)

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Deputy Zoning Commissioner of Baltimore County.
(over)

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 JULY 12 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, on _____ one time _____ successive weeks before the 12th day of July 1971 that is to say, the same was inserted in the issue of July 8, 1971.

STROMBERG PUBLICATIONS, INC.

B. Ruth Morgan

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1971

Frank E. Clcone, Esq.
First National Bank Building
Towson, Maryland 21204

RE: Type of Hearing: Variance for side yard setback.
Location: W/S Hanover Rd. 193' So. of Mt. Gilead
Petitioners: Loren & Majorie Noble
Committee Meeting of June 8, 1971
4th District
Item 175

Dear Sirs:

The Zoning Advisory Committee has reviewed the plan 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 west side of Hanover Road and it is currently improved with an existing residence and service garage. There is residential properties both to the north and south and to the rear and on the east side of Hanover Road. There is no curb and gutter existing at this location.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with Item 265 (1969-1970), copy attached, remain valid and applicable to this Petition, Item 175 (1970-1971). In addition, this property is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

Frank E. Clcone, Esq.
Page 2
June 22, 1971

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on trip density. However, the narrow drive between the residents and the proposed addition may create some internal problems.

FIRE PREVENTION BUREAU:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

HEALTH DEPARTMENT:

Since this petition is for side and rear yard variance no health hazards are anticipated.

BOARD OF EDUCATION:

No bearing on student population.

STATE ROADS COMMISSION:

The proposed roadside curb at the subject site is to be 24' from the center of Hanover Road and not 20' as indicated on the plan. The entrances are to be radius return type with a minimum radius of 5'. The plan must ultimately be revised.

The entrances will be subject to State Roads Commission approval and permit.

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,

OLM:J3
Enc.

OLIVER L. MYERS, Chairman

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: July 10, 1971
Posted for: VARIANCE
Petitioner: LOREN E. NOBLE
Location of property: W/S OF HANOVER RD. 193 FT. SW. OF MT. GILEAD RD.
Location of Signs: W/S OF HANOVER RD. 20 FT. S. OF MT. GILEAD RD.
Remarks: _____
Posted by: Charles N. Myers Signature Date of return: July 23, 1971

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Indexing		500 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>OFM</u>	Revised Plans:				Change in outline or description				
Previous case:	Map #				Yes _____ No _____				

10-05-71

and it appearing that by reason of the following finding of facts...strict compliance with Sec. 238. 2 of 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, a variance to permit a side yard setback of zero feet in lieu of the required 30 feet and 14 feet between buildings in lieu of the required 60 feet, should be Granted.

..Variantos:.....

IT IS ORDERED by the Deputy
Zoning Commissioner of Baltimore County this 29th
day of _____, 197 L., that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback of _____ feet in lieu of the required 30 feet and 14 feet between buildings in lieu of the required 60 feet, subject to approval of _____
the side plan by State Roads Commission.
Bureau of Public Services and _____
Office of Planning & Zoning. _____
Deputy _____ Zoning Commissioner of Baltimore County

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, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

72-15-4
#176

LOWEN MOBILE #72-15-A
W/S of Hanover Rd. 1931 SW of Hc.
Gilland Rd. 4th

TELEPHONE 484-1412		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		No. 84911 Date <u>July 8, 1971</u> FILED	
To: <u>State</u> Being Dep. of Baltimore County					
CHECK TO ACCOUNT NO. <u>96-000</u>		RETURN YOUR PORTION WITH YOUR REMITTANCE			
DEBIT ALLOW'S PERFORATION AND KEEP YOUR PORTION FOR YOUR RECORDS		TOTAL AMOUNT <u>\$96.00</u> CASH			
# <u>perforating and posting of property for taxes table</u> <u>96-35-A</u>		<u>\$96.00</u>			
4 4 4 0 7 9 6					

Room E. Glass, Esq.
First Inter. Bldg. Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

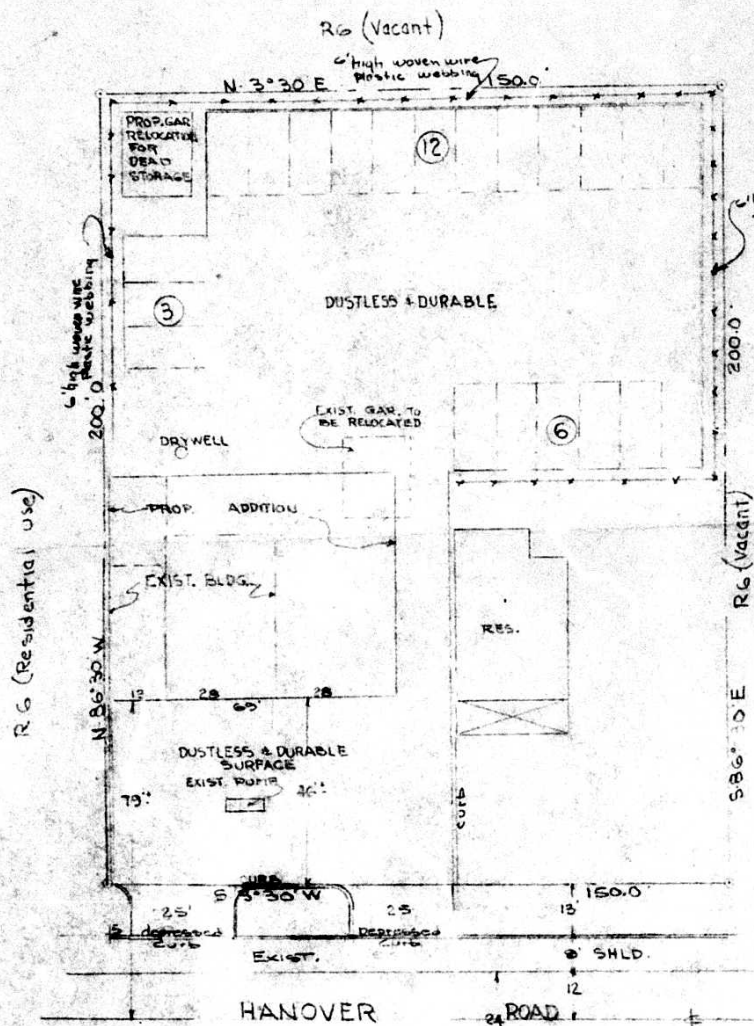
Your Petition has been received and accepted for filing
this 2nd day of June 1978

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioners: Loren and Marjorie Hobbs

Petitioners' Attorney: Frank E. Glass Reviewed by James L. Myers
Chairman of
Advisory Committee

TELEPHONE 886-6425		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		N ^o 61284	
		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		DATE July 6, 1971	
To:		Zoning Dept. of Baltimore County			
Frank F. Clement, Eng- ineer National Bank Building Towson, Md. 21204					
00-622		TOTAL GROSS \$25.00			
DEPOSIT TO ACCOUNT NO.		RETURN THIS PORTION WITH YOUR REMITTANCE		COST	
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD				
1	Petition for Variance for Larga Mobile (22-3700)		25.00		
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GENERAL NOTES

AREA: 0.688 AC.
 EXIST. ZONE BR
 PROP. ZONE BR
 EXIST. USE SER. GAR
 PROP. USE SER. GAR

PARKING DATA

OFFICE 702 sq ft 1/300 = 3
 GARAGE 3074 " 1/200 = 16
 RES. TOTAL REQUIRED = 20
 TOTAL PROVIDED 21

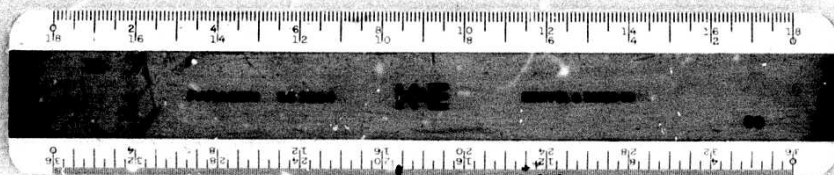
VARIANCE REQUESTED SEC. 238.2
 SIDE & REAR YARD 0' INSTEAD OF THE REQUIRED 35'

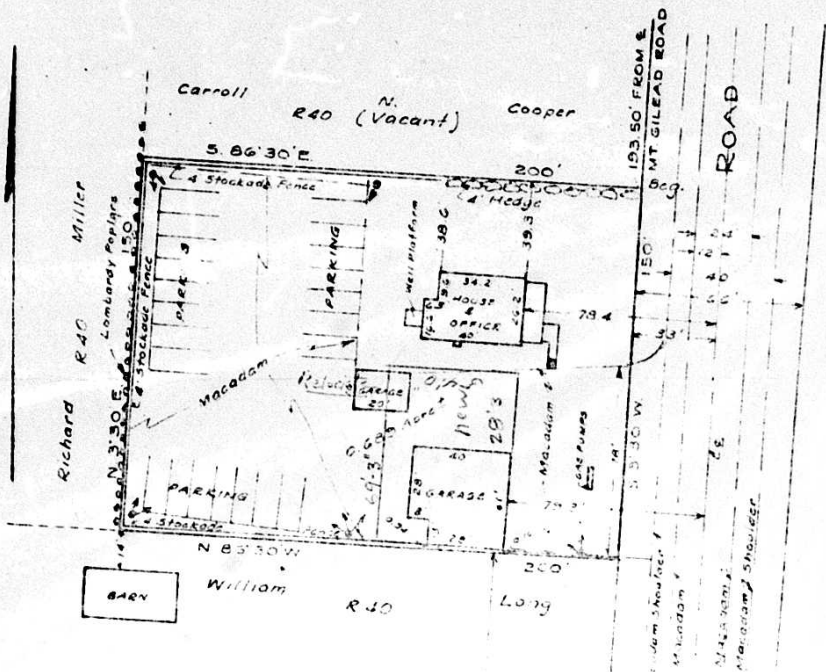


map 10
 NW 20-K
 6/24/71
 4"

LOREN F NOBLE & WF.
 4th ELEC. DIST. BALTO. CO.
 SCALE 1" = 30' 3-25-71

EFRA PHEL & ASSOC.
 REG. PROF. LAND SURVEYOR
 201 COURTLAND AVE TOWSON





ZONING R40 TO BR

BUILDINGS 2470 SQ FT

28 PARKING SPACES SHOWN

PARKING SPACES 8' x 22'

LIGHT STANDARDS 12 HIGH

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY

DATE

LOREN FREEMAN NOBLE & WIFE

4TH DISTRICT, BALTIMORE COUNTY, MD

SCALE 1" = 50'

C. A. MYERS, SURVEYOR

UPPERCO, MD, 21155 - 233-8075

See back in print file 72-15A

