

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 72-17-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jon Barton, legal owner 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 421.1.1 to permit a frontyard setback for a kennel of 4 feet in lieu of the required 200 feet.

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

In order to provide the maximum setback to meet the zoning regulations this variance will be necessary.

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 Jon Barton Contract purchaser
Address 281 Old Hanover Rd.

John E. Cicone Petitioner's Attorney
Address 101 National Bank Bldg.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th 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 the 26th day of July, 1971 at 11:00 o'clock

Alvin D. Myers Deputy Zoning Commissioner of Baltimore County.
(over)

KALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
305 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
822-8060

May 21, 1971

Description of Property of Jon Barton for Front Yard Variance

Beginning for the same at a point distant northeasterly 400 feet more or less from the intersection formed by the centerline of Piney Grove Road with the centerline of Old Hanover Road thence in the bed of the Old Hanover Road the three following courses and distances viz: (1) N 43°00' E 231 feet (2) E 17°30' E 643.50 feet (3) N 01°30' E 297 feet thence leaving the bed of Old Hanover Road the three following courses and distances viz: (1) S 85°30' W 363 feet (2) S 07°45' W 1067.35 feet (3) S 64°30' E 156.75 feet to the place of beginning.

Containing 8.375 acres of land more or less.



Alvin D. Myers
Deputy Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting July 10, 1971
Posted for VARIANCE
Petitioner: Jon Barton
Location of property: W.S.D.F. ON HANOVER RD. 400 FT. N. OF PINEY GROVE RD.
Location of Sign: W.S.D.F. ON HANOVER RD. 450 FT. E. N. OF PINEY GROVE RD.
Remarks: Charles M. Ward Date of return: July 23, 1971

TELEPHONE 464-2413		INVOICE		No. 84912	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE July 6, 1971	
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BILLED BY:			
To: Jon Barton 259 Old Hanover Road Baltimore, Md. 21136		Zoning Dept. of Baltimore County			
CREDIT TO ACCOUNT NO. 88-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT	
QUANTITY		REACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Petition for Variance 72-17-A				25.00	
4		IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE, REVENUE DIVISION	
		MAIL TO		COURTHOUSE, TOWSON, MARYLAND 21204	

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>EDM</u>	Revised Plans:				Change in outline or description: Yes <u>Yes</u> No <u>No</u>					
Previous case:	Map #									

TELEPHONE 464-2413		INVOICE		No. 84912	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE July 28, 1971	
Revenue Division COURT HOUSE TOWSON, MARYLAND 21204		BILLED BY:			
To: Jon Barton 259 Old Hanover Rd. Baltimore, Md. 21136		Zoning Dept. of Baltimore County			
REPORT TO ACCOUNT NO. 88-622		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT	
QUANTITY		REACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Advertising and posting of property 72-17-A				24.00	
4		IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE, REVENUE DIVISION	
		MAIL TO		COURTHOUSE, TOWSON, MARYLAND 21204	

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1971

COUNTY OFFICE BLDG.
211 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

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

RE: Type of Hearing: Variance for front yard setback
Location: W/S Hanover 400' N. of Piney Grove Rd.
Petitioner: Jon Barton
Committee Meeting of June 8, 1971
4th District
Item 175

Dear Sir:

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 west side of Old Hanover Road and is improved with a dwelling, a barn, and several other out buildings used for farming purposes. To the rear of the subject property there are two other farm outbuildings on adjacent property. There is no curb and gutter existing at any point along Old Hanover Road, nor is there any other existing residences within the immediate area.

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:

Old Hanover Road, an existing County Road, is proposed to be improved in the future as a 45 foot closed type highway cross section on a 70 foot right of way, 60 foot minimum at this location. Highway improvements are not required at this time. Highway right-of-way and highway right of way widening will be required in the future. The petitioner is advised to consult with the Chief of the Street, Road and Bridge Design Group of the Baltimore County Bureau of Engineering in regard thereto.

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

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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

Public water supply and sanitary sewerage are not available, nor proposed to serve this property, as this property is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on trip density.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

At this time there is no comment from this office.

BOARD OF EDUCATION:

No bearing on student population.

Frank E. Cicone, Esq.,
Page 3
June 22, 1971

HEALTH DEPARTMENT:

Private water and sewage disposal systems exist on the property.

The owner must comply with the "Housing and Sale of Animals Section" (Section 3-37) of the Baltimore County Code of 1968.

Air Pollution Comment: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

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,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD

Enc.

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

Item 175

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 8th day of June 1971

Edward D. Hartley
EDWARD D. HARTLEY,
Zoning Commissioner

Petitioner: Jon Barton

Petitioner's Attorney Frank E. Cicone

Reviewed by: Oliver L. Myers
Chairman of
Advisory Committee

10-05-71

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 Sec. 421.1 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 front yard setback for Kennel of 164 feet instead of the required 200 feet, should be granted.

the above Variance should be granted further appearing that by reason of

should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of July 1971 that the above Variance be and the same is hereby granted.

same is granted, from and after the date of this order, to permit a front yard setback for a Federal of 164 feet in lieu of the required 200 feet, subject to approval of the site plan by State Roads Commission, Bureau of Public Services and Office Deputy Zoning Commissioner of Baltimore County 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 20th day of July 1971 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

PETITION FOR A VARIANCE

IN DISTRICT

EDMOND Petition for Variance

1. Petitioner

2. LOCATION: West side of Old

3. DATE & TIME: WEDNESDAY,

4. PUBLIC HEARING: Room 106,

5. JULY 19, 1971 10:00 A.M.

6. PUBLIC HEARING: Room 106,

7. CHIEF OF BUREAU: Mr. J. W. Chesapeake Avenue, Towson, Maryland

8. The Zoning Commissioner of Baltimore County, by authority of the Board of Public Services and Planning, is hereby giving notice of a public hearing on the above petition for a variance from the Baltimore County Zoning Regulations to permit a front yard setback for a Kennel of 164 feet instead of the required 200 feet.

9. The Zoning Regulations to be varied are as follows:

10. Section 421.1 - 200 feet of the

11. All the above land is in the Fourth District of Baltimore County.

12. Beginning for the same of a

13. more distant certificate: 200 feet

14. to the rear of the subject property.

15. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204

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