

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ROY L. EPP, 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 102.38(2)(3) to permit a sidewalk on a corner lot of 17.63 feet from the property line and 44.62 feet from the centerline of the street instead of the required 25' and 30' respectively.

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

See Attached Sheets

PROPERTY DESCRIPTION

2 Stonegate Court, Cockeysville
Baltimore County

being located on the southwest corner of the intersection of Stonegate Court and Wickersham Way and designated as lot No. 12 Block "A" on plat of "STONEGATE" recorded in LIR 041.0. No. 31 Folio 33 for the purpose of locating the improvements thereon.

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

Contract purchaser
Address: 2 Stonegate Court
Cockeysville, Md.

Petitioner's Attorney
Protestant's Attorney

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 9th 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1971, at 10:00 o'clock A.M.

Deputy Zoning Commissioner of Baltimore County.
(over)

Page 1 of 2

I request a zoning variation on the east side of 2 Stonegate Court to allow a two car garage to be built. The garage will extend beyond the building line. The garage is needed to store a travel trailer and a boat which cannot be stored on the property without a zoning violation. When we moved to Baltimore from Ohio in October 1970 and purchased the property, I was told by the realtor that I could park a boat trailer in the yard.

The zoning variation is requested for the following reasons:

1. Utilize the existing driveway entrance.
2. Only 50 cu. ft. of concrete would need to be added to the existing driveway pad
3. The garage would be attached to the house and would present a better appearance.
4. No fill dirt would be required
5. I have contacted the four owners adjacent to and across the street from my property and they agree with the proposed zoning variation request.

By placing the garage in the rear of the house as required by zoning would create the following problems which I feel meet the criteria of hardship and not being practical:

1. A garage and driveway located in the rear of the house will destroy the back yard as it is so small.
2. It would be very difficult to back the trailer into the garage because of the porch which would block a direct approach. (The porch may need to be cut out if the garage is in the rear)
3. 850 cu. ft. of fill dirt would be required to level the rear yard for the garage floor.
4. Excluding the garage, 360 cu. ft. of additional concrete would be required for the driveway in the rear of the house versus the size as requested.

Page 2 of 2

5. A new driveway entrance would need to be cut and poured with concrete
6. The old driveway entrance and car parking pad would have to be removed and the curb restored.
7. The walk from the front porch to the sidewalk would have to be torn out and relocated.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: July 8-21
Posted for: Advertising Wed July 21st 1971 9:15 A.M.
Petitioner: Ray Epp
Location of property: 2 Stonegate Court of Stonegate Ct. & Wickersham Way
Location of Signs: 1 Posted on front of No. 2 Stonegate Rd
Remarks: _____
Posted by: Mark H. Nass Date of return: 7-15-71

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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>JPE</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: _____ Map # _____ <u>No</u>									

TELEPHONE 404-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

DATE July 6, 1971

NO 81287

TO: Roy L. Epp
2 Stonegate Court
Cockeysville, Md. 21030

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-522

QUANTITY 1

Petition for Variance
#72-18-A

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$55.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE 404-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

DATE July 26, 1971

NO 84905

TO: Roy L. Epp
2 Stonegate Court
Cockeysville, Md. 21030

Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-522

QUANTITY 1

Advertising and posting of property
#72-18-A

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT \$48.24

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
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 findings of fact, strict compliance with Sec. 1802, 18(2)(1), 3) of the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety and general welfare, a variance to permit a side yard 40.8 feet corner lot of 17.25 feet from the property line and 44.62 feet from the center line of the street instead of the required 25 feet and 50 feet, respectively, should be granted.

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PETITION FOR VARIANCE
TO VARY
LOCATION OF SIDE YARD
STONEMAN COURT AND WICKERSHAM WAY
BALTIMORE COUNTY, MARYLAND
DATE OF VARIANCE HEARING, July 24, 1971 at 1:00 P.M.
VICTOR M. STONEMAN, 111 W. Chesapeake Avenue, Towson, Maryland
The Board of Commissioners of Baltimore County, by order of the Board, Art and Industries, of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County to permit a side yard on a corner lot of 17.25 feet from the property line and 44.62 feet from the center line of the street instead of the required 25 feet and 50 feet, respectively, at the hearing to be held on the 24th day of July, 1971, at 1:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Commissioners of Baltimore County, by order of the Board, Art and Industries, of Baltimore County, will hold a public hearing on the petition for variance from the Zoning Regulations of Baltimore County to permit a side yard on a corner lot of 17.25 feet from the property line and 44.62 feet from the center line of the street instead of the required 25 feet and 50 feet, respectively, at the hearing to be held on the 24th day of July, 1971, at 1:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of the Board of Commissioners of Baltimore County,
EDWARD D. HANCOCK,
Zoning Commissioner

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., commencing at one o'clock on July 8, 1971, before the 23rd day of July, 1971, the date of publication appearing on the 8th day of July, 1971.

THE JEFFERSONIAN,
H. Leake Smith,
Manager.

Cost of Advertisement, \$.....

PETITION FOR VARIANCE
TO VARY
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BALTIMORE COUNTY, MARYLAND
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By order of the Board of Commissioners of Baltimore County,
EDWARD D. HANCOCK,
Zoning Commissioner

ORIGINAL
OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 JULY 12 - 1971

THIS IS TO CERTIFY, that the annexed advertisement of The Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 12 day of July 1971 that is to say, the same was inserted in the issue of July 8, 1971.

STROMBERG PUBLICATIONS, Inc.

By: R. L. Morgan

Mr. Roy L. Epp
2 Stonemans Court
Cockeysville, Md. 21030
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, 1970.
Edward D. Hancock,
Zoning Commissioner
Petitioner: Roy L. Epp
Petitioner's Attorney: Reviewed by Oliver L. Myers, Chairman of the Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Roy L. Epp
2 Stonemans Court
Cockeysville, Maryland 21230

RE: Type of Hearing: Variance
Location: 24/Cor. Stonemans Ct. & Wickersham Way
Petitioners: Roy & Dorothea Epp
Committee Meeting of June 8, 1971
8th District
Item 180

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 petition is located on the southeast corner of Wickersham Way and Stonemans Court in Ramsgate development. Subject property is improved with a two story dwelling approximately two to three years in age. All the abutting and adjacent residential lots are also improved with new dwellings. There is curb and gutter existing at this location.

BUREAU OF ENGINEERING:

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

HEALTH DEPARTMENT:

Since public sewer and water is available, no health hazards are anticipated.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

Mr. Roy L. Epp
Item 180
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FIRE DEPARTMENT:

This office has no comment on the proposed site.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This office in reviewing the subject petition has no comment regarding the subject addition. However, we noted that on the day of inspection there was an Altracon Travel Trailer parked next to the dwelling. The petitioner should be advised that a trailer may be kept or stored on a residential property only in a rear yard 25 feet from side and rear property lines. This is the only comment this office will make in regard to this petition.

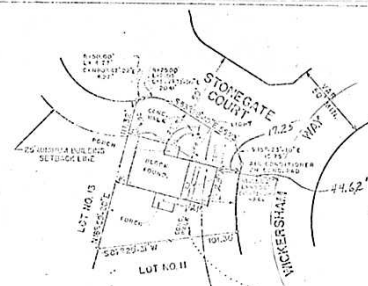
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLIVER L. MYERS, Chairman

Enc.



* INDICATES TRAILER PERMITS MAY BE USED ZONED D.R. S-5
LOT NO. 42
BLOCK "B"
"RAMSGATE"
RECORDED DTG 21 JULY 1970

THE PETITIONER
DATE: 1-1-71
THIS IS TO CERTIFY THAT I HAVE MADE A LOCATION
SURVEY OF THE PROPERTY AND HAVE FOUND THAT THE
ON FILED OF RECORD OF RECORD IN THE COUNTY OF
NO. 21 DTG 21 JULY 1970 THE RECORD OF RECORDING THE
THE RECORDING SURVEY. THIS IS TO CERTIFY THAT
THE INSTRUMENTS ARE CORRECT AS SHOWN.

Oliver L. Myers
Chairman of the Advisory Committee

Existing Public Gate and Sewer On Site

LEO M. RAYCH
3801 LAND SHAWNEE
3801 LAND SHAWNEE
TOWSON, MARYLAND