PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT JEGULATIONS

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SW'CO

of Keyser Rd.

2 A & * ...

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, anton Ferms Sant Inc. legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and marks a part hereof.

hereby petition for a Variance from Section_1802_38 (205_3) to permit a rear yard of

30 feet instead of the required 40 feet.

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

- Impossible to build a house of Proposed size with present requirements.
- 2. Impractical to build a smaller house in this area.

10 Horn cel See attached description ORDER RECEIVED FOR FILING to be posted and advertised as prescribed by Zoning Regulations, tree to pay expenses of above Variance accertising, posting, etc., upon filling of this ther agree to and are to be bound by the zoning regulations and restrictions of y adopted pursuant to the Zoning Law For Baltimore County. OATE 1/29/7/ 6 Vil 20 E. Neil Tabor, Agent Legal Owner 4612 Hawksbury Road Baltimore, Maryland 21208 Petitioner's Attorner ORDFRED By The Zoning Commissioner of L. nore County, this 30th day 197 _1, that the subject matter of this petition be advertised, as required by the 2

.. 197 Lat 2:00 o'clock Seni lle Menns

●MCA □○▷

DESCRIPTION

LOT 15, BLOCK F, SECTION 5, "STEVENSON AT ANTON FARMS", SOUTHEAST CORNER OF KEYSER ROAD AND WINDSONG COURT THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for Rear Yard Variance

Beginning for the same at the novineast end of the gusse' line connecting the south side of Keyser Road, sixty feet wide, with the east side of Windsong Court, fifty feet wide, as shown on the plat of Section ounty in Plat Book O. T. G. 33, page 141, running thence, binding on the south side of said Keyser Road, two courses: (1) S 88° 50 40" E 23.90 feet, and (2) easterly, by a curve to the left with the radius of 885.21 feet, the distance of 190.99 teet, thence along a part of the cast of said Section Five, "Stevenson at Anton Farms", (3) S 03* 13' 10" E 119.41 feet, thence binding on the dividing line between Lots 14 and 15. Block F. as shown on said plat. (4) S 89° 30' 00" W 229, 57 (eet. thence binding on the east side of said Windsong Ct -t, (5) N 00° 30' 00" W 95.22 feet, thence binding on the aforementioned gusset line, (6) N 45" 19' 40" E 13.94 feet to the place of beginning.

Containing 0.5606 of an acre of land.

HGW mp

J. O. #63201

SCHNAPER & KOREN Construction Co., Inc.

CONTRACTORS AND BUILDERS



4612 HAWKSBURY ROAD

PIKESUILLE MARYLAND 21208

August 5, 1971

Re: Petition No. 72-26-A

Mr. Eric Di Nenna County Office Building Department of Zoning Towson, Maryland 21204

Dear Mr. Di Nenna:

We fully recognize that appeal time is in effect on the above named zoning sattor. With this in mind we ask that building permit number 13716 be released so that construction can proceed.

This company assumes full responsibility and should variance not become final in our favor there original front entrance and side yard setbacks will be complied with.

Very truly yours, Richard Kern (1c) RICHARD KOREN for Schnaper and Koren Construction Co.

RK;tc CC: Mr. Francis Heird

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

MENDERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERS BUREAU OF FIRE PREVENTION

HEALTH DEPARTMEN PROTECT PLANNING BUILDING DEPARTME BOARD OF EDUCATION

DEVELOPMENT

Mr. E. Neil Tabor, Agent Mol? Hawkebury Road Baltimore, Maryland 21203 OLIVER L MYERS

RE: Type of Hearing: Variance Location: 57/corner of Keywor Road and Mindsong Court Pelitioner: Anton Tares East, Lic. Countions Meeting of June 22, 1872 3rd Mintrick Iton 187

The Zening Advisory Consists has reviewed the plane submitted with the above referenced potition and has made an on site field impossing of the property. The following convents are a result of this review and imagestion.

The subject property is presently a vecent lot for which a bettering permit has been issued for a mediential, ens-family dealing facting Mandace Court. Michaen Court is in a paper street and is must of a large contribution. Keyner Read is improved fracture as mandam been crub is concerned. Surrounding proposition even all residential in themselved is concerned. Surrounding proposition even all residential in themselved me acre tracts of land, new to five (5) years of ago, in excellent residential contributions.

Since all required highest incomments and all utilities have been constructed on are secured by Patils borks dynamical #5500s, execut in conjunction with the development of Section 5, Streamons at Asian Nation this effice has no further comment. In report to the plat substitute for parties by the Zening Advancey Committee.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

There are no constants concerning this plan,

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject Variance should have no effect or traffit-

Tten 187

BUILDING ENGINEER'S OFFICE:

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No comment from the office of the Buildings Engineer at this time. HEALTH DEPARTMENT:

Since this plot plan is in error, this office cannot make accurate

BOARD OF EDUCATION:

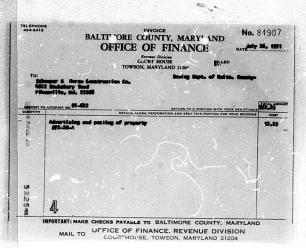
No bearing on student population.

ZONING ADMINISTRATION DIVISION:

A field in estipation revealed that the contractor was in the process of installing the foundation for the subject property. A stop work order was issued by the Philding Englance until such ties as that Strainson hearing is held and an Order workton. However, does to the comments by the Health Department in the Beauth of the Contract of the Health Department issuance of an Order until such time as that office reactives positionation from the Health Department that the public sever problems have been alleviated. Normal processing the office reaches a building permit could be inseed or occupancy token of the proposed dealling.

OiMeno

Enclosures



BALT MORE COUNTY, MAR LAND Nº 81289 CFFICE OF FINANCE COURT HOUSE 25.00 MPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

10-05-71

Pursuant to the adve isement, politing 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.

1 BO2, 38 (205.3) of the Baltimore County Zoning Regulations would result in practical
strictury, and unreasonable bardehip, upon the retilinent and, the requested variance
would give relief without substantial injury to true public health, safety or general welfare, a variance to permit a rear yard of 30 feet instead of the required.
40 feet, should be Granted. ..., 197 l..., that the herein Petition for a Variance should be and the granted, from and after the date of this instead of the required 40 feet, subject to advocate of the step lan to Ruyaau of Pub. Services and Office of Planning and Zoning. DATE the above Variance should NOT BE GRANTED. IT IS ORDs. 'D by the Zoning Commissioner of Paltimore County, this 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County MICROFILMED

ORDER RECEIVED FOR

CERTIFICATE OF PUBLICATION

appearing on the 8th day of July 19.71 L. Frank Streeten

ORTOTIAL. OFFICE OF

O COMMUNITY IMES

RANDALLSTOWN, MD. 21133 JULY 12 - 19 71

This Is TO CERTIFY, that the annexed advertisement of The Zening Commissioner of Baltimere County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one correction week/ 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.

By Ruth margan

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Granted by ZC, BA, CC, CA

ANTON FARMS EAST, INC. SW'cor. of Keyser Rd. and Court

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Revised Plans: Reviewed by: Am Change in outline or description Мар #__ Previous case;

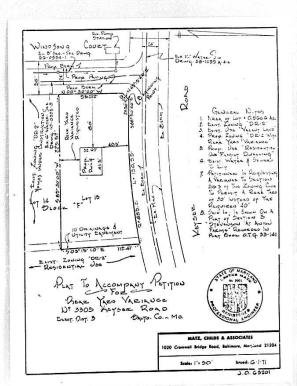
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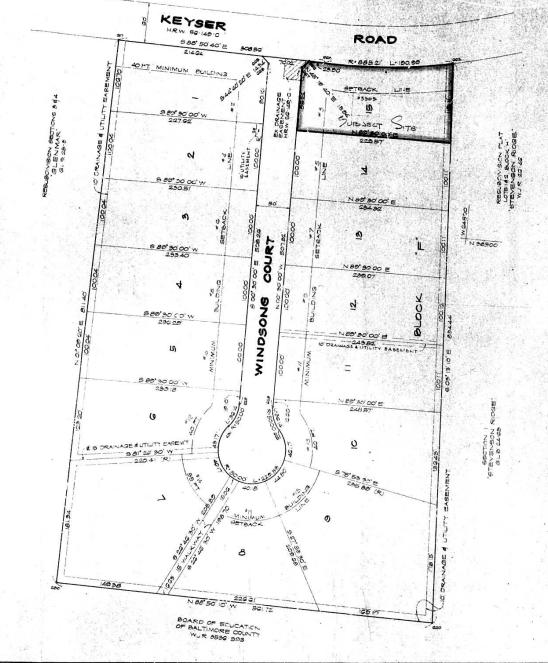
12-20-4

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 3 Rd Date of Posting . 19/1/2 . 1971 Posted for VARIANCE Petitioner ANTON FARMS EAST INC Location of property SW/COR. OF KEYSER Rd & WINDSONE CT Location of Signs: / - SW/COR OF KEYSER Rd + WINDSONGET Posted by Charles 11 Mark Date of return July 23-1971







WOD!	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE
201	992	885.21	190 99	12' 21' 42'	92 86	N 84 58 19 E	190.02
320	681	50.00	30.14	4 24 94	18.00	5 20' 12 17' W	35 96
16	626	50.00	220 35	202' 40 08	-	N 80' 30' 00' E	75.00
223	628	50.00	96 14	41 24. 34	18 90	M 21' 12 17' W	35.32

O.T.C. 33 FOLIO 141

NOV 4 1969

O.T.G. No. folio
One of the Records of
Baltimore County and exmained, per

and mel

SECTION 5

STEVENSON AT ANTON FARMS

PRO ELECTION DISTRIC

BALTIMORE COUNTY, MC.

DEVELOPER

BCHNAPER & KOREN CONSTR. CO 8244 STREAMWOOD DRIVE BALTIMORE, MARYLAND . 21208

369020a.

COORDINATES | WEST | NORTH

250 2508787 2709884 917 2504101 28747.08 920 2440877 272442 920 2474610 8818078 928 24761.89 262874

2481180 9822000 2482410 9818012 2484230 9878755 2478252 9874088 2482642 9874275

2479641 9874168 2.176632 3873184 2481632 3873254

APPROVED BALTIMORE COUNTY PLANNING BOARD

10/27/69 Size 2 Savels

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10/27/69 Size 2 Savels

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10/27/69 Size 2 Savels

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10/27/69 Size 2 Savels

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NOTE:

STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not inter-ded to be decided to poblic use; the fee simple little to the book thereof is expressly reserved in the granter of the deed to which this plate is attached, their

NOTE:

COORDINATES and EEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse

1507 W2745990 11 87692 85 1508 W2740G 7G N 58580 95 OWNERS CERTIFICATE:

The requirements of Section 72-8. Article 17 of the Annotated Code of Maryland. (Flark 1947 Supplement) as far as they relate to the preparation of this plat have been complied with

Schnaper & Koren Constr Co Shildon Ichnoger 10/9/69 Shire PANTOEN DATE SURVEYORS CERTIFICATE:

SURVEYORS CERTIFICATE:

JOHN C CHILDS Sig. a Registered Land
Surveyor of the State of Maryland, so heraby certifithat the land shown herem has freen laid or, inthe plat thereof prepared in accordance with the previsions of the leve raising by the subdivision of
land known as House Bill #459 Chipter 1016 of
he Acts of 1935 and pulse upont jamendatory acts.

REGISTERED LAND SURVEYOR No. 3622 DATE

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

COMPUTED: HOW DRAWN: TP CHICKED! LEM 10.0