

72-21-A #61 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward F. and Jeannette P. Blake, legal owner(s) 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 202.4 to permit a rear yard setback of 26'3" instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons (indicate hardship or practical difficulty in the only possible manner in which addition can be added to rear of property due to contours of property).

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.

Contract purchaser: Edward F. Blake, Jr.
Address: 7524 Club Road
Ruxton, Maryland 21204
Petitioner's Attorney: John F. Howard
Address: 22 W. Pennsylvania Ave., 21204
Protestant's Attorney:

ORDERED by the Zoning Commissioner of Baltimore County, this 6th 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 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 9th day of August, 1971, at 10:00 o'clock.

Deputy Zoning Commissioner of Baltimore County, John F. Howard
(over)

DESCRIPTION

DESCRIPTION TO ACCOMPANY APPLICATION FOR ZONING VARIANCE
NO. 7524 CLUB ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at the same as a point in the center of Club Road, distant 2,400 feet more or less southerly from the intersection formed by the center of Club Road and the center of Ruxton Road, said point being on the Thirteenth or Last line South 20° 45' 49" East and distant 32 feet from the end thereof of this parcel of land which by deed dated June 1, 1970 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5098 at Folio 137 was granted and conveyed by Winifred Franke Myers, widow, to Edward F. Blake, Jr., and Jeannette P. Blake, his wife, and running thence binding reversely along part of the Thirteenth (last) line and all of the Twelfth line of said parcel of land the two (2) following courses and distance, as now surveyed, viz.:

- (1) South 20° 45' 49" East 254.00 feet and
- (2) South 67° 57' 02" West 59.42 feet to a stone found on the Easterly side of a 20 foot road, thence binding reversely along all of the Eleventh line of said parcel of land as now surveyed and binding also on the Easterly side of said 20 foot road, with the use thereof in common with others

North 19° 46' 38" West 23.52 feet to a point on the centerline of the road leading to Bellona Avenue, thence running in the bed of said road leading to Bellona Avenue binding reversely along all of the Tenth, Ninth, Eighth, Seventh, Sixth, Fifth and Fourth lines of said parcel of land the seven (7) following courses and distances as now surveyed, viz.:

- (1) South 78° 42' 05" West 74.05 feet,
- (2) North 53° 27' 55" West 32.63 feet,
- (3) North 42° 40' 55" West 49.45 feet,
- (4) North 41° 55' 55" West 129.22 feet,
- (5) North 78° 08' 55" West 32.11 feet,
- (6) South 52° 22' 05" West 24.10 feet and
- (7) South 15° 33' 05" West 28.81 feet, thence leaving said road and binding reversely along all of the Third, Second and First lines and part of the Thirteenth line the four (4) following courses and distances as now surveyed, viz.:

- (1) North 65° 17' 00" West 77.17 feet passing over an iron pipe found 27.17 feet from the beginning thereof to an iron pipe found,
- (2) North 02° 58' 58" West 138.77 feet and
- (3) South 86° 50' 39" East 267.80 feet passing over a stone found 27.50 feet from the end thereof of and
- (4) South 20° 45' 49" East 32 feet to the point of beginning, containing 1.354 acres of land more or less.

PURDUM AND JESCHKE ENGINEERS - 3807 Park Avenue, Ellicott City, Maryland 21043
page 1 of 2 April 7, 1971

DESCRIPTION

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NO. 7524 CLUB ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEING all of that parcel of land which by deed dated June 1, 1970 and recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. 5098 at Folio 137 was granted and conveyed by Winifred Franke Myers, widow, to Edward F. Blake, Jr., and Jeannette P. Blake, his wife.

PURDUM AND JESCHKE ENGINEERS - 3807 Park Avenue, Ellicott City, Maryland 21043
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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: July 23, 1971
Posted for: VARIANCE
Petitioner: Edward F. Blake
Location of property: N.E. Club Rd. 2400 ft. S. of Ruxton Rd.
Location of Sign: 0 7524 Club Rd.
Remarks:
Posted by: Charles M. Hall Date of return: July 30, 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 28, 1971

John B. Howard, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance for rear yard setback
Location: 7524 Club Road, south of Ruxton Road
Petitioners: Edward F. & Jeannette P. Blake
Committee Meeting of May 4, 1971
9th District
Item 161

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 property is presently improved with a two story brick dwelling, with the surrounding properties all developed with residences, 10 to 20 years of age, in excellent repair. Club Road is not improved into or as concrete curb and gutter are concerned, however, it is macadamized.

BUREAU OF ENGINEERING:
No public highway improvements or utilities are involved. Public sanitary sewerage is not available to serve this property.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

FIRE PREVENTION DIVISION:
This office has no comment on the proposed site.

BOARD OF EDUCATION:
No bearing on student population.

John B. Howard, Esq.
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May 28, 1971

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BUILDING ENGINEER'S OFFICE:

No comment from this office at this time.

ZONING ADMINISTRATION DIVISION:

The office is withholding a hearing date until such time as revised plans are submitted indicating the location of the existing sewer and water supply.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JO
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 1, 1971
FROM: Ian J. Forrest
SUBJECT: Item 161 - Zoning Advisory Committee Meeting, May 4, 1971

161. Property Owner: Edward F. & Jeannette P. Blake
Location: 7524 Club Road, south of Ruxton Rd.
Present zoning: DR 1
Proposed zoning: Variance from 202.4 to permit rear yard setback of 26'3" instead of the required 50'
District: 9
No. Acres: 1.354

This plot plan is incomplete, therefore, this office cannot make appropriate comments.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

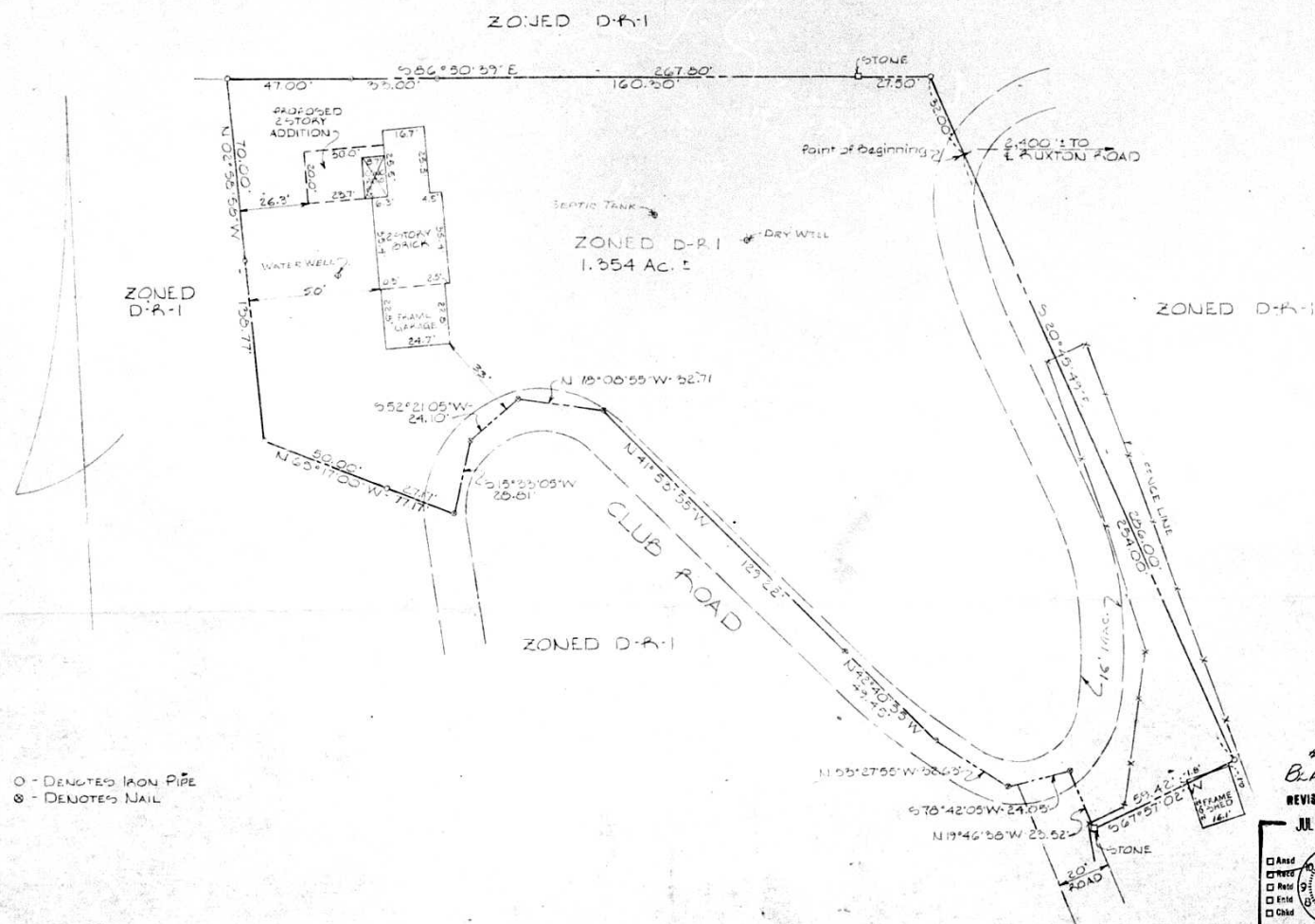
IJF/ca

ANALYSIS SHEET FOR ZONING PETITIONS

Baltimore County Office of Planning and Zoning

PETITION NO. _____
ELECTION DISTRICT 9
1. Property Owner: Edward F. & Jeannette P. Blake
2. Address or location of property: 445 Club Rd. 2400 ft. S. of Ruxton Rd.
3. Size of property (dimensions): 1.354 acres
4. Existing zoning of property: DR 1
5. Zoning Request: Variance from 202.4 - rear yard
6. Proposed use of property: _____
7. Status of Master Plan & Zoning Map: _____
Master plan elements affecting property (including proposed widths of streets): _____
Proposed zoning of property: _____

TELEPHONE 404-3413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	NY 61265 DATE July 15, 1971
TO: HARRIS, Cts. Bldg., Murray & Howard 52 W. Penna. Ave., Towson, Md. 21204	BILLED	Sending Rep't. of Baltimore County
09-022		
DEBIT TO ACCOUNT NO. QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$45.00
Paid in full for Workers for Edward Blake #78-21-A		0001 25.00
1		



#161
BLAKE
REVISED PLANS
JUL -6 71 PM
☐ Amd
☐ Exec
☐ Recd
☐ Encl
☐ Chkd
ZONING DEPARTMENT
By: *[Signature]*

FLAT TO ACCOMPANY APPLICATION FOR ZONING VARIANCE

No. 7524 CLUB ROAD

9TH ELECTION DISTRICT

BALTIMORE COUNTY, MD.

APRIL 7, 1971

SCALE: 1" = 30'

ADDITIONS ; JUNE 30, 1971

PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
3697 PARK AVENUE
ELLCOTT CITY, MD. 21043

HC2333

