

72-128-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert Joseph Donovan, Joan, legal owner... of the property situate in Baltimore County and which is described in the declaration and plat attached hereto and made a part hereof, 1801.361

hereby petition for a Variance from Section 22-113.3, ~~to permit a~~ sidewalk setback of 21 feet to the property line and 14 feet to the centerline of the street instead of the required 25 feet and 50 feet respectively.

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

1/4 size insufficient to accommodate size house desired impossible to obtain property from neighbor because dwelling exists on lot.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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

Robert J. Donovan
Joan J. Donovan Legal Owner
Address: 7466 Bayfront Rd. Baltimore, Md. 21219

Petitioner's Attorney

Edward J. Lachman
717 N. Belton Rd.
Baltimore, Md. 21206
Address: 667-7744

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of October, 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 104, County Office Building in Towson, Baltimore County, on the 22nd day of November, 1971, at 10:00 o'clock.

Robert J. Donovan
Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Beginning for the same on the NE/Corner of Lodge Forest Road and S. Cove Road. Being Lot #755 on Revised Plat of Lodge Forest as recorded among the land records of Baltimore County in liber 8 folios 86 and 87. Fifteenth Election District, containing approximately 15,000 sq. ft.

THE ESSEX TIMES

908 EASTERN BLVD.
BALTIMORE, MD. 21221

November 8, 1971

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, 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 8th day of Nov., 1971 that is to say, the same was inserted in the issue of November 4, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 1, 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. of one time before the 22nd day of November, 1971, the same publication appearing on the 14th day of November, 1971.

L. L. Lachman
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 26, 1971

Mr. Robert J. Donovan
7406 Bayfront Road
Baltimore, Maryland 21219

RE: Type of Hearings Variance
Location: NE Cor. Lodge Forest and South Cove Roads
Petitioner: Robert J. Donovan, et al
Committee Meeting of October 12, 1971
15th District
Item 55

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 located on the northeast corner of Lodge Forest Road and South Cove Road. It is currently an undeveloped property that lies adjacent to the existing dwelling to the north of the subject site. There are other residential properties to the south, east and west that are currently undeveloped. No curb and gutter exists at this location.

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:

Lodge Forest Road, a County road, is proposed to be improved in the future as a 40 foot closed type roadway cross section on a 50 foot right of way.

South Cove Road, a County road, is proposed to be improved in the future as a 30 foot closed type roadway cross section on a 40 foot right of way.

Mr. Robert J. Donovan
Item 55
Page 2
October 27, 1971

Highway improvements are not required at this time. However, highway right of way widening including a filllet area at the northeast corner of the Lodge Forest Road and South Cove Road intersection, together with a 5 foot wide reversible slope easement, will be required in connection with any grading or building permit application. Therefore, the plan should be revised accordingly.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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.

The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential development and other special construction features are required.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

BOARD OF EDUCATION:

No bearing on student population.

DEPT. OF TRAFFIC ENGINEERING:

The proposed variances are not expected to cause any traffic problems.

HEALTH DEPARTMENT:

Municipal water and sewers are available to the site, therefore, no health hazards are anticipated.

FIRE DEPARTMENT:

This office has no comment on the proposed site.

Mr. Robert J. Donovan
Item 55
Page 3
October 27, 1971

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.

BALTIMORE COUNTY, MARYLAND No. 1408

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 22, 1971 ACCOUNT 07-662

AMOUNT \$10.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Robert J. Donovan
7406 Bayfront Road
Baltimore, Md. 21219

Advertising and posting of property = #72-128-A
39.50 REC

BALTIMORE COUNTY, MARYLAND No. 264

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 1, 1971 ACCOUNT 07-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

John L. Lowrey
19 Denton Ave.
Baltimore, Md. 21219

Petition for Variance for Robert J. Donovan
#72-128-A 25.00 REC

ORDER RECEIVED FOR FILING

DATE 11/16/71 BY GC HARRIS

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 that the rectangular shaped corner lot was established prior to 1955 and is not compatible to the present corner lot setback requirements, therefore, a hardship exists:

the Variance should be granted and it further appearing that by reason of the granting of the Variance will not adversely affect the health, safety and general welfare of the community. Variances to permit a side yard setback of twenty-one (21) feet to the property line and forty-one (41) feet to the centerline of the street instead of the required twenty-five (25) feet and fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of November, 1971, 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 twenty-one (21) feet to the property line and forty-one (41) feet to the centerline of the street instead of the required twenty-five (25) feet and fifty (50) feet, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

72-128A
#55

154

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#72-128A

District: 15th Date of Posting: Nov. 4-71
Posted for: Henry M. Nov. 22, 1971 @ 1:30 P.M.
Petitioner: Robert J. Harrison
Location of property: NE corner of Lodge Forest & S. Cove Rds.
Location of Sign: 1 Sign Located on NE corner of Lodge Forest & S. Cove Rds.
Remarks: _____
Filed by: Daniel H. Nease Date of return: 11-11-71

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: UCR	Revised Plans: Change in outline or description Yes _____ No _____ Map # _____									
Previous case:										

Mr. Robert J. Harrison
2nd Cyfron Road
Baltimore, Maryland 2121

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chase/Lake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 12th day of October 1971

Eric S. O'Brien
Eric S. O'Brien,
Zoning Counselor

Petitioner: Robert J. Harrison, et al
Petitioner's Attorney: _____
Reviewed by: *Robert J. Harrison*
Chairman of
Advisory Commission

