

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Rafael L. Aybar and
I, or we, Olimpia L. Aybar, 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,
12023B

hereby petition for a Variance from Section 22-1 of the Zoning Law of Baltimore County, to
repeal the required 30 feet on the rear or North 8 degrees 11 min. or
50 seconds East 104.83 feet line shown on the plat attached hereto and
further request a 43 foot distance between buildings instead of 60 feet
as required by the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

to require the owners to adhere to the setback set forth in the
regulations would result in practical difficulty and unreasonable
hardship in the enjoyment of their 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 be bound by the zoning regulations and restrictions of
Baltimore County as amended pursuant to the Zoning Law of Baltimore County.

Address: 3508 Stoneybrook Road
Randallstown, Maryland 21133
Contract purchaser: William A. Hahn, Jr.
Legal Owners: William A. Hahn, Jr.
Address: 212 Washington Avenue
Towson, Maryland 21204
Protestant's Attorney: 23rd
November 1971
Ordered By The Zoning Commissioner of Baltimore County, this 23rd day of November 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 held before the Zoning
Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore
County, on the 3rd day of January, 1972, at 10:30 o'clock
A.M.

(over)

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTRYLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 888-8888

October 19, 1971

DESCRIPTION TO ACCOMPANY REQUEST FOR
REAR YARD VARIANCE

(Lot 1 - Fieldstone No. 4)

BEGINNING for the same on the west side of Stoneybrook Road, 50 ft. wide, at the distance of 10.00 ft. from the intersection of the west side of said road with the south side of Flagstone Circle, 50 ft. wide, running thence and binding on the west side of Stoneybrook Road 58°11'50"W 95.00 ft. to the division line between Lots 1 and 2 of Plat A of "Fieldstone No. 4", a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book GLB 22, folio 16, thence leaving Stoneybrook Road and binding on the division line between Lots 1 and 2 as shown on said Plat N81°48'10"W 100.00 ft. to intersect the division line between Lots 1 and 5 as shown on said Plat thence binding thereon N81°10'50"E 104.83 ft. to the south side of Flagstone Circle, 50 ft. wide, running thence and binding on the south side of Flagstone Circle and the west side of Stoneybrook Road the three following courses and distances 1) westerly by a curve to the right with a radius of 125.00 ft. for a distance of 6.48 ft. (the chord of said arc being S83°17'16"E 6.48 ft.); 2) S81°48'10"E 83.52 ft. 3) southeasterly by a curve to the right with a radius of 10.00 ft. for a distance of 15.71 ft. (the chord of said arc being S36°48'10"E 14.14 ft.) to the place of beginning.

CONTAINING 0.24 acres of land more or less.

BEING Lot no. 1, Block E of Plat A of "Fieldstone No. 4", a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book GLB 22, folio 16.



Eugene F. Raphael #2246
Registered Professional
Land Surveyor

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 16, 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., 8000-18-4808 at one time, successive weeks before the 17th day of January, 1972, the first publication appearing on the 16th day of December 1971.

THE JEFFERSONIAN
L. Frank Jefferson
Manager

Cost of Advertisement, \$

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

William A. Hahn, Jr., Esq.
212 Washington Avenue
Towson, Md. 21204

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 23rd day of November 1971

William A. Hahn, Jr.
Zoning Commissioner

Petitioner: Rafael L. Aybar, et al

Petitioner's Attorney: William A. Hahn, Jr. Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Dec. 18, 1971
Posted for: LAMARCA
Petitioner: RAFAEL AYBAR
Location of property: S. E. of Stoneybrook Rd. & Washington
Location of Signs: 3508 Stoneybrook Rd.
Remarks: 15160
Posted by: Oliver L. Myers Date of return: Dec. 23, 1971

OFFICE OF

IMES

133 December 21, 1971

PETITION FOR
ZONING VARIANCE

LOCATION: Southeast corner of Stoneybrook Road and Flagstone Circle, 50 ft. wide, running thence and binding on the west side of Stoneybrook Road 58°11'50"W 95.00 ft. to the division line between Lots 1 and 2 of Plat A of "Fieldstone No. 4", a subdivision of Baltimore County recorded among the Plat Records of said County in Plat Book GLB 22, folio 16, thence leaving Stoneybrook Road and binding on the division line between Lots 1 and 2 as shown on said Plat N81°48'10"W 100.00 ft. to intersect the division line between Lots 1 and 5 as shown on said Plat thence binding thereon N81°10'50"E 104.83 ft. to the south side of Flagstone Circle, 50 ft. wide, running thence and binding on the south side of Flagstone Circle and the west side of Stoneybrook Road the three following courses and distances 1) westerly by a curve to the right with a radius of 125.00 ft. for a distance of 6.48 ft. (the chord of said arc being S83°17'16"E 6.48 ft.); 2) S81°48'10"E 83.52 ft. 3) southeasterly by a curve to the right with a radius of 10.00 ft. for a distance of 15.71 ft. (the chord of said arc being S36°48'10"E 14.14 ft.) to the place of beginning.

DATE: 11:00 A.M. MONDAY, JANUARY 18, 1972

PUBLIC HEARING ROOM 104, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit 17 feet setback to the rear of North 10 degrees 11 minutes East 104.83 feet line shown on the plat attached hereto and made a part hereof, on the 16th day of December, 1971.

BALTIMORE COUNTY, MARYLAND No. 1442

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Dec. 13, 1971 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Rafael Aybar, M.D.
3508 Stoneybrook Rd.
Randallstown, Md. 21133
Petition for Variance - 872-154-A

25.00

BALTIMORE COUNTY, MARYLAND No. 1469

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 3, 1972 ACCOUNT 01-662

AMOUNT \$65.00

WHITE - CASHIER
Rafael Aybar, M.D.
3508 Stoneybrook Road
Randallstown, Md. 21133
Advertising and posting of property #72-154-A

65.00

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 10, 1971

William A. Hahn, Jr., Esq.
212 Washington Avenue
Towson, Maryland 21204

RE: Type of Hearings: Variance
Location: SE Cor. of Stoneybrook Road and Flagstone Circle
Petitioners: Rafael L. Aybar, et al
Committee Meeting of November 23, 1971
Item #83

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 southwest corner of Stoneybrook Road and Flagstone Circle. It is currently improved with an attractive one-story stone dwelling, and is surrounded by stiffer houses. The home in this area are very attractive and in excellent condition.

DEPT. OF ENGINEERING

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

DEPT. OF TRAFFIC ENGINEERING

No traffic problems are anticipated by a variance to this site.

BUILDINGS ENGINEERING OFFICE

No comment from this office at this time.

BOARD OF EDUCATION

No bearing on student population.

HEALTH DEPARTMENT

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

William A. Hahn, Jr., Esq.
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FIRE DEPARTMENT

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

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
Chairman

JJO:rl:JD
Enc.

MAR 03 1972

