# PETITION FOR ZONING VARIANCE 73-173-A FROM AREA AND HEIGHT REGULATIONS

County and which is described in the description and plat attached hereto and made a part hereof. hereby potition for a Variance from Section 1302,30,1 (211,4) to permit a sideyard

setback for a corner lot of 22' from the proporty line and 42' from the center-

line of the street instead of the required 25' at 150', respectively.

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

Present regulations prohibit the building of the prop

house which has our needed floor area.

Cortract purchase

Address 1235 Stella Drive

ORDERED By The Zoning Commissioner of Baltimore County, this 4th

JAN or 72 AMJanuary 197 2., that the subject matter of this petition be advertised, as required by the Joning Law of Baltimore County, in two newspapers of general circulation through our Estimater County, the posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townon, Baltimore day of February 1972 at 10:00 o'clock

ZONE-U D.R.S.5 1ST ELECTION DISTRICT

PUBLIC WATER & SEWER FACILITIES AVAILABLE To SITE



Past of Zues

TOUR BLOOM

WINDSOR TO ...

(40)

ZOVE-O D.R.S.5 IST ELECTION DISTRICT 28:6" HUSE PUBLIC WOTER & SEWER FACILITIES AVAILABLE TO SITE NW2-6 BLO 2/4/2 1.+2 HEART-O. L Prop Dw FFR 3 = 177 416 -NORTH AVE (40)

> Sense 1"= 20' PART . PARKE

WHOSER THIS

DESCRIPTION FOR VARIANCE

"Windsor Terrace", recorded in the Land Records of Baltimore County in Plat Book WPC 6. Folio# 180.

MORE COUNTY RESING ADVISORY COMMITTEE

Gedlova

Baltimore, Md. 21207

Legal Owner s

January 14, 1972

RE: Typo of Hearing: Variance Location: NE Cor. North Avenus and Park Place Pattiener: Clarance J. and Virginia B. Godiave Committee Pacting of January 4, 1972 Ist District Iten 103

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition 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 southeast corner of North Avenue and Park Place. It is currently a vacent let which lies adjecent to existing dumlifiers on the adjoining properties, both on North Avenue and Park Place. The lot on the southwast corner of Horth Avenue and Park Place is. The lot on the southwast corner of Horth Avenue and Park Place is a live acent. There are existing residences on the north side of Price Place. There is no curva and gutter existing 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.

North Avenue and Park Place, existing County rends, are proposed to be increased in the future as 30-feet closed-type rending cross sections on 50-feet right-of-rays. Mighany increased not required at this time. Mighany increased and deciding, together with any necessary revertible accounts for theory, with an account of the condition with any precising revertible accounts for theory, with any precising or builting nerall application.

Mr. Clarence J. Godlove Page 2 January 14, 1972

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### Sediment Control:

M/cer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public holdings domastream of the property. A grading sermit is, therefore, necessary for all grading, including the stripping of top soil.

The Potitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisables or deages to adjacent properties, especially we concentration of surface saters. Correction of the properties o

Water and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

HEALTH DEPARTMENT:

Metropolitan water is available to the site.

Private schage disposal system not failing at time of inspection. No health hexard anticipated at this time.

BOARD OF EDUCATION:

No bearing on student population.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

ZONING ADMINISTRATION DIVISION:

The subject petition is accrated for filling. However, this office

Mr. Clarence J. Godlove Page 3 January 14, 1972

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is requesting that revised plans be submitted to this office at least 10 days prior to the hearing, indicating the existing deallings that are located on the adjacent properties on North Avenue and on Park Place with their respective setbacks from the street and side property lines.

MEN

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, Muco & Migus OLIVER L. MYERS, Chairman

J.10+. 0 . Enc.

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric Di Nenno, Zoning Commissione; February 10, 1972

PROM. George E. Gavrelis, Director of Planning

SUBJECT Petition 772-173-A. Northeast corner of North Avenue and Park Place.
Petition for Variance for a Side Yard. Petition for Variance for a Side Yard.

Clarence J. and Virginia B. Godlove - Petitioners

1st District

HEASING: Monday, February 14, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject

GEG:NEG:msh

APR 20 1972

Pursuant to the advert nent, posting of property, and public ring on the above	
a susuant to the acres then, posting of property, and public tring on the above	pention
and it appearing that by reason of total lowing and in facts that strict complian	ce with
Baltimore County Zoning Regulations would result in practical difficult	y and
unreasonable hardship upon the Fetitioner	
	******
the above Variance should be had; and it further appearing that by reason of the granti	ing of
the Variance requested will not adversely affect the health, safety, and	general
welfare of the community	
to permit a side yard setback for a corner lot of twenty- two (22) feet from the property line and forty-two (421) feet from the centerline of the street instead of the	
a Variance required twenty-five (25*) feet and fifty (50*) feet should be respectively Deputy IT IS OFDERED by the Roning Commissioner of Baltimore County this	granted.
day of February 1972, that the herein Petition for a Variance should be	and the
same is granted, from and after the date of this Orden to permit a side yard setba a corner lot or Northeyetwo (22) feet from the property like and forty-two feet from the centerline of the street instead of the required twenty-five feet and fifty (50) feet respectively.	o (421) : (251)
subject to the approval of a site plan Deputyoning Commissioner of Bultimore by the Bureau of Public Services and	County
the Office of Planning and Zoning.  Pursuzat to the advertisement, posting of property and public hearing on the above p	petition
and imppearing that by reason of	
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the above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	day
of	ENIED.

CATONSVILLE, MD. 21228 January 31 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of was inserted in THE CATOXSVILLE TIMES, a weekly newspaper pub-MOCOCCHEC week | before the 31 day of January 1972. hat is to say, the same was inserted in the issue of January 27, 1972. STROMBERG PUBLICATIONS, Inc. By Fath Morgan

# CERTIFICATE OF PUBLICATION

	Md. 21207			
	BALTI	IMORE COUNTY OFFI	CE OF "ANNING AN	D ZONING
		County Off	ice Building	
			ryland 21204	
	Your	Petition has bee	n received and ac	cepted for fill
this	4th	day of	15	7 k
			A STREET	A Ken
			Zoning Commis	stoner
	Clarence J, an	d Virginia B. Go	flore	11 1m
Petitioners			Reviewed by	

PETITION	M	APPI	NG	<b>PROGRESS</b>			SHE	ET		
FUNCTION		Мар	Original		Duplicate		Tracing		200 Sheet	
	date	by	dote	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:		-	C	levise hange	d Plai	ns; tline	or desc	riptie	n	res No

PETITION	M	APPI	NG	PRO	OGRI	ESS	SHE	ET			72-/13-1
FUNCTION	Wal date	Map	dore	gino! by	Dup date	by	date	by	200 date	Sheet	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY
riptions checked and e plotted on map						i					Towns, Maryland
on number added to											sted I. VARIANCE Date of Posting JAN. 29-19
Denied											tuoner CLARENCE GODLOVE. atton of property. NE/EOR. OF NORTH AVE. + PARK PLACE.
ed by BA, CC, CA								-		$\exists$	ation of Signs NE/COR, OF DORTH AVE -+ PARK PLACE
wed by:		-	C	hange	d Pla ia ou	tline	or des	c ripts	on	Yes No	narks  led by Charles M. Pack Dole of return. F18. 4-1972.  Summation

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_ ACCOUNT_	01-662	
AMOUNT_	\$25.00	
HIBUTION H - AGENCY	YELLO	V - CUSTOME
	AMOUNT_	ACCOUNT 01-662  AMOUNT \$25.00

M2-173-A 282 1 2824 25

BALTIMORE COUNTY, I OFFICE OF FINANCE - REVENU MISCELLANEOUS CASH	
DATE Feb. 14, 1972	ACCOUNT
	AMOUNT_
Clarence J. Godlove	TRIBUTION