

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence J. and Virginia B. Godlove, legal owners 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 1009.30.1 (214-A) to permit a sideyard setback for a corner lot of 22' from the property line and 40' from the centerline of the street instead of the required 25' at 50', 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 proposed house which has our needed floor area.

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 Clarence J. Godlove Address 1235 Stella Drive
Baltimore, Md. 21207
Petitioner's Attorney _____ Protestor's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January, 1972, 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 100, County Office Building in Towson, Baltimore County, on the 14th day of February, 1972, at 10:00 o'clock

Shirley H. Hines
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 14, 1972

Mr. Clarence J. Godlove
1235 Stella Drive
Baltimore, Maryland 21207

RE: Type of Hearing: Variance
Locations: NE Cor. North Avenue and Park Place
Petitioners: Clarence J. and Virginia B. Godlove
Committee Meeting of January 4, 1972
1st District
Item 103

Dear Sir:

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 southeast corner of North Avenue and Park Place. It is currently a vacant lot which lies adjacent to existing dwellings on the adjoining properties, both on North Avenue and Park Place. The lot on the southeast corner of North Avenue and Park Place is also vacant. There are existing residences on the north side of Park Place. There is no curb 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.

Highways

North Avenue and Park Place, existing County roads, are proposed to be improved in the future as 30-foot, close-type residential cross sections on 60-foot right-of-ways. Highway improvements are not required at this time. Highway right-of-way and widening, together with any necessary, reversible improvements for streets, will be required in connection with any grading or building permit application.

Mr. Clarence J. Godlove
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January 14, 1972

Sediment Control

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

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.

Water and Sanitary Sewers

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

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 sewage disposal system not failing at time of inspection. No health hazard anticipated at this time.

BOARD OF EDUCATION

No bearing on student population.

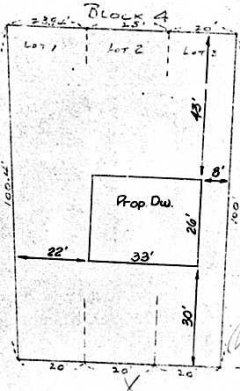
DEPT. OF TRAFFIC ENGINEERING

No traffic problem are anticipated at this site.

ZONING ADMINISTRATION DIVISION

The subject petition is accepted for filing. However, this office

ZONED D.R.5.5
1ST ELECTION DISTRICT
PUBLIC WATER & SEWER
FACILITIES AVAILABLE
TO SITE



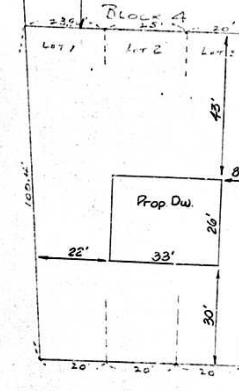
MAP 20
V.N.E.
DISTRICT 1
DATE 4/4/72
BY V.H.
SCALE 1" = 20'

Unit
See
Revised

NORTH AVE
(40')

PART OF BLOCK A
WINDSOR TERRACE
WPC 6-18

ZONED D.R.5.5
1ST ELECTION DISTRICT
PUBLIC WATER & SEWER
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(40')

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DESCRIPTION FOR VARIANCE

Beginning at the northeast corner of North Avenue and Park Place, Being known as Lot Nos. 1, 2, and 3, Block 4 as shown on the plat of "Windsor Terrace", recorded in the Land Records of Baltimore County in Plat Book WPC 6, Folio 180.

District 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNunno, Zoning Commissioner, February 10, 1972
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition 72-173-A, Northeast corner of North Avenue and Park Place. Petition for Variance for a Side Yard. Clarence J. and Virginia B. Godlove - Petitioners
1st District
HEARING: Monday, February 14, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comment.

GEG:NEG:mjh

Zoning Commissioner of Baltimore County

[illegible]

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

[illegible]

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

Petitioner's Attorney _____ Reviewed by Oliver L. Murphy
Chairman of
Advisory Committee

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 									
Previous case:									

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

District 18
 Posted for VARIANCE
 Petitioner CLARENCE GODLOVE
 Location of property NE/Cor. OF NORTH AVE. + PARK PLACE
 Location of Sign NE/Cor. OF NORTH AVE + PARK PLACE
 Remarks
 Posted by Charles M. Pined
 Date of return FEB. 4 - 1972

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1500

DATE Jan. 24, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER FIRM - AGENCY
YELLOW - CUSTOMER

Clarence J. Sadlove
12355 Swella Drive
Baltimore, Md. 21207
Petition for Variance
072-173-A 0021 000000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1534

DATE Feb. 14, 1972 ACCOUNT 01-662

AMOUNT \$40.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Clarence J. Seaford
135 Stella Drive
Baltimore, Md. - 21207
Advertising and posting of property
\$20.75 + \$19.50 = \$40.25

4025 REC