

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edgar O. Bange, Inc., legal owner 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 1302.3C.1a to permit a rear yard setback of 15.13' instead of the required 30'.

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

Difficult to find a house layout to fit the lot and still have the required rear yard.
The proposed to erect houses on lot 3 and 4, the same as semi-detached one on lot 1 and 2 as this type conforms with the neighborhood.

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 By Edgar O. Bange, Inc. Legal Owner
Address 1000 Poling Ave.
Baltimore, Md. 21204

William J. Hart, Jr. Petitioner's Attorney
Address 21 W. Susquehanna Ave.
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 14th 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 106, County Office Building in Towson, Baltimore County, on the 21st day of February, 1972, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1972

William J. Hart, Jr., Esq.
21 W. Susquehanna Ave.,
Towson, Maryland 21204

Re: Type of Hearing: Variance Section 1302.3C.1 - rear yard
Location: SE/4 Woodhaven Road, 247' S/W of Seling Avenue.
Petitioner: Edro Builders, Inc.
Committee Meeting of January 11, 1972
14th District
Item 105

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 south side of Woodhaven Road approximately 247 feet west of Seling Avenue. The property is currently unimproved; however, other properties on either side of this site are now under construction. There is existing residential on the north side of Woodhaven and on the other side of the storm drain reservation to the rear of the subject property. Curb and gutter exists along Woodhaven Road at this location.

BUREAU OF ENGINEERING:

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.

BOARD OF EDUCATION:

No bearing on student population.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

FIRE PREVENTION:

This office has no comment on the proposed site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site. Therefore no health issues are anticipated.

FOR THE PURPOSE OF ZONING ONLY

Beginning for the same on the southeast side of Woodhaven Road at the division line between lots numbered 2 and 3 Block "C" of Camelot Section Nine as recorded among the land records of Baltimore County in Plat Book C.T.D. No. 31 folio 96 said point of beginning being at the distance of 247.16 feet from the centerline of Seling Avenue measured along the southeast side of Woodhaven Road from its intersection with the said centerline of Seling Avenue running thence and binding on the southeast side of Woodhaven Road south 39 degrees 21 minutes 45 seconds west 58.00 feet to the division line between lots numbered 3 and 4 Block "C" of the aforementioned Plat of Camelot running thence and binding on the division lines of lot number 3 the following five courses and distance viz: south 50 degrees 38 minutes 15 seconds east 94.82 feet, north 14 degrees 40 minutes west 15.05 feet, north 68 degrees 50 minutes east 17.00 feet, north 59 degrees 50 minutes east 8.79 feet and north 9 degrees 38 minutes 15 seconds west 100.23 feet to the place of beginning.

Being known as lot number 3 Block "C" Section Nine Camelot and recorded among the land records of Baltimore County in platbook C.T.D. No. 3 folio 96, 8065 Woodhaven Road, 14th District Owner Edro Builders Incorporated.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 17, 1972

FROM: George E. Gervais, Director of Planning

SUBJECT: Petition #72-178-A, Southeast side of Woodhaven Road 247.16 feet, more or less, West of Seling Avenue.
Petition for Variance for a rear yard.
Edro Builders, Inc. - Petitioner

14th District

HEARING: Wednesday, February 23, 1972 (10:00 A.M.)

The planning staff will offer no comment on the subject petition.

GEG:NFG:cm



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Zoning Commissioner Date: February 2, 1972

FROM: Richard S. Williams

Project Planning Division

SUBJECT: Zoning Advisory Agenda Item #105

January 11, 1972
Edro Builders, Inc.
5/8 S Woodhaven Road, 247' S/W of Seling Avenue

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 3, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time one time before the 23rd day of February, 1972 the last publication appearing on the 3rd day of February, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION FOR VARIANCE FROM ZONING REGULATIONS
14th DISTRICT
LOCATION: Southeast side of Woodhaven Road 247.16 feet, more or less, West of Seling Avenue.
DATE: February 17, 1972
PUBLIC HEARING: Wednesday, February 23, 1972, 10:00 A.M.
Petitioner: Edro Builders, Inc.
111 W. Chesapeake Avenue, Towson, Maryland

ORIGINAL

THE TIMES
NEWSPAPER

RANDALLSTOWN, MD. 21133 Feb. 7, 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in the following

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times

weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 23rd day of Feb., 1972, that to say, the same was inserted in the issue of February 3, 1972.

STROMBERG PUBLICATIONS, INC.

By Rich Morgan

MAY 01 1972

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner due to the shape and topography of the lot

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested will not adversely affect the health, safety and general welfare of the community

to permit a rear yard setback of 16.13 feet instead of the required thirty (30) feet should be granted

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd 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 order, to permit a rear yard setback of 16.13 feet instead of the required thirty (30) feet subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

184

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H72-178-A

District *14*
Posted for: *Heavy Mid. Dbl. 23-1872 C. 10:00 A.M.*
Petitioner: *Edco Builders, Inc.*
Location of property: *8815 E. Woodhurst Rd. 247.16' W. of*
Selling Ave.
Location of Sign: *O. Babel in Yard of Front Lot between*
New Rome & Steel
Remarks:
Posted by: *Paul H. Huns* Date of return: *Feb-10-72*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes ☐ No ☐									
Previous case: <i>[Signature]</i>	Map # <i>[Blank]</i>									

William J. Huns, Jr., Esq.
21 W. Chesapeake Avenue
Towson, Md. 21204

Item 105

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 11th day of January 1972

[Signature]
ERIC DIERMAN,
Zoning Commissioner

Petitioner: *Edco Builders, Inc.*

Petitioner's Attorney: *William J. Huns*

Reviewed by: *[Signature]*
Chairman of
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 1510

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 28, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
PINK - AGENCY
Edco Builders, Inc.
1400 Selling Ave.
Baltimore, Md. 21206
Petition for Variance
H72-178-A

250 CMB

BALTIMORE COUNTY, MARYLAND No. 1547

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 10, 1972 ACCOUNT 01-662

AMOUNT \$56.75

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
PINK - AGENCY
Huns, J. Huns & Huns
21 W. Chesapeake Ave.
Towson, Md. 21204
Advertising and posting of property for Edco Builders
H72-178-A

56.75 CMB

