

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Anton Farms East, 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 1302.39 (208.1) To permit a width at the front building line of 65' in lieu of the required 70'.

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

Parcel is otherwise un-buildable.

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.

Anton Farms East, Inc.  
Contract purchaser  
Address 4612 HANNAWAY ROAD  
Baltimore, Maryland 21208  
Petitioner's Attorney  
Proponent's Attorney

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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1972 at 10:30 clock

Eric D. Nenna  
Zoning Commissioner of Baltimore County  
(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna  
Zoning Commissioner  
FROM: Richard B. Williams  
Project Planning Division  
SUBJECT: Zoning Advisory Agenda Item #108

January 11, 1972  
Anton Farms East, Inc.  
W/S Baltimore Road, 86.20' N of Brattle Road

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

## SHAPIER & KOREN Construction Co., Inc.

### CONTRACTORS AND BUILDERS

4612 HANNAWAY ROAD  
PATSBURG, MARYLAND 21208

### DESCRIPTION

PARCEL "C" BLOCK "C" SECTION #3

LAYDON PARK

Beginning for the same on westside of Baltimore Road 86.20 feet north of Brattle Road, being known as Parcel "C" block "C" as shown on the re-subdivision Plat of Laydon Park Section 3, Second District in Baltimore County Plat Book No. 30 folio 95.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric D. Nenna, Zoning Commissioner Date: February 17, 1972  
FROM: George E. Gavrellis, Director of Planning  
SUBJECT: Petition #72-179-A, West side of Baltimore Road 86.20 feet North of Brattle Road.  
Petition for Variance for Front Building Line.  
Anton Farms East, Inc.  
2nd District  
HEARING: Wednesday, February 23, 1972 (10:30 A.M.)

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

GFG:NEG:cm

## BALTIMORE COUNTY BOARD OF EDUCATION

### ZONING ADVISORY COMMITTEE MEETING OF Jan. 11, 1972

Petitioner: Anton  
Location:  
District: 2  
Present Zoning:  
Proposed Zoning:  
No. of Acres:

Comments: NO REVIEW ON STUDENT POPULATION

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 1, 1972

Mr. Richard Koren  
Anton Farms East, Inc.,  
4612 Hannaway Road  
Baltimore, Maryland 21208

RE: Type of Hearing: Variance  
Location: W/S Baltimore Road, 86.20' N. of Brattle Road  
Petitioner: Anton Farms East, Inc.  
Committee Meeting of January 11, 1972  
2nd District  
Item 108

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 west side of Baltimore Road, approximately 86 feet north of the intersection of Brattle Road. The property is currently undeveloped and is located on a fairly steep grade. The property across the street is also undeveloped. There is existing curb and gutter at this location. There are existing residences both to the north and south of the subject site. Also, Baltimore Road dead ends at the northernmost property line - from the north there is a steep grade to the properties below. Baltimore Road will never be constructed to connect with adjoining property to the north. There has been constructed a concrete barrier to divert water to either side of Baltimore Road into existing storm drains.

### BUREAU OF ENGINEERING

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways

No further Highway Improvements are proposed for Baltimore Road on existing County streets.

Any driveway proposed for this parcel of land must be constructed on the south side of the site.

Mr. Richard Koren  
Anton Farms East, Inc.  
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### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, dumping 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.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within the utility easements traversing this site.

### Water:

Public water supply is available to serve this property.

### Sanitary Sewers

Public sanitary sewerage is available to serve this property. The Petitioner is cautioned as to the location and construction of a house connection from Manhole #2302 due to proximity of the existing storm drain and storm drain inlet (See Drawings #70-063, File 1 and #70-063, File 4).

### DEPT. OF TRAFFIC ENGINEERING

No traffic problems are anticipated at this site.

### FIRE DEPARTMENT

This office has no comment on the proposed site.

### HEALTH DEPARTMENT

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

Mr. Richard Koren  
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February 1, 1972

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 50 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

JJD:JD

Enc.

Pursuant to the advertisement, posting of property, at a 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

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 width at the front building line of sixty-five (65) feet instead of the required seventy (70) feet should be granted.

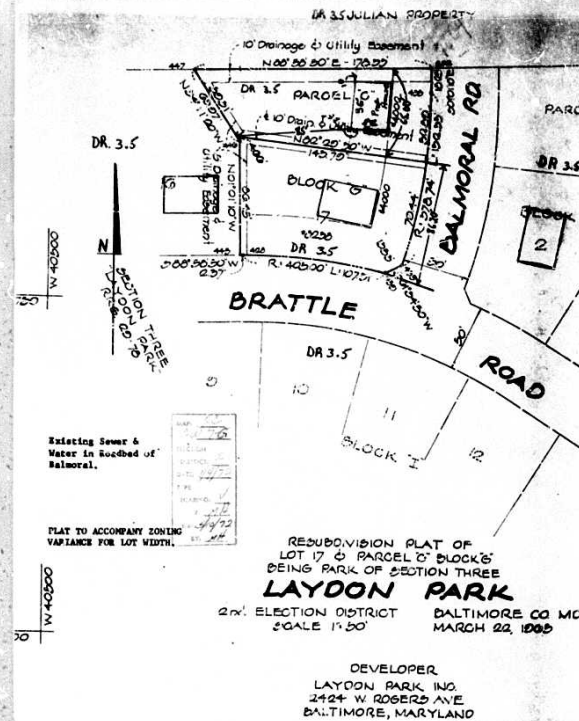
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 23rd day of March, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a width at the front building line of sixty-five (65) feet instead of the required seventy (70) 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



Mr. Richard Karon  
Anton Farm East, Inc.,  
4612 Hawkbury Road  
Baltimore, Maryland 21208

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

*John L. Karon*  
Zoning Commissioner

Petitioner: Anton Farm East, Inc.

Petitioner's Attorney

Reviewed by

*John L. Karon*  
Chairman of  
Advisory Committee

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd

Date of Posting: Feb 5, 1972

Posted for: Variance

Petitioner: Anton Farm East, Inc.

Location of property: W. of Brattle Rd. 95 ft. 2nd. of Brattle Rd.

Location of Signs: W. of Brattle Rd. 95 ft. 2nd. of Brattle Rd.

Remarks:

Posted by: *John L. Karon*

Date of return: Feb 11, 1972

### PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Visit 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<br>ZC, BA, GC, CA                    |                                                                                                              |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>WCP</i>                         | Revised Plans:<br>Change in outline or description: Yes <input type="checkbox"/> No <input type="checkbox"/> |    |          |    |           |    |         |    |           |    |
| Previous case:                                  | Map #                                                                                                        |    |          |    |           |    |         |    |           |    |

### 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

day of February, 1972, the 23rd publication appearing on the 3rd day of February, 1972.

*L. Leach*  
Manager

Cost of Advertisement, \$

ORIGINAL

OFFICE OF

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 February 7, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One

week before the 7th day of Feb., 1972, that is to say, the same was inserted in the issue of February 3, 1972.

STROMBERG PUBLICATIONS, Inc.

*By Ruth Morgan*

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

1598

DATE March 22, 1972 ACCOUNT 01-662

AMOUNT \$36.50

WHITE - CASHIER  
Schaefer & Karon Construction Co.  
4612 Hawkbury Rd.  
Pikesville, Md. 21208  
Advertising and posting of property  
#72-179-A

YELLOW - CUSTOMER

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

No. 1511

DATE Jan. 28, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER  
Schaefer & Karon Construction Co.  
4612 Hawkbury Rd.  
Pikesville, Md. 21208  
Petition for Variance for Anton Farm East, Inc.  
#72-179-A

YELLOW - CUSTOMER

25.00