72-240 - A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BAI-TIMORE COUNTY:

I, or we, Saunders N. Alzend, Jr. 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 ... 'B02,3C1 (211,11); to allow for a

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

The 52-1/2 ft. frontage is vacant and the lots on either side are improved with a 50 ft. and a 72-1/2 ft. frontage and there is no additional land which may be accuired.

See attrched description

2/1/2 Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay sepenses of abore Variance advertising, posting, etc., upon filing of this tition, had further agree to and are to be bound by the zoning regulations and restrictions of image County adopted pursuant to the Zoning Law For Baltimpre County.

Petitioner's Attorney
Saunders M. Almond, Jr.
S Jenifer, Ruilding
Towson, Maryland 21264

ORDEPED By The Zoning Commissioner of Baltimore County, this ... 7th

of 25.7...70 AM. March... 197 2., that the subject matter of this petition be advertised as required by the Zouling Law of Baltimere County, in two newspapers of general circulation throughout Battimere County, that property be posted, and that the public hearing be had before the Zouling Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 12th _____day of Ap 11 197 1:30 o'clock

Fami De Maria sissioner of Baltimore County. 4/12/72

100

2/2/22

Bldg, Town Just 2000

1:30p

100

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE - Lot 45, 44 and PART of Lot 43, SECTION D -YORKSHIRE

January 25, 1972

BEGINNING for the same at a point on the north side of Oakway Road at a distance 312.5 ft. from the intersection formed by the center line of Sweetbrier. Lane and the northernmost Right of Way line of Oakway Road at the division line between Lots 45 and 46, Section D as shown on the Plat of Yorkshire recorded among the Land Records of Baltimore County in Liber WPC 7. folio 21, running thence and binding on the north side of Oakway Road and on lot 45, 44 and part of 43 as shown on the aforesaid plat, as now surveyed, N86°44'54"W 52.50 ft., thence leaving the north side of Oakway Road and running for line of division through lot 43 as shown on the aforesaid plat N3°15'06"E 150.00 ft. running thence and binding on the part of the rear line of Lot. 43 and on the rear lines of lot 44 and 45 as shown on the aforesaid plat \$86°44'54"E 52.50 ft., running thence and binding on the division line between lot 45 and 46 as shown on the aforesaid plat 53°15'06"W 150.00 ft. to the place of beginning.

CONTAINING 6.1608 acres of land pore or less. BEING all of lots 45, 44 and part of lot 43 as shown on Plat of Yorkshire recorded among the Land Records of Baltimore County in Liber WPC 7, fclio 21.



BALLIMORE COUNTY, MARY ND

INTER-CFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. April 12, 1972

FROM. Leslie H. Grauf, Deputy Director of Planning

SUBJECT Petition 72-240-A. North side of Oakway Road 312.5 feet east of Sweetbrie: Lane.
Petition for Variance for Front Building Line.
Saunders M. Almond, Jr. - Petitioner

8th District

HEARING: Wednesdoy, April 12, 1972 (1:30 P.M.)

The Office of Planning and Zoning has reviewed the subject petition

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEER
JEFFFRSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDE

March 15, 1972

TO. Michael S. Flanigan SUBJECT:

Item 140 - ZAC - February 29, 1972 Property Owner: Scunders M. Almond, Jr. Oakway Road E. of Sweerbriar Road Variance from Section 1802,3C.1 lot width

No traffic problems are expected from this sim.

MSF:nr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Harch 16, 1972

Saundars M. Almond, Jr., Esq., Jenifer Building Towson, Maryland 21204

RE: Type of Hearing: Variance Location: I/S Oskway Road, 312' E. of Sweetbrier Road Petitioner: Saunders M. Almond, Jr. 8th District

OLIVER L MYERS

STATE BOARS CORER

BULLATION PICK PREVENDEN

PROFEST PLAYSING

LOADD SE CHICATION

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced polition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject properly is located on the north side of Oakway Road approximately 312 feet ceat of Sweetbrier Lane. The property is currently innovaed with an existing two-story colonial dwalling that is in excellent condition and is located on the west side of the lot. The other properties along both sides of Oakway Road are all well maintained two-story from and brick deallings. There is no cuch and gutter existing along Oakway Road 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.

datumy Road, an existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross section on the existing 40-foot right-of-way. Higher improvement, are not required at this time.

Sediment Control:

Saunders N. Almond, Jr., Esq. Item 140 Page 2 Harch 16, 1972

damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitiner must provide necessary drainage facilities (temporar, or permanent) to prevent creating any muisances or demogras to edjecent; permanent is prevent creating any muisances or demogras to edjecent; or any problem which may result, due to improve grading or improper installation of drainage facilities, would be the full repossibility of the Petitioner.

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

BOARD OF EDUCATION:

FIRE DEPARTMENT:

JJ0:J9

The Fire Department has no comment on the proposed site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available and no health

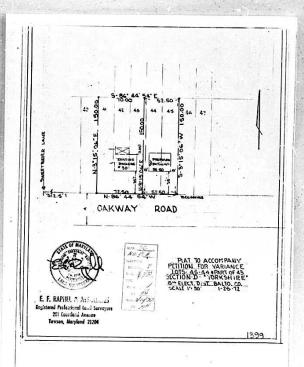
BUILDINGS ENGINEER'S OFFICE:

Petitionar to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

ZONING ADMINISTRATION DIVISION:

This polition is accorted for filing on the date of the enclosed filing certificate, Police of the hearing date and Line, which will be held not less than 90, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, theyer GLIVER L. MYERS, Chatreon



BALTIMORE COUNTY, MARYLAND No. 2145 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT April 12, 1972 ACCOUNT 01-662 \$47.14 PINK - ADDRESS Saunders M. Almond, Jr., Emq. Jonifer Building Townon, Md. 21205 Advertising and posting of pro \$72-20-14 4744 1591 BALTIMORE COUNTY, MARYLAND OFFICE OF F ICE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Harch 20, 1972 ACCOUNT 01-652 AMOUNT___ \$.75.00 PIRTRIBUTION Saunders M. Almond, Jr., Esq.
Jenifer Bidg.
Towson, Md. 21204
Petitics for Bariance for Saunders M. Almond, Jr.
972-240-264 5 978-8 20 25.0 CMC

JUL 12 1972

Pursuant to the adversement, posting of property, and public paring on the above petition and it appearing that by reason of the . lowing firsting of facts due to the lot size not being compatible to the present day regulations, 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 Variances requested not adversely affecting the health, safety, and general welfare of the community, a Variance to permit 52 1/2 foot frontage instead of the required 55 feet on the building lot composed of Lots 44, 45 and the eastermost 2 1/2 feet of Lot No. 43 should be granted. 31 Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of __May _____ 197 2_, that the herein Petition for a Variance should be and the is Granted, from and after the date of this Order, to permit a 52 1/2 foot frontage same is grante. How an interest and on the building lot composed of Lots 44, 45 and the castermost 2 1/2 feet of Lot No. 43 subject to the superodal of a site plan by the bureau of Public Services and are Office of Planning and uant to the advertisement, posting of property and public hearing on the above petition and Coppearing that by reason of.... the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltin ore County, this 1 * that the above Variance he and the same is hereby DENIED

TOWSON I IM ES TOWSON, MD. 21264

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinemna Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 27 day of March 19 72 that is to say, the same was inserted in the issue of Harch 23, 1972.

STROM/ERG PUBLICATIONS. Inc.

By Ruth morgan

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to outline Granted by ZC, BA, CC, CA Reviewed by: Revised Plans: Change in outline or description ____Yes Previous case: Map #

-	PETITION POR A VARIANCE
	ZONING: Patition for Variance for
	LOCATION: North sale of Dakwen
	DATE & TIME Work, aday, April 12 1971 of 1:50 P.M. PUBLIC HEARING: Book 100 County Office Building, 111 W. Changeals Avenue.
	County Office Building, 111 W CLesapeake Averus, Towney March
	Ton Source Comment
	Saltimore County, by authority of the Zoning Act and Sarting of Saltimore County, will said a push
	Petitior, for Vertage from the
	County to permit 53 to trentage in-
	15 and the entermont 1-16 feet of
	excepted as follows: Section 1877 ICI (211.11) - Front
	All that percet of last a the
	BEGINNING for the same of a point on the north side of Chilbreny Road at a distance of 1155 m from
	the intersection formed by the number time of Sweetheiter Lame and the nuclbershoot Backs of Was In-
	Delway Road at the division line belwate Lote is and is, Section D at shown on the Plat of Venture
	of Baltimore County in Line WPC 7, felto 21, running thems and back
	and on lot 15, 14 and part of 13
	now surveyed, N 54" 60" 50" W 52.50 ft., thence leaving the north side of Onlyany Road and the north side of
	of dirition through let 42 on shown on the aforesoid plot N 2" 13' 04" E
	ing on the part of the year line of
	Afterested plat S at 41 1. E 12.10 ft., running thence and binding on
	as at the of W 150.00 ft to the
	Cintaining allest acres of land
	lot 42 as shown an Plat of York- shire recorded among the Land Re-
	WPC 7, follo 21. Being the property of Seuchers
ľ	plan filed with the Zonked Department
	12, 1972 at 1:20 P.M. Public Hearing: Room 106, County
-	Avenue. Towson, Md By order of
100	S. ERIC DIMENNA Zening Commissioner of

0 CERTIFICATE OF PUBLICATION

TOWSON, MD., March 23 , 19 72 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on the ____ 23rd ____ day of _____ March__ 19.72..

of Leanh Street

Cost of Advertisement, \$__

CERTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNTY # 72 - 240-A Detect St. Date of Posting S. - 23. 22
Prairie for Hearing Med Offer, 12t 1972 & 1/30 RM.
Politioner Sacinders Mr. Climend Ja.
Lecation of property N/S of Clarinary Rord 3/2 5 Each of Secultriais Commissioners.

Secultriais Commissioners of Secultriais Commissioners. Posted by Mul A Mes Date of return 3-30-72

nders M. Almond, Jr., Esq., Jenifer But Iding BALTIM' COUNTY OFFICE OF PLANKING AND MING

Your Petition has been received and accepted for filing

Patitioner: Saunders M. Almond, Jr. Petitioner's Attorney_

Zoning Commissioner of Baltimore County