

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Saunders M. Almond, 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... 802.3C1 (211.111) to allow for a 52-1/2 foot frontage rather than a 55 ft. frontage on the building lot composed of lots nos. 44, 45 and the easternmost 2-1/2 ft. of lot no. 43 in Section D, 74 as shown on the Plat of "Yorkshire", which plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7 folio 21.

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 acquired.

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

Address

Legal Owner

Address

Petitioner's Attorney

Address

Protestant's Attorney

Towson, Maryland 21204

ORDEPED By The Zoning Commissioner of Baltimore County, this... day

of 7:20 AM March 1, 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... day of... 1972, at... o'clock

of 1:30 PM

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 16, 1972

Saunders M. Almond, Jr., Esq.,
Jennifer Building
Towson, Maryland 21204

RE: Type of Hearing: Variance
Location: 1/2 Oakway Road, 312' E. of
Sweetbriar Road
Petitioners: Saunders M. Almond, Jr.
8th District
Item 140

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 north side of Oakway Road approximately 312 feet east of Sweetbriar Lane. The property is currently improved with an existing two-story colonial dwelling 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 frame and brick dwellings. There is no curb and gutter existing along Oakway Road at this location.

BUREAU OF ENGINEERING:

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

Highways:

Oakway 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. Highway improvement is not required at this time.

Setback Controls:

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

Saunders M. Almond, Jr., Esq.
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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 Sewer:

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

BOARD OF EDUCATION:

No bearing.

FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available and no health hazards are anticipated.

BUILDINGS ENGINEER'S OFFICE:

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

ZONING ADMINISTRATION DIVISION:

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 35 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Rivers, Chairman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Leslie H. Grouf, Deputy Director of Planning

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

8th District

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

The Office of Planning and Zoning has reviewed the subject petition and has no comments to make on it.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

JEFFERSON BUILDING

TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna

FROM: Attn: Oliver L. Rivers

SUBJECT: Michael S. Flanagan

Item 140 - ZAC - February 29, 1972

Property Owner: Saunders M. Almond, Jr.

Oakway Road E. of Sweetbriar Road

Variance from Section 1802.3C.1 lot width

Date: March 15, 1972

No traffic problems are expected from this site.

Michael S. Flanagan
Traffic Engineer Associate

MS:fr

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

No. 2145

DATE April 12, 1972

ACCOUNT 01-662

AMOUNT \$47.44

WHITE - CARRIER

DISTRIBUTION

YELLOW - CUSTOMER

Saunders M. Almond, Jr., Esq.

Jennifer Bldg.

Towson, Md. 21204

Advertising and Posting of property

47.44

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 1591

DATE March 20, 1972

ACCOUNT 01-652

AMOUNT \$25.00

WHITE - CARRIER

DISTRIBUTION

YELLOW - CUSTOMER

Saunders M. Almond, Jr., Esq.

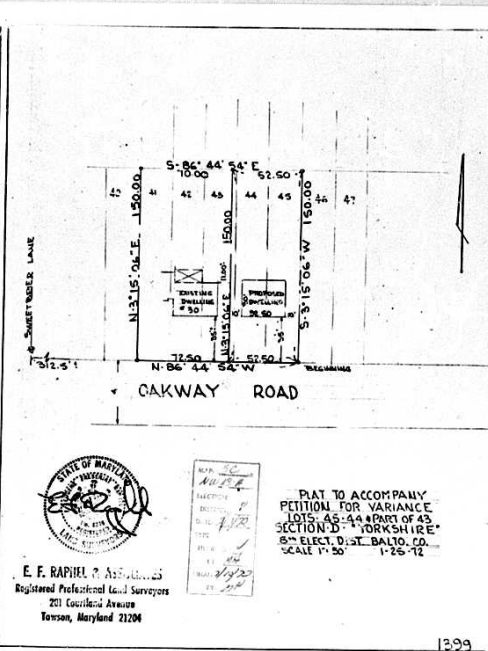
Jennifer Bldg.

Towson, Md. 21204

Petition for Variance for Saunders M. Almond, Jr.

#72-240-A

25.00 REC



JUL 12 1972

Zoning Commissioner of Baltimore County

By Ruth Morgan

Cost of Advertisement, \$_____

Remarks: _____
Posted by Paul H. Hess Date of return 3-30-72
Signature