### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we. George mihalos 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. George mihalos petition for a Variance from Section 1502e 3C. 1 to permit lot widths

of fifty feet (50) instead of the required fifty-five feet (551) Let Nos. 106-111, inclusive

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

- 1. Impossible to utilize remainder of property under present soning regulations.
- 2. Land in this area is too costly to maintain as a 100 foot lot.

ee attached a scription

Jeklar

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

1, or we, agree to pay supenses of above Variance advertising, posting, etc., upon filing of this tilon, and further agree to and are to be bound by the zoning regulations and restrictions of immore County adopted pursuant to the Zoning Law For Battimore County.

radress 9213 Boordale 16 BALTO. MD. 21231 Petitioner's Attorney

required by the Zoning Law of Baltimore County, in two newspapers of general circulation Balthager County, that property be posted, and that the public hearing be had before Commissioner of Baltimore County in Room 106, County Office Building in Towson,

County, 10:00A 4/17/72

# BALTIMORE COUNTY ZONING ADVISGRY COMMITTEE

March 16, 1972

Mr. George Mihalos 9213 Avondale Road Baltimore, Maryland 21234

RE: Type of Hearing: Variance Location: 9213 Avondale Road Petitioner: George Mihalos Committee Macting of February 29, 1972 14th District Item 138

OLIVER L. WYERS

PURILIPIES OF

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 actition is located on the southeast side of Avondale Road approximately 2500 feet north of Putty HII Road. The property is currently innrowed with a stating two-story from dealting that is kept in excellent condition. There are other existing whellings along both sides if his stret, that are liceted on 50-foot wide lots. There is existing currently and gutter along both sides of Avondale Road at this location.

## BUREAU OF ENGINEERING:

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

Avondate Road, an existing County road, was recently improved as a 35- oot closed-type roadway cross-section on a 50-foot right-of-way. No further highway improvements are required.

#### Sediment Control:

Development of this a pacity through stripping, grading end stabilization could result in a sediment pollution problem,

#### DESCRIPTION OF VARIANCE

TYPETON OF STORE GROVE AND PRING PROCEDED

FOR ZONTING PURPOSES ONLY

Mr. George Mihalos Re: Item 138 March 16, 1972 Page 2

#### Storm Drains:

The Patitioner 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 'vull responsibility of the Patitioner.

#### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this present dwelling.

#### HEALTH DEPARTMENT:

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

## BUILDINGS ENGINEER'S:

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

## BOARD OF EDUCATION:

FIRE PREVENTION:

## The Fire Department has no comment on the proposed site.

## ZONING ADMINISTRATION DIVISION:

The petition and plot are accepted for filling; however, we are a little concerned as to the reasons for setting the proposed challing back 50 feet from the property line instead of maintaining the in line condition that exists along this street.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO\_ Mr. S. Eric DiNenro, Zoning Commissioner Date April 14, 1972

FROM. George E. Gavrelis, Director of Planning

Petition \*72-241-A. Southeast side of Avandale Road 2568 feet northeast of Putry Hill Road.
Petition for Variance for Lot Widths.
George Mihalas - Petitioner

14th District

HEARING: Monday, April 17, 1972 (10:00 A.M.)

The Office of Planning and Zoning will offer no adverse comment on this petition.

0

OLIVER L. HYERS, Chairman

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

GEG: cm

0

Mr. George Hibalos Res Item 138 Page 3 March 16, 1972

BETIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFF'C ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Attn: Oliver L. Myers Michael S. Flanigan

FROM.

SUBJECT.

Item 138 - ZAC - February 29, 1972 Property Owner: George Mihalos 9213 Avondale Road Variance from Section 1802.3C.1 lot widths

This petition is not expected to cause any traffic problems.

March 15, 1972

MSF-ne

JUN 08 1972

0	0										
PETITION	MAPPING			<b>PROGRESS</b>			SHEET				
FUNCTION	Wall Map		Orig	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											

Zoning Commissioner of Baltimore County

Cost of Advertisement, \$\_..

the issue of March 30, 1972.

STROMBERG PUBLICATIONS, INC.
BY Kol Morgan

	<u>January Marine </u>
CERTIFICATE OF POSTING	fir. George Minites Standard S
Louis DEPARTMENT OF BALTIMORE COUNTY #72-241-R	BALTINORE COUNTY OFFICE OF PLANNING AND ZONING
District. 14.11.  District. 14.11.	County Office Building 111 M. Chesapatka Avanua Tautan, Heryland 21204
History Leonge Milala	Your Petition has been received and accepted for filing
orstine of property. S. E. I.S. of Mendals. hd. 2546 N. E. of.  Pully Vill. Rd.  Orstine of Sense J. Levin. Brakel, in Let. No. 9.213. Microbal. Rl.	this 7th day of hareh 1976  Kill Olivership,
	Zoni ng Comal salanor
conserts:  Meth. M. Messer Date of return: 4-4-72  Signature	Petitioners Attorney Reviewed by Merce of Manager

BALTIMORE COUNTY, MARYLAND
OFFICE OF PRIMEE REVENUE DIVISION
MISCELLANGOUS CASH RECEIPT

DATE

3/15/72

ACCOUNT

BARD 10 1538

PRIME ASSESS

PRIME ASSESS

VELLOW CLATTONES

Cash
Pretition for Variance for George Mihalos

2534 4820 15

25.00.000

			3
FALTIMORE COUNTY, OFFICE OF FINANCE - REVEI MISCELLANEOUS CASI	NUE DIVISION	) <sub>Nr.</sub>	2146
DATE April 13, 1972	ACCOUNT 01	-662	
	AMOUNT_	\$39.50	
WHITE - CASHIES	PINK - AGENCY	YELLO	
Baltimore, Ma. 2103	19215 ave	ndall	ed .
Advertising and ros	ite of brobe.	<b>4</b> 3	9.5 CHSc