PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Li

HENR LOWNY Road

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY:

I, or we.Richard. P. & Nancy S. Henry 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__MOG.3R.3 to permit side wards of

25' and 23' instead of the required 50'.

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

Impossible to sell said preperty because of new remine requirements. Have well at present time a centract to sell preperty, if variance is granted. The new near will exerce all 0 to 90 Pancher, (See attached drawine).

I feel that by appreving the above variance, that it will take a hardship away from me as a ewner in selling the property, and also improve the value of said property and all other property in that area.

See attached description

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

I on 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 Ballmore County adopted pursuant to the Zoning Law For Saltmore County. Touland Lattery

Contract purchaser at 5 /201739

Address 3735 Finery Ave Belto M 2,220 BARTIMER MA 21213

Petitioner's Attorney

ORDER ă

MAR 1

ED By The Zoning Commissioner of Baltimore County, this. 14th ut Baltimo

Fire the ferrer

BALTIMORE COUNTY E OF EDUCATION

ZONING ADVISORY CONMITTE MEETING OF FEB 15, 1972

Petitioner: HENRY

District: 15 Present Zoning:

Proposed Zoning:

No. of Acres:

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1972

COUNTY OFFICE BLDG 111 T. Chesaprake Ave. Towars, Maryland 2120:

OLIVER L. MYERS Chairman

MEUNERS BUREAU OF ENGINEERIC

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COUNTS

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNIN NUMBER OF STREET BOARD OF EDUCATION ZONING ADMINISTRATI

INDUSTRIAL DEVELOPMENT

Mr. Richard P. Henry 3735 Elmley Avenue Baltimore, Maryland 21213

PE: PETITION FOR A VARIANCE W/s of Galloway Road, 800' N of Coldspring Road - 15th District

Richard P. Henry - Petitioner NO. 72-249-A (Item No. 131)

BEFORE THE

DEDUTY ZONING

OF

: BALTIMORE COUNTY

AMENDED ORDER

"a Variance to permit side yards of twenty-five feet (25') and twenty-three feet (23') instead of the required fifty feet (50') should be graated."

"that the herein Petition for a Variance to permit side yards of twenty-five feet (25') and twenty-three feet (23') instead of the required fifty feet (50') should

Baltimore County this 1974 day of July, 1972, that the Order dated

July 11, 1972, passed in this matter should be and the same is hereby

be and the same is GRANTED."

It is hereby ORDERED by the Deputy Zoning Commissioner of

RE: Type of Hearing: Side yard Verlance Location: M/S Galloway Rd., 1100? M. of S. Chostnut Read Patitioner: Richard P. and Noncy S.

15th District Committee Meeting of Feb. 15, 1972 Item 131

The Zoning Advisory Committee has reviewed the plans sub-litted with the above referenced petition and has made on 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 geslowsy Road, 1100 feet north of south Chostnut Road, and to presently weath. To the north of the site is a one-story mesonry deciling, and to the south is a one-story frame durilling. Across Gallowsy Road and opposite the site is weent lond. To the west is the Gallowsy Creek. There is no curb and gutter at this location.

BUREAU OF ENGINEERING:

To be improved in the future as a 30-foot closed-type receiving constant on a 50-foot right of way. Mighery improvements are not required at this time. Highway right of way and widening, including one necessary revertible consents for slows will be required in connection with any grading or building send; splitting, the plant of the properties of the p application. The plan should be revised to indicate the proposed highway widening strip (10 feet wide) scross the frontage of this property.

DESCRIPTION

on rains lagared has the west side of Callessy Read, approximately, 1200 Satth of Chestmathead and being lower as Lat Suppore LT and 16, as Plan 1 of the suddivision of realway's Custras and recorded in the Land Records of Patterse County in Libro 2007, 7016-801.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO....Mr. S. Eric DiNenna, Zoning Commissioner Date April 21, 1972

Petition *72-249-A. West side of Galloway Road 800 feet North of Coldapring Road.
Petition for Voriance for Side Yards.
Richard P. and Nancy S. Henry - Petitioners

15th District

Monday, April 24, 1972 (1:00 P.M.)

The Office of Planning and Zoning will make no comment on this petition

Mr. Richard P. Henry Res Richard P. and Nancy S. Henry Page 2 Item 131

Merch 22, 1972

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sadiment pollution problem, Jamaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top scil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent proporties, especially by the concentration of surface waters. Correction of any aroblem which may result, due to inspoper grading or improper installation of drainage Facilities, would be the full responsibility of the Petitioner.

No incroachment by construction of any structure, including footings, will be permitted within the utility essement, 20 feet wide, (NW 69-109) which traverses this site. During the course of grading or construction on this property protection must be afforded by the contractor to prevent drange to the existing recently constructed public storm drain and outfall channel. The protection of the drain system and any drange sustained would be the full responsibility of the feltitioner.

The property to be developed is located adjacent to the water front. The Patitioner is advised that the proper sections of the Baltimore County Building Code must be followed where elevated limitations are placed on first floor levels of residential development and other spec' construction features are

Waters

Public water supply is available to serve this property.

Public sanitary severage is not aveilable to serve this promorty.

PROJECT PLANNING DIVISION:

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

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated at this site.

Mr. Richard P. Henry Page 3 Item 131

March 22, 1972

HEALTH DEPARTMENT:

Metropolitan water is available to the site.

Complete soil evaluation must be conducted prior to approval of building

FIRE DEPARTMENT:

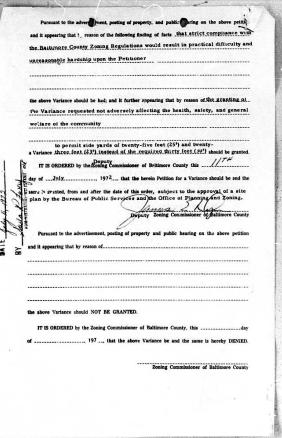
This department has no comment on the proposed site.

ZCHING ADMINISTRATION DIVISION:

The subject petition is accented for filing; however, revised plans indicating the proposed widening for Gallowsy Road should be submitted prior to the hearing data.

This petition is accepted for filing on the date of the enclosed filing certificate, Notice of the hearing date and time, which will be half 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.

Olive I Mige OLIVER L. MYERS, Chairman



RANDALI STOWN, MD. 21133

☐ Catonsville Times
☐ Dundalk Times

■ Essex Times

the issue of April 6, 1972.

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

of April 19.72 that it to say, the same was inserted in

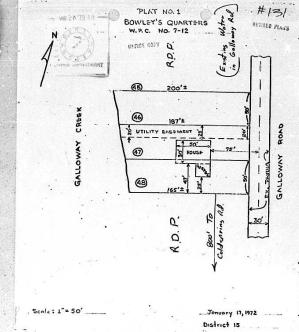
April 10 - 19 72

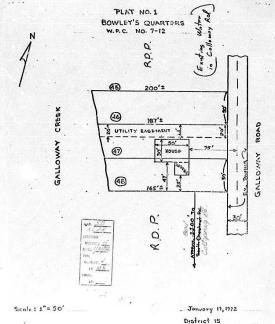
Towson Times

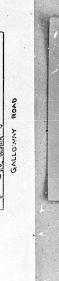
☐ Arbutus Times
☐ Community Time

STROMBERG PUBLICATIONS, INC.

18 Buth morgan







BALTIMORE COUNTY, MARYLAND

John Zander
John Zander
John Zander
Route 15 hox 739
Relitimere, Md. 21220
Petition for Variance
#72-249-A

ATR April 3, 1972 ACCOUNT 01-652

-25.00

25.00 MSC

39.50 MSC

CERTIFICATE OF FASTING DEPARTMENT OF BALTIMORE COUNTY #72-249-1 Date of Posting 4-6-72 Posted for Heaving april 34 pt 1972 to 11 P.M. Location of property W/s of Shellaway Rd Soo Ny Carlying Pl Location of Signe I Sign Gostel in trent & lot 4? Posted by Marie N Here Date of return April - 13 72

•
CERTIFICATE OF PUBLICATION
TOWSON, MDApr:11.6
THIS IS TO CERTIFY, that the annexed advertisement w
iblished in THE JEFFERSONIAN, a weekly newspaper print
d published in Towson, Baltimore County, Md.,
one time messesses weeks before the 24th
y of
pearing on the 6th day of APT11
. 72
HE JEFEERSONIAN.

appearing on the 6th day of April 19.72

THE JEFFERSONIAN.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Gran'ed L ZC, BA, CC, CA Reviewed by: UCB Change in outline or description___Yes Previous case: Map 1 E-58

BALTIMORE COUNTY, MARYLAND Ma. 3742 DATE July 10, 1972 ACCOUNT 01-662 DISTRIBUTION itchard P. Henry
3735 Eluley Ave.
Baltimore, Md. 21213
Advertising and posting of property
\$72-249-4