

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl L. Whitcraft, 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, 1400, 1383

herby petition for a Variance from Section. XXXXXXX to permit side yard setbacks of 30' and 42', instead of the required 50' and 60'.

Section 301.1 to permit an open carport XXXXXXX instead of the required 37.50' along the South property line.

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

1. We bought this land it was more than the required amount. We were unable to build then and would to now. The house will be for our own use.

2. The only other house on that side of the road is 135' from our property line.

3. We have changed our house plans so that we will have setback as possible. We can not buy any land on either side. The Petition has been approved.

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 Carl L. Whitcraft  
Address Chickens, Md. 21120

Petitioner's Attorney Carl L. Whitcraft  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

March 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 through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of May, 1972, at 10:30 o'clock

Carl L. Whitcraft  
Zoning Commissioner of Baltimore County

## **Zoning Description:**

Beginning for the same on the E/S of York Rd., 66' wide, at the Distance of 1200' S. of Lowndes Rd. Thence running the 4 following courses and Distances

(1) S 3° W 100'

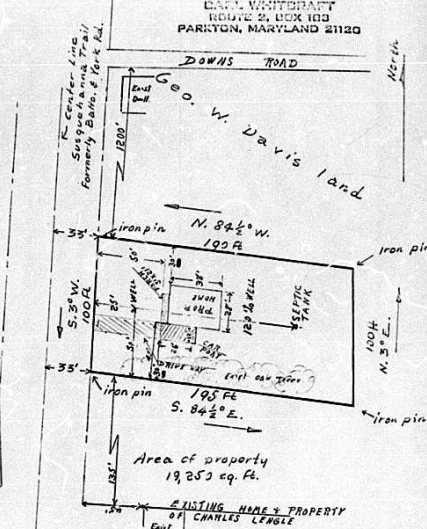
(2) S 84½° E 195'

(3) N 3° E 100'

(4) N 84½° W 190'

To the place of beginning. Containing approximate 19,250 Sq. Ft. of land. Seventh Election District, Baltimore County, Md.

**C. L. WHITCRAFT**  
ROUTE 2, BOX 103  
PARKTON, MARYLAND 21120



Draft of a tract of land in the 7th District, Baltimore Co., Md., sold by Geo. W. Davis to Cecil E. Doster to Carl L. Whitcraft Surveyed Nov. 24, 1955 A. P. Dice, R. E. Scale - 1" = 50'

BALTIMORE COUNTY, MARYLAND No. 2130  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE April 24, 1972 ACCOUNT 01-662  
AMOUNT \$72.75  
WHITE - CASHIER Carl L. Whitcraft  
DISTRIBUTION Yellow - CUSTOMER  
PARKTON, MD. 21120  
Advertising and post. of property 172-55-4 184 0 12 24 53.75 REG

BALTIMORE COUNTY, MARYLAND No. 2133  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE April 6, 1972 ACCOUNT 01-662  
AMOUNT \$25.00  
WHITE - CASHIER Carl L. Whitcraft  
DISTRIBUTION Yellow - CUSTOMER  
PARKTON, MD. 21120  
Petition for Variance 172-55-4 184 0 08 27 25.00 REG

## **BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

April 6, 1972

Mr. Carl L. Whitcraft  
Parkton, Maryland 21120

RE: Type of Hearings: Variance  
Location: E/S York Road, 1200' S. of  
Downs Road  
Petitioner: Carl L. and Ruth H. Whitcraft  
7th District  
Item 143

Dear Mr. Whitcraft:

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 east side of York Road, Rte. 45 in the 7th District of Baltimore County, approximately 1200 feet south of Downs Road. It is currently an unimproved partially wooded lot which was subdivided in 1972. Directly across the street from the subject property is the 7th District Elementary School. There is no curb and gutter existing at this location, nor are public utilities available in this area.

### **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.

### **General:**

It appears that a subdivision plat may be required in connection with the subdivision of the overall property of which this site is a part.

### **Highways:**

The Baltimore-Harrisburg Expressway (I-83) and York Road (Md. 45) are State roads; therefore, all improvements, intersections and entrances on these roads will be subject to the State Highway Administration requirements.

Mr. Carl L. Whitcraft  
Item 143  
Page 2  
April 6, 1972

### **Settlement Control:**

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

### **Storm Drains:**

The Baltimore-Harrisburg Expressway (I-83) and York Road (Md. 45) are State roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration.

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 not available to serve this property.

This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewerage Plan for 1970-1980, amended 1971.

### **PROJECT PLANNING DIVISION:**

The Office of Planning has reviewed the subject site plan and offers the following comments:

The property was originally subdivided in May of 1972, as a lot of 100' x 200', and it appears that the State may have required a portion of the rear of the lot.

### **FIRE DEPARTMENT:**

This office has no comment on the proposed site.

### **DEPT. OF TRAFFIC ENGINEERING:**

The variance to this site is not expected to create any traffic problems.

Mr. Carl L. Whitcraft  
Item 143  
Page 3  
April 6, 1972

### **HEALTH DEPARTMENT:**

See Bill No. 100 of Planning & Zoning.

Complete soil evaluation must be completed, and approved water well must be drilled prior to approval of permit.

### **BOARD OF EDUCATION:**

No bearing on student population.

### **BUILDING'S ENGINEER OFFICE:**

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

### **STATE HIGHWAY ADMINISTRATION:**

The subject plan indicates the property fronting on "Susquehanna Trail," formerly Baltimore & York Road. The State Highway Administration has no record of the Highway being known as Susquehanna Trail. It is officially known as York Road, State Route 45.

An inspection at site revealed that the property also binds on the Baltimore-Harrisburg Expressway, Interstate Route 83. This should be indicated on the plan.

Any access from York Road will be subject to approval and permit from the State Highway Administration.

### **ZONING ADMINISTRATION DIVISION:**

The subject petition is accepted for filing; however, it is recommended that the petitioner redraw his plans that indicate his property lines correctly, showing them at right angles to the State Highway. It appears that they are on a slight angle here and, if this is not correct, it would affect their setback requests in this Variance.

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

Mr. Carl L. Whitcraft  
Item 143  
Page 4  
April 6, 1972

30, nor more than 90 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

OLM:JDIJSD  
Enc.

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Zoning Commissioner of Baltimore County

Cost of Advertisement, \$\_\_\_\_\_

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#122-255-A

Date of Posting: 4-13-72

Posting Made: May 1, 1972, at 10:30 A.M.

Whereof:

1/2 of 7.300 A.C. 1200 de Downum Rd.

on Parcel on Town Lot 1911 across rd

to 1200 de Downum Rd.

N. Bear

Date of return: 4-20-72