

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOHN STRAY, 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 1802.3C.1 to permit a side yard of 3 feet instead of the required 8 feet

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

There is insufficient footage between house and property line to allow for required 8 foot setback from property line.

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 JOHN STRAY
Address 1540 Chapel Hill Drive
Baltimore, Maryland, 21237

DATE July 2, 1972
BY Charlotte M. Pine
Attorney's Name Charlotte M. Pine
Address 667 Baltimore Avenue
Towson, Md. 21204

ORDERED By The Zoning Commission of Baltimore County, this 16th day

of June, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1972, at 1:30 o'clock.

By Eric DiNenna
Zoning Commissioner of Baltimore County.

DESCRIPTION

BEING located on the south side of Chapel Hill Drive, 270 feet east of Burnfield Road and being known as Lot No. 6 - Block D of the Revised Subdivision Plat of Block D and Part of Block E, Section 2 of Greenview and recorded among the Land Records of Baltimore County in Plat Book GLB 25, Folio 68.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1972

JOHN J. OILLO, JR.
Zoning Technician

Mrs. Charlotte M. Pine
607 Baltimore Avenue
Towson, Maryland 21204

RE: Petition for Variance
Item 209
John Stray - Petitioner

Dear Mrs. Pine:

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Chapel Hill Drive, approximately 270 feet east of Burnfield Road, in the 14th District of Baltimore County. This residential property is built in the subdivision known as Greenview and is improved with a one story dwelling that is in good repair. This property is also improved with a fenced in rear yard with an in ground swimming pool. There are residential homes of like quality on either side and across the street from this property. Curb and gutter exist along Chapel Hill Drive at this location.

This petition is accepted for filing, however, revised plans that indicate all improvements on the site including the fence, swimming pool and driveway, also the existing homes on each side of the site, as well as the homes on the north side of Chapel Hill Drive, must be shown. These revised plans must be submitted prior to the hearing.

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.

Very truly yours,

OLIVER L. MYERS, Chairman

JOHN J. OILLO, JR., Zoning Technician II

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna Date: June 20, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth M. Diver, P.E.
SUBJECT: Item #209 (1971-1972)
Property Owner: John Stray
S/S Chapel Hill Drive, 270' E. of Burnfield Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard of 3' instead of the required 8'.
District: 14th
No. Acres: 70' x 157'

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #209 (1971-1972).

Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

1-45' Ery Sheet
13 NS 21 Position Sheet
MS & P Topo
59 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

42-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATTN: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: John Stray

Location: S/S Chapel Hill Drive, 270' E of Burnfield Road
Item No. 209 Zoning Agenda Tuesday, June 13, 1972

Gentlemen:

Pursuant to your request, the referenced property have been surveyed by this Bureau and the comments below marked with an "x" are amicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or resumption of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code" 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Kelly Planning Division
Social Inspection Division
mb 4/17/72

Noted and
Approved: Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 209, Zoning Advisory Committee Meeting June 13, 1972, are as follows:

Property Owner: John Stray
Location: S/S Chapel Hill Drive, 270' E of Burnfield Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard of 3' instead of the required 8'.
District: 14
No. Acres: 70' x 157'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mdc

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 249

June 13, 1972

TOWSON, MARYLAND - 21204

Property Owner: STRAY

District: 14

Present Zoning: D.R. 5.5

Proposed Zoning: VAR

No. Acres: 70' x 157'

RE: REASONING ON STUDENT POPULATION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAYRELLIS
Director
Jefferson Building
Suite 301
Towson, Md. 21204
42-2331

June 29, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 209, Zoning Advisory Committee Meeting, June 13, 1972, are as follows:

Property Owner: John Stray
Location: S/S Chapel Hill Drive, 270' E of Burnfield Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard of 3' instead of the required 8'.
District: 14
No. of Acres: 70' x 157'

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

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

AUG 29 1972

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts due to the shape of the lot and the grades and location of the dwelling, strict compliance to the Baltimore County Zoning Regulations would result in a practical difficulty, therefore,

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community

to permit a side yard of three feet (3') instead of the required eight feet (8') should be granted. Deputy Zoning Commissioner of Baltimore County this 25th day of July 1972 that the herein Petition for a Variance should be and the same is hereby DENIED. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community

the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July 1972, that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 10, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 209 - ZAC - June 13, 1972
Property Owner: John Stray
Chapel Hill Drive E. of Burnfield Road
Variance from Section 1802.3C.1 to permit a side yard of 3' instead of req. 7'
District 14

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variance.

Very truly yours,

Michael S. F. anigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 14, 1972

FROM: Norman E. Garber, Office of Planning

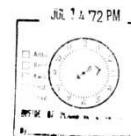
SUBJECT: Petition #73-13-A, South side of Chapel Hill Drive 270 feet east of Burnfield Road.
Petition for a variance for a side yard.
John Stray - Petitioner

14th District

HEARING: Monday, July 17, 1972 (1:30 P.M.)

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

NEG:cm



Plan showing property known as Lot 1514, Chapel Hill Drive, Baltimore County, Md. Also known as Lot 6-Block D as shown on Revised subdivision plat of Block D and East of Block 14, Section 3 of Township 14 North and recorded among the land records of Baltimore County in Plat Book CLB 25 Folio 68.

ZONED D.R.5.5
14TH DISTRICT
EXISTING PUBLIC WATER AND SEWER FACILITIES

THIS IS TO CERTIFY that I have located the improvements as shown herein, and that said improvements exist and that said improvements are in conformity with the boundaries.

MATZ, CHILDS & ASSOCIATES
2129 N. CHARLES STREET, BALTIMORE 18, MD.
Scale: 1"=50' Issued: 8-16-72

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

805 Eastern Blvd
Essex, Md. 21221

July 3 - 1972

THIS IS TO CERTIFY, that the annexed advertisement was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 3rd day of July 1972; that is to say, the same was inserted in the issue of June 29, 1972.

Shromberg Publications, Inc.
Publisher.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week at one time consecutive weeks before the 27th day of July 1972, the first publication appearing on the 20th day of June 1972.

Cost of Advertisement \$

THE JEFFERSONIAN
Manager.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-13-A

District: 14th Date of Posting: June 22, 1972
Posted for: Hearing Monday, July 17, 1972 @ 1:30 P.M.
Petitioner: John Stray
Location of property: S. of Chapel Hill Road 270' East of Burnfield Rd.
Location of Sign: Sign posted N. end of No. 1514

Remarks: Posted by: Mark N. Hen Date of return: July 6, 1972

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map	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					
Reviewed by:					
Previous cases:					
Revised Plans:					
Change in outline or description					
Map #					

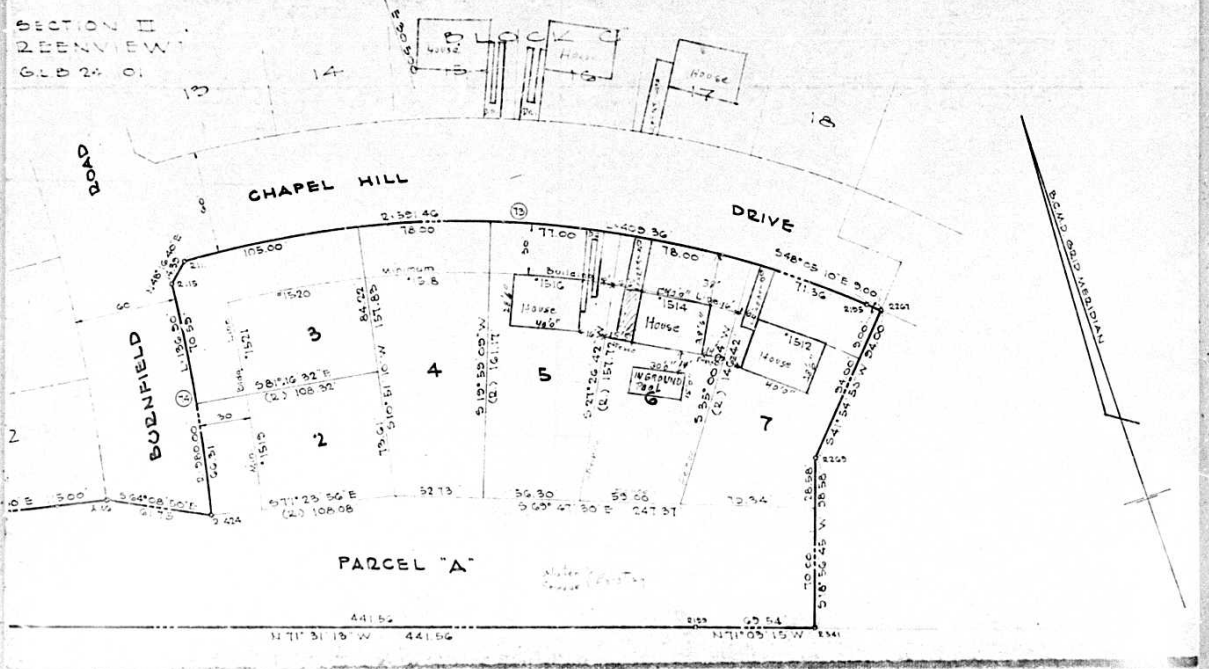
BALTIMORE COUNTY, MARYLAND No. 3747
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: July 12, 1972 ACCOUNT: 01-602
AMOUNT: \$37.25
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Phillips Roofing Co., Inc.
4721 Liberty Heights Ave.
Baltimore, Md. 21207
Advertising and posting of property for John Stray #73-13-A

BALTIMORE COUNTY, MARYLAND No. 3724
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 26, 1972 ACCOUNT: 01-602
AMOUNT: \$25.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
Phillips Roofing Co., Inc.
4721 Liberty Heights Ave.
Baltimore, Md. 21207
Petition for Variance for John Stray #73-13-A

SECTION II
DEENVIEW
G.L.B. 24 01



REVISED PLANS

SECTION II
DEENVIEW
G.L.B. 24 01

OFFICE COPY

#209

