PETITION FOR ZONING VARIANCE 73-18-2 FROM AREA AND HEIGHT REGULATIONS

Z

11/1/2

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or wes Ars. Lula Samaslegal owner...of the property situate in Balt'more County and . nich is described in the description and plat attached hereto and made a part hereof.

on for a Variance from Section 1802.30 Request a rear yard of

21.86 feet instead of the required 30 feet in a DR5.5 Zone

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

To enable Mr. and Mrs. Robert T. Allen, my daughter and some in-law, to build a house which would need a variance in the rear yard set-back. This property located on Alloca Avenue adjoins mine which is on the corner of Greecland Avenue and Alloca Avenue.

See attached description

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

If or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this time, and further agree to and are to be bound by the zoning regulations and restrictions of motion Country adopted pursuant to the Zoning Law For Baltimore Country. 11. 44

Contract purchaser 67696x1.64.126

Baltimore, Nd. 21224

Petitioner's Attorney

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Protestant's Attorney

Jula Samas

Address 5 / 6 9 G St 55 4 - 4 des

Baltimore, Md. 21224

ONDERED By The Zoning Commissioner of Baltimore County, this 29th 197 2 that the subject matter of this petition be advertised, as

192. that the subject matter of this petition be advertised, as a subject matter of this petition be advertised, as a subject by the Zoning Law of Baltimore County, in no nonexpapers of general circulation, drough at Ratificacy County, that property be posted, and that the yublic bearing be had before the Zoning Commissioned of Baltimore County in Room 100, County Once Building in Towson, Baltimore County, on the 2kth day of July 1972, at 19900 vices: ... 1972 at 10:00 o'clock

A fre ble Henne

Date. June 30, 1972

BEGINNING at a point, said point being 100.27 feet measured southerly along the west side of Wilson Avenue from the southwest curner of Graceland Avenue and Wilson Avenue, being known as Lot 39 of Harbor View as recorded in the Land Records of Baltimore County in Liber. C.W.B., Jr. 990, Folio 30.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1972

JOHN J. DILLON, JR.

Mrs. Lule Sames 6769 Graceland Avenue Baltimore, Maryland 21224

RE: Variance Petition Item 214 Mrs. Lula Sames - Petitioner

Dear Mrs. Samase

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced netition 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 west side of Wilson Avenue, 100 feet sortin of Greceland avenue, in the Lith Wistrick of Sattleone County. This US 5.5 lot is currently of Mr. Sames on Graceland by behind the existing residence of Mr. Sames on Graceland by behind the existing residence of Mr. Sames on Graceland in the County of Mr. Sames on Graceland in the Sattleone County of Mr. Sames on Graceland in the Sattleone Wilson Avenue. Curb and gutter exists along Wilson Avenue at this location.

This petition is accosted for filling on the date of the enclosed filling certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than god days after the date on the filling certificate, will be forwarded to you in the mean future.

Very truly yours.

JOHN J. DILLDN, JR., Cheirman

1.10 - 10 Factories

Directo. Jefferson Bullding Suite 201 Towson, Md. 21204

Very truly voors.

May 5, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

FROM Ellaworth N. Miver, P.J.

SCHEAT Man #21. (1771-1972)

Investly score: Inla Santa

Extraction of Armonia 10 of Oracoland Avenue
Present outlook in Armania from Section 1802.35 to ruquest a mide
proposed Laminer Mariana from Section 1802.35 to ruquest a mide
part of 21.57 to testeat of required 30 of a a
1.1.55 tops

District: 12th

Maltimore Jounty utilities and highway improvements ure not involved. This office has no Arther convent in repard to the plan submitted for Zoning Advisory Josmittee review in connection with this item #210 (1971-1972).

TID: HAM: PWR: 65

P-Fil Key Sheet 5 = 8 17 Challtinh Sheet S5 7 3 Copp 94 Tax Map

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

June 21, 1972

DONALD J. ROOP, M.D., M.P.H.

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

Comments on Item 214, Zoning Advisory Committee Meeting June 20, 1972, are as follows:

Property Owner: Lula Samas
Location: W/S Wilson Avenue 100's of Graceland Ave.
Proposed Zoning: Variance from Section 1802.3C to
request a side yard of 21.85' instead of
required 30' in > D.F. 3.5 zone.
District: 12
No. Acres: 50' x 125'

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

Very traly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 214

JUNE 27, 1972 TOWSON, MARYLAND - 21204

Property Owner Luca Samas District 12 Present Zoning Da 5.5

Proposed Zoning VAC.

No. Acres 50 x 125

NO BEARING ON STUDENT POPULATION

Baltimore County Fire Department



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Comments on Item 214, Zoning Advisory Committee Meeting, June 27, 1972,

Property Owner: Lula Samas Location: W/S Wilson Avenue, 100' S of Graceland Avenue Present Zoning: D.R.5.5 Proposed Zoning: Variance from Section 1802.3C to request a side yard of 21.86' Instead of required 30' in a D.R.5.5 zone

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

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

No. Acres: 50' X 125'

owson, Maryland 21204

Towson, Maryland 21204

823-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman Zoning Advisory Committee

Re: Property Owner: Lula Samas

Location: W/S Wilson Avenue, 100' S of Graceland Avenue Item No. 214

Zoning Agenda Tuerday, June 27, 1972

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable 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 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

Inc. Venicie dead-end condition shown at
EXCEEDS the axisum allowed by the Fire Department.
The site shall be made to comply with all applicable parts
of the Fire Prevention Code prior to occupancy or beginning
of operations.

of the Fire Prevention of the Fire Department of 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.
Site plans are approved as drawn.
The Fire Prevention Bureau has no comments at this time.

Reviewer: H. S. Noted and Approved: Planning Group Deputy Chief Special Inspection Avision Pire Prevention Bureau Deputy Chief Fire Prevention Buresu

mls 4/25/72

SEP 27 1972

Pursuant to the ad isement posting of property, and pul hearing on the above pection and it appearing that by reason of the following finding of facts that. Rtrict.compliance with the Baltimore County. Soning Regulations would trault in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Avariance requested not adversely affecting the health, Rafety and general welfars of the generality.

The Ordered by the Zoning Commissioner of Baltimore County, this and the size of granted from and after the date of this profest operator a rear yard of 21.86 feet instead of the required thirty feet (301) subject to the approval of a size plan by the Bureau of Public Services and the office of Planning and Zoning.

Pursuant to the adv. disement, posting of property and public hearing on the above position and it appearing that by reason of.

17 IS ORDERED by the Zoning Commissioner of Baltimore County, this and it appearing that by reason of.

2 It is ORDERED by the Zoning Commissioner of Baltimore County, this and it appearing that by reason of.

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ING: Petition for Variance for

ZONING: Petition for Variance for A Ruar Yard, LOCATION: West side of Wilson Avanue 180.27 feet Southwest of Graceland Avenue, DATE & TIME: MONDAY, JULY 34, 1972 at 190 A,M. PUBLIC REAVENCE: Room 106, Comp. Office Byladies, Ill W. Comp. Office Byladies, Ill W. Maryland.

PUBLIC MEASURY.

Consey Office Piciliane, 1184.

Consey Office Piciliane, 1184.

Chesapsable Avenue, Towson, Maryland,

The Zonfor Commissioner of Balimore County, but sudneyity of the
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county to permit a rear yard of
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to feet.

The Zonfor Regulation to be

County to permit a rear yard of 21.86 feet instance of the required as Indian 1802. The Table 1802. The Table

Being the property of Lula Samas, as soom on pist plan filed with the Zoning Department, Hearing Date: Moeday, July 24, 1972 at 10:00 A,M. Public Hearing: Room 106, County Office Building, Ill W. Chesapeake Avenue, Towson, Md. BY ORDER CF S. ERIC DEMENNA

CERTIFICATE C PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundelk Ave. Dundelk, Md. 21222

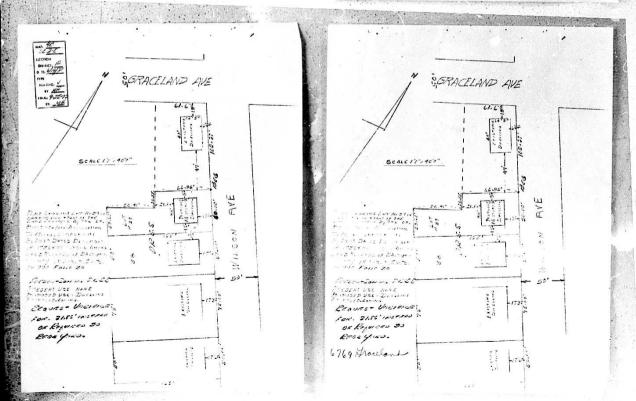
July 13, 19 72

THIS IS TO CERTIFY, that the annexed advertisement of oning Commissioner of Baltimore County in matter of petition for variance by Lula Sama; was inserted in The Durckont teges a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before one (1) successive weeks before the day of July 19 72; that is to say, the same was inserted in the issues of July 6,1972

Kimbel Publication, Inc.
Publisher.

Yull (Olle

6769 Graceland Avenue Beltimore, Haryland 21224	0		Item 214
BALTIMOR	COUNTY OFFICE OF PL	ANNING AND ZONI	YG
	County Office Bui 111 W. Chesapeake Towson, Maryland	Avenue	
Your Petit	ion has been receive	d and accepted t	or filing
this 27th	day ofJune	1972.	
	A	ERIC DINENNA, C	1
		irig Commissione	* /
Petitioner: Hrs. Lule Sames			
Petitioner's Attorney		_Reviewed by	4 Dillong.



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THE JEFFERSONIAN,
Manager.
Out of Advertisement, \$

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Sign	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY	#73 - 18. 4
Posted for 1X	Date of 1 Manual of 4 24 . 197	Posting July 6-72
Location of property	M/s of Wilson core 106, 27 That one Scoth on york of Mes	SN. 7
Remarks:	Neel H. Rest Date c. return	

PETITION	MAPPING PROGRESS SHEET									
accordance and a	Wall Map C		Ori	riginal Duplicat		icote	Tracing		200 Shee	
FUNCT!ON	date	by	date	by	date	Ьу	date	74	date	by
Descriptions checked and outline plotted on map								_		
Petition number add≈d to outline										
Denied										
Granted by ZC, BA, CC, CA		/								
Reviewed by:	6	1	7	Chang	ed Pla e in ou	tline	or des	c ript		Yes No

BALTIMORF COU OFFICE OF 1 NCE - MISCELLANEOUS		No. 3734
DATE Ju	Lly 3, 1978ccount 01-	-662
	AMOUNT	25.00
	DISTRIBUTION	
Carol Samas A 6769 Gracelan Baltimore, Md. Estition for V	d Ave. . 21224	VELLOW CUSTOMER
#73-18-A	100	25.00

Sept.	OFFICE O	IORE COUNTY, M F FINANCE - REVENUE LANEOUS CASH I	DIVISION	No.	37
	DA (II	uly 24, 1972	ACCOUNT 01	-662	
			AMOUNT	\$41.00	

Cash Advertising and positingor property for lala Samaa #73-18-A

4 1.0 CHSc