

73-29-A (over to 10) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, Eugene L. and Mary Ruth Cavey, owners 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 1A.00.3.B.3. variance to permit adjacent setback of 10 feet instead of required 50 feet, and to permit a rear yard set back of 20 feet instead of required 50 feet in a R.D.P. Area.

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

- Location of existing septic tank prohibits locating proposed green house closer to center of lot
- Existing location of trees provides excellent screening from adjoining property owners.
- Proposed greenhouse location is most desirable to adjacent property owners.
- Proposed location is more accessible to existing utilities provided by existing dwelling.
- Proposed location is a more suitable one to avoid drainage flow from Black Rock Rd.

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
Address: R.D. #2 Box 169
Hamstead, Maryland 21074

Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day

of 11 72 PM July 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 11th day of August 1972 at 10:30 o'clock

Eugene L. Cavey
Mary Ruth Cavey
Zoning Commissioner of Baltimore County.

(over)

Description of Variance

Beginning on the South Side of Black Rock Road, 400' West of Grace Road and thence run: westerly 200' to a point; thence southerly 300' to a point; thence easterly 200' to a point; thence northerly 300' to the place of beginning.



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

July 14, 1972

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

ITEM 10.
Re: Z. A. C. Meeting
July 11, 1972
Owner: Eugene L. & Mary Ruth Cavey
Location: S/S Black Rock Road (Route 88) 400' W. of Grace Rd.
Present Zoning: R.D.P.
Prop. Zoning: Variance from Sect. 1A00.3.B.3 to permit a side yard setback of 10 ft. instead of req. 50'.
District: 5
No. Acres: 200' x 300'

Dear Mr. DiNenna:

The entrance to the subject site is served by a narrow unpaved residential type entrance. If the proposed Greenhouse operation is opened to the Public the entrance should be widened to 25' and should be paved.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
by John E. Meyers
Asst. Development Engineer

CLJEH:bk

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

July 25, 1972

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

Re: Item 10 - ZAC - July 11, 1972
Property Owner: Eugene L. & Mary Ruth Cavey
S/S Black Rock Road W. of Grace Road
Variance from Sec. 1A00.3.B.3 to permit a side yard setback of 10' instead of req. 50' and to permit a rear yard setback of 20' instead of req. 50' in an R.D.P. area - District 5

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 21, 1972

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

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

Dear Mr. DiNenna:

Comments on Item 10, Zoning Advisory Committee Meeting July 20, 1972, are as follows:

Property Owner: Eugene L. and Mary Ruth Cavey
Location: S/S Black Rock Road, 400' W of Grace Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Sect. 1A00.3.B.3 to permit a side yard setback of 10' instead of required 50' and to permit a rear yard setback of 20' instead of req. 50' in an R.D.P. area.
District: 5
No. Acres: 200' x 300'

Private water well and septic system both working well at time of inspection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: August 10, 1972

FROM: Norman E. Gerber, Office of Planning

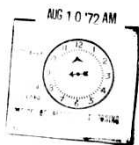
SUBJECT: Petition #73-29-A. South side of Black Rock Road 400 feet West of Grace Road.
Petition for Variance for side and rear yards.
Eugene L. Cavey and Mary Ruth Cavey - Petitioners

5th District

HEARING: Monday, August 14, 1972 (10:30 A.M.)

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

NEG:cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 27, 1972

Mr. J. MILLER, Jr.
Chairman

Mr. Eugene L. Cavey
R.D. #2 Box 169
Hamstead, Maryland 21074

Re: Variance Petition
Item 10
Eugene L. and Mary Ruth Cavey - Petitioners

Dear Sirs:

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 Black Rock Road, approximately 400 feet west of Grace Road, in the 5th District of Baltimore County. The attractive, residential RDP lot is bounded with a two story brick dwelling that has adjacent to residential homes on either side of the subject property. The land to the north and to the south of this property is open farm land. Since the petitioner's site plan appears to meet the requirements of the Zoning Commissioner's rules and procedure, the petition is accepted for filing.

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

John J. Miller, Jr.
Chairman
Zoning Advisory Committee

Enclosure

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MD. 21204
#6-3311

August 1, 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 10, Zoning Advisory Committee Meeting, July 11, 1972, are as follows:

Property Owner: Eugene L. and Mary Ruth Cavey
Location: S/S Black Rock Road, 400' W of Grace Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Sect. 1A00.3.B.3 to permit a side yard setback of 10' instead of req. 50' and to permit a rear yard setback of 20' instead of req. 50' in an R.D.P. area
District: 5
No. Acres: 200' x 300'

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

Very truly yours,

Richard E. Williams
Planner II
Project Planning Division

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

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. Variance to permit a side yard setback of ten (10) feet instead of the required fifty (50) feet; and to permit a rear yard setback of twenty (20) feet instead of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of August, 1972, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback of ten (10) feet instead of the required fifty (50) feet; and to permit a rear yard setback of twenty (20) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of August, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P. E. CHIEF

July 26, 1972

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

Re: Item #10 (1972-1973)
Property Owners: Eugene L. and Mary Ruth Cawey
5/5 Black Rock Rd., 400' W. of Grace Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Sect. 1400.3.B.3
to permit a side yard setback of 10' instead
of required 50' and to permit a rear yard
setback of 20' instead of required 50' in an
R.D.P. area
District: 5th No. Acres: 200' x 300'

Dear Mr. Dinenna:

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 #10 (1972-1973).

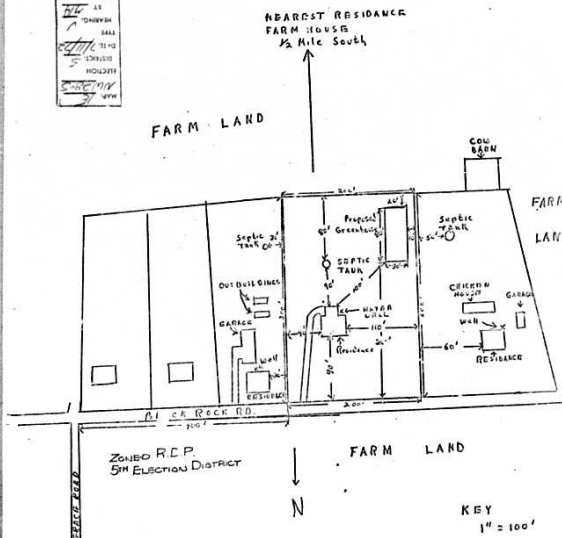
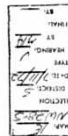
Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END:ENH:PM:iss

50-50 Key Sheet
NW 28 J Topo
19 Tax Map

Property Plat of
Eugene L. & Mary Ruth Cawey



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5TH Date of Posting: July 28-1972
Posted for: VARIANCE
Petitioner: ERUGENE L. CAWEY
Location of property: 5/5 BLACK ROCK RD. 400 FT. W. OF GRACE ROAD
Location of Signs: 5/5 BLACK ROCK RD. 425 FT. W. OF GRACE ROAD
Remarks:
Posted by: Charles M. Ward Signature Date of return: Aug. 11-1972

Mr. Eugene L. Cawey
R.R. 68 Box 169
Hampstead, Maryland 21074

Item 10

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 28th day of July 1972.

S. Eric Dinenna
Zoning Commissioner

Petitioner: Eugene L. and Mary Ruth Cawey

Petitioner's Attorney: John J. Dillan Reviewed by: John J. Dillan
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 27, 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., on successive days of the month of July, 1972, for the purpose of giving notice of the proposed zoning petition to the public.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 31 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 31 day of July 1972 that is to say, the same was inserted in the issue of July 27, 1972.

STROMBERG PUBLICATIONS, INC.

By: Robert Stromberg

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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 ZG, BA, CC, CA										
Reviewed by: <u>JD</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case:	Map #									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3764
DATE July 21, 1972 ACCOUNT 01-662
AMOUNT \$25.00
WHITE - CASHIER
DISTRIBUTION
FIN. AGENCY
YELLOW - CUSTOMER
Eugene L. Cawey
R.R. 68 Box 169
Hampstead, Md. 21074
Petition for Variance
#13-29-A
25.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3786
DATE Aug. 11, 1972 ACCOUNT 01-662
AMOUNT \$39.50
WHITE - CASHIER
DISTRIBUTION
FIN. AGENCY
YELLOW - CUSTOMER
Eugene L. Cawey
R.R. 68 Box 169
Hampstead, Md. 21074
Advertising and posting of property
#13-29-A
39.50