PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 73-33-44 2001019 COMMISSIONER OF BALTIMORE COUNTY:

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

. 0

I. or we Clarence John Sams ____legal owner_of the property situate in Baltin which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section L.A.00, si82 to permit a lot width of 100' instead of required 150' and Section 1 A00.383 to permit side yards of 21' and 24' instead of the

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Let was purchased in good faith beleiving that the lot was part of the Fanch Hill

- Because of RiD.P. setbacks that now apply to this property, only a 3' wide home would be permitted. This renders this int worthless unless this request is granted.
- 3. 2 Well and septic system have been approved and installed.
- 4. For the above reasons, I submit and pray the Commission to grant me relief and

perty is to be posted and advertised as prescribed by Zoning Regultions.

we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
and further agree to and are to be bound by the roning regulations and restrictions of
County adopted pursuant to the Zoning Law For Baltimore County.

Baltimore, Marylana 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 25th JUL 35 72 PM -

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING ELGENE J. CLIFFORD. P.E.

August 3, 1972

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

Re: Item 15 - ZAC - July 25, 1972
Property Owner: Clarence John Sams
Dover Road 5, of Treaton Road
Variance from Section 1A00,383 to permit a lot width
of 1001 instead of required 1501 and Section 1A00,383
to permit side yards of 211 and 241 instead of required
501 each side = District 5

No traffic problems are anticipated from the requested

Quitacht Hamis

Begining for the same on the east side of Dover Road, at a Point 137' S of the center line of the intersection of Dover Rd. and Trenton Rd. in the 5th. Listrict of Baltimore County and being recorded among the land records of Baltimore County in Liber W J R

Containing O. Wil Acres ±

PROPERTY OF CLARENCE J. SAMS

#2 Mecc. Lane Baltimore, Maryland 21221 GHOW J. DILLOW. 19

The subject property is located on the east side of Board Road, 137 feet So, of Trenton Road, 16 the 5th District of Baltimore County. This attractive 2.0.9, to it is adjacent to properties that were improved prior to the adoption of 311 Mp. 100, This lot of record is also adjacent but not part of the subdivision known as Fanch Hill. There is no curb and gutter existing at this location.

This petition is accepted for filling on the date of the accepted filling cortificate. Notice of the hearing cate and timm, which will be held not less than 30, nor more than 90 days after to date on the filling certificate, will be forwarded to you in the mass future.

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August 7, 1972

Chairman, Zoning Advisory Committee

JJD:JD Enclosur

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1972

Mr. Cicrence John Sams

RE: Variance Petition Item 15 Clarence John Sams - Petitioner

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has made an on site field inspection of the property. The attached comments are a result of this review and inspection.

Very truly yours. John J. Dillon of John J. DILLON, JR.

Bultimare County, Margland Bepartment Of Public Barks

TOWSON, MARYLAND 21204

MIS 0 TZ rm -

August 4, 1972

O Line P 2

Re: Item #15 (1972-1973) Them #10 (1972-1973)
Proposity Owner: Charmone John Sames
Proposity Courter: Charmone John Sames
Present Zoning: B.Jp. 3. of Trunton Rd.
Present Zoning: B.Jp. 3. of Trunton Rd.
Proposed Zoning: Variames from Section 1800,382 to
permit a lot width of 100' instead of required 150'
and Section 1800,383 to permit side yards of 21'
and 22' instead of required 50' each side
District; 54 No. Agrees: Oalth zeros

Dear Mr. DiNenna:

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

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 guijact

Dover Road is an existing road which has been improved with a bituminous concrete surface and is maintained by the Puress of Highways. Dover Road is proposed to be further improved in the future within a 50-foot right-of-way; however, no further highway improvements are required at this time.

The Petitioner must provide necessary drainage facilities (temporary reparament) to prevent creating any mutanose or damages to adjacent properties, especially by the connectivation of surprove terms. Correction of any problem saids my remain, due to improper grading or improper installation of drainage facilities, sounds be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

This property is located beyond the boundary of the Baltimere County Netro-polition District and is not included within the limits of the Baltimere County Comprehensive Water and Sewerge Plan, as amended October 1971. Describer, the use of a private water and sewage disposal system is subject to the approval of the Balth Department.

Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END : EAM . RMD . se

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1972

Re: Item #15 ZAG meeting of July 25, 1972
Property Comer: Clarence John Same
Location: E% of Dwers Boad, 197' S of Trenton Road
Present Fording: R.D.F.
Proposed Coming 'Warlance From Section 1AGC.,382 to permit a lot width of 100'
functional Coming 'Warlance From Section 1AGC.,383 to permit side yards of 21' & 24'
instead of required 190' and Section 1AGC.,383 to permit side yards of 21' & 24'
instead of required 50' seath cide. District: 5 No. Acres: 0.141 acres

Dear Mr. DiNenna:

Very truly yours, W. Wick Estioned

W. Nick Petrovich Field Representative

DEPARTMENT OF HEALTH-

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#2

14 1/2 1144 9-26-20

87. Al

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

Completion report on water well must be sub; ted prior to issuance of building permit.

Chomes H. Devlin Director BUREAU OF ENVIRONMENTAL SERVICES

-BALTIMONE COUNTY, MAR LAND

Comments on Item 15, Zoning Advisory Committee Meeting, July 25, 1972, are as follows:

Property Owner: Clarence John Sams Location: I/S of Dover Road, 137' S of Trenton Road Present Zoning; R.D.P. Proposed Zoning; Variance from Section 1A00.3B2 to permit a lot width of 100' instead of required 130 and Section 1A00.3B3 to permit side yards of 130 and Section 1A00.3B3 to permit side yards of Distriction 24' instead of required 30' each side. District: 5 No. Acres: 0.441

Approved soil evaluation has been made. Completion report on private water well has not been submitted.

Very truly yours.

July 27, 1972

A. V. Quimby Acting Directo

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

Dear Mr. Di Nenna:

Comments on Item 15, Zoning Advisory Committee Meeting, July 25, 1972, are as follows:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Property Owner Clarence John Sams
Location: E/S of Dover Road, 137"S of Trenton Road
Present Zoning: R.D.P
Proposed Zoning: Variance from Section 1A00.382 to permit a lot width of
100" Instead of required 150" and Section 1A00.383 to
permit side years of 21" and 24" instead of required 50"
each side.

No. Acres: 0.441 acres

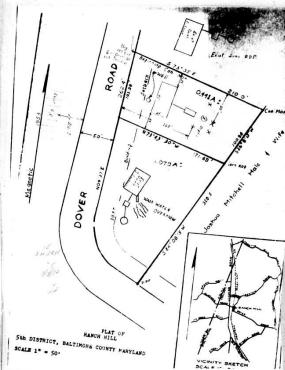
This plan has been reviewed and there are no site-planning factors requiring comment

Sukard & Williams Project Planning Division
Office of Planning and Zoning

Pursuant to the ertisement, posting of property, and ic hearing on the above petits and it appearing that by reason of the following finding of facts that the Area Regulations are unreasonable and that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable bardship upon the Petitioner. the above Variance should be bad; and it further appearing that by reason of the granting of the Mariances requested not adversaly affecting the health, sainty and general welfare of the community Variances to permit a lot width of .900 hundred .100 feet and to permit a lot width of .900 hundred .100). Reach .000 to permit a lot width of .900 hundred .100). Reach .000 feet and to permit side yards of twenty-one (21) feet and twenty-four .[24]. [36] .100 hundred .500 feet .000 feet IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21 August 107 2., that the herein Petition force Variance should be and the which is granted from and after the date of this order. To permit a lot width of one hundred (100) feet instead of the required/one hundred and fifty (150) feet; and to permit side yards of twenty-one (21) feet and twenty-four (24) feet instead of the required ppyry Zoning Commissioner, M haltimore County fifty (50) feet on each side, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, purpose the approval powding property and public hearing on the above petition apd it appearing that by reason of.... the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this

Zoning Commissioner of Baltimore County

.... 197 ... that the above Variance he and the same is hereby DENIED.



OFFICE OF OCOMMUNITY IMIES RANDALLSTOWN, MD. 21133 Ausust 7 - 1972 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County in Baltimore County, Maryland, once a week for one week/before the 7 day of Aug. 1972 that is to say, the same was inserted in the issue of August 3, 1972. STROMBERG PUBLICATIONS, Inc.

Hr. Clarence John Same #2 Mecca Lane Baltimore, Maryland 21221 BALTIMORE COUNTY OF ICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing Petitioners Clarence John Same Pelitioner's Attorney

PETITION	MAPPING			PROGRESS			SHEE	ET		
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 ZC, BA, GC, GA										
Reviewed by:		-					or desc	ripti	on	

BALTIMORE COUNTY, MARYLAND No. 3796 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ATEAUGUST 21, 1972 DISTRIBUTION Adverticing and posting of property for Clarence J. Sams #73-33-4 (B1 9 5866 21

CERTIFICATE OF POSTING	- ,
CONING DEPARTMENT OF BALTIMORE COUNTY	
Town n, Maryland	

Town A	, Maryland
District 572 Posted for VARIANCE	Date of Fosting. AUL 5- 1979
Petitioner PLARENCE J. SAMS	J. 137.17 S. O.F. Then Tan Tid.
location of Signs 4/5 CF. Des 6. 1.	Road 1681T. T. SET THEOREM P.S.
Hemarks Firsted by Elarlis A. Mark	Date of return

BALTIMORE COUNTY, MARYLAND OFFICE OF FIRE TE - REVENUE DIVISION AMOUNT \$25.00 DISTRIBUTION Petition for Variance for Clarence J. Same 1830 OFF 10 25.00 kg

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the ___3rd ___day of ___August ___

L. Liank Similar

Cost of Advertisement, \$.

was inserted in THE COMMUNITY TIMES, a weekly newspape; published

B, Ruth morgan