

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carl & Edward Julio, legal owner, of the property situated 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 1801.2C.2.2 - To permit a side yard setback of 22.3' instead of the required 35' (window to property line) near

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

Hardship due to vandalism

Children removed construction stakes installed by the engineers. The roofing contractor reestablished the location of the hubs by using the existing building across the driveway as a guide, not knowing that he was placing the stakes too close to the side yards.

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 Julio Legal Owner
Address 1801.2C.2.2 - To permit a side yard setback of 22.3' instead of the required 35' (window to property line) near
BY Mark K. Dierker, Esq. Petitioner's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of November, 1972, at 10:00 o'clock A.M.



DESCRIPTION

1.1317 ACRE PARCEL, PART OF "LIBERTY GARDEN APARTMENTS"
LIBERTY GARDENS ROAD AND BEXHILL ROAD, SECOND ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

This description is for yard variance.

Beginning for the same at a point on the southeast side of Liberty Gardens Road, as proposed to be widened to fifty-five feet, as shown on Baltimore County, Bureau of Land Acquisition Plan RW 66-278-7, at the distance of 643.31 feet, as measured northeasterly along said southeast side of Liberty Gardens Road from its intersection with the northwesterly extension of the center line of Bexhill Road eighty feet wide, as shown on the plat of "Liberty Garden Apartments" recorded among the Land Records of Baltimore County in Plat Book O, T.G. 31, page 102, said beginning point being at the intersection of said southeast side of Liberty Gardens Road with the second or S 39° 54' E 231.00 foot line of the land described in the deed from The Liberty Gardens Realty Corporation to Ference F. Kalman and wife, dated August 6, 1959 and recorded among said Land Records in Liber W.J.R. 3574, page 214, running thence binding on a part of said second line, (1) S 47° 18' 45" E 219.53 feet to the end thereof and to a point in the northwest outline of the land shown on the plat herein referred to, thence binding on a part of said outline and on the

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports



second and third lines of the land described in said deed, (2) N 42° 41' 15" E 13.30 feet, and (3) N 53° 20' 20" E 191.65 feet, thence leaving said outline and binding on a part of the fifth line of said land, (4) N 48° 18' 45" W 255.64 feet to a point on the southeast side of Liberty Gardens Road, as widened as aforesaid, thence continuing the same course, (5) N 48° 18' 45" W 10.82 feet to a point on the southeast side of Liberty Gardens Road, as originally laid out twenty feet wide, as referred to in said deed and as shown on said plan, thence binding on said southeast side of Liberty Gardens Road, (6) S 42° 41' 15" W 197.00 feet to the beginning of said second or S 39° 54' E 231.00 foot line and thence along a part of the aforementioned second line, (7) S 47° 18' 45" E 11.47 feet to the place of beginning.

Containing 1.1317 acres of land.

KMS:jmk

J. O. #63267

3/20/72



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 30, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-109-A, Southeast side of Liberty Gardens Road 643.31 feet northwest of Bexhill Road.
Petition for variance for a rear yard.
Carl and Edward Julio - Petitioner

2nd District

HEARING: Wednesday, November 1, 1972 (10:00 A.M.)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 16, 1972

Mr. Carl Julio
10 Park Avenue
Cockeysville, Maryland 21030

RE: Special Hearing Petition
Item 171
Carl Julio, et al - Petitioner

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 following comments are a result of this review and inspection.

The subject property is located on the southeast side of Liberty Gardens Road, 643 feet east of Bexhill Road, in the 2nd District of Baltimore County. This 643 foot property has been developed as the Liberty Gardens Apartments and is recorded as the Liberty Gardens Apartments. There are existing residences on both east and west sides of the entrance from Liberty Gardens Road. There is a wooded lot on the opposite side of the street that is now zoned D8.5 and is presently under consideration for a D8.6 classification.

This property is actually a small rectangular piece of property that measures 127 feet by 255 feet and lies between Liberty Gardens Road and the remainder of the Liberty Gardens Apartments. There are two apartment units on each side of Liberty Gardens Drive which divides this property. Our field investigation revealed that apartments are built as shown on the plats filed with the petition. The parking lots are also constructed in like manner as indicated on the plat, that is, each apartment unit has 115' own access onto Liberty Gardens Road. This is in addition to the driveway access from the development, namely, Liberty Gardens Drive. This means that there are three (3) entrances onto Liberty Gardens Road, one of which is a nonconforming entrance. This is in complete conflict with the approved plat of Section 20 Liberty Gardens Apartments (170-24-110-1). Also, it should be noted that the petitioner is requesting a side yard setback of 22.3 feet under Section 1801.2C.2.2. This should be revised to a rear yard variance under the same section.

For the above mentioned reasons, this office is withholding approval of this petition for filing until (1) the entrance on Liberty Gardens Road from the two parking lots are closed and new entrances, as may be approved by the Project Planning Division are constructed onto

Mr. Carl Julio
June 16, 1972
Page Two

Liberty Gardens Drive. 2) A revised site plan indicating this change is filed in this office. 3) the variance request from a side yard to a rear yard is made on the petition and 4) the existing residence along the joint side property lines be indicated on the plan.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JOHN J. DILLON, JR., Zoning Technician I

CLN/JJD/vtc

Enclosure

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVRELIS
Director
Jefferson Building
Suite 301
Towson, MD 21204
(410) 321-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204
(410) 321-1111

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 171, Zoning Advisory Committee Meeting, April 11, 1972, are as follows:

Property Owner: Carl and Edward Julio
Location: S/E/S Liberty Gardens Drive, 130' N/E of Timanus Lane
Present Zoning: D.R. 16
Proposed Zoning: Variance from 1801.2C.2.2 A side yard
District: 2
No. Acres:

The plan must be revised to show the entrances to the parking bays coming off at Liberty Gardens Drive instead of Liberty Gardens Road.

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 24, 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
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 171, Zoning Advisory Committee Meeting, April 11, 1972 are as follows:

Property Owner: Carl and Edward Julio
Location: S/E/S Liberty Gardens Drive, 130' N/E of Timanus Lane
Present Zoning: D.R. 16
Proposed Zoning: Variance from 1801.2C.2.2 side yard
District: 2
No. Acres:

Metropolitan water and sewer serve this property, so no health hazards are anticipated.

Very truly yours,

Thomas H. Reville
Thomas H. Reville, Director
BUREAU OF ENVIRONMENTAL SERVICES

JS:am

Zoning Commissioner of Baltimore County

Comments: NO BEARING ON STUDENT POPULATION

END:EAM:FWR:es
L-NE Key Sheet
18 NW 25 Position Sheet
NW 5 G Topo
87 Tax Map

Michael S. Flanigan
Traffic Engineer Associate

MSF:01

[illegible]

THE JEFFERSONIAN
L. Frank Smith
 Manager.

Cost of Advertisement, \$.....

Cost of Advertisement, \$-----

THE JEFFERSONIAN
G. Frank Smith
Manager.

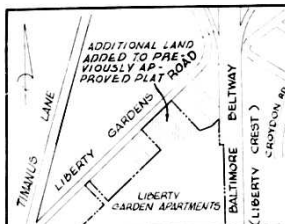
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 									
Previous case: _____									

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

Petitioner Carl and Edward Jaffe
Petitioner's Attorney _____ Reviewed by [Signature]
Judicial Commission

District 2nd Date of Posting Oct. 15-1977
 Posted for: VARIANCE
 Petitioner: EARL JULIO
 Location of property: 515 S. OF LIBERTY GARDENS RD. CHASE CT 31 W.
NW Q16 BEXHILL RD
 Location of Signs: S. OF LIBERTY GARDENS RD. GSE. CT. - N. OF
BEXHILL RD.
 Remarks:
 Posted by: Charles P. Meehl Date of return: Oct. 23-1977



LOCATION MAP
SCALE: 1"=500'

COORDINATES

No	West	North
M10	37001.57	17176.25
N175	37055.62	17467.93
A518	37109.10	17513.12
W135	37010.20	17166.80
W736	36806.85	17290.71
A850	37100.75	17316.34
A851	37047.04	17340.73

ADDITION TO LIBERTY GARDEN APARTMENTS

2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1"=50' FEBRUARY 9, 1970

NOTE:

STREETS and ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:

X 2620 W 38012.100 N 16447.110
X 4228 W 38514.100 N 14250.480

OWNERS CERTIFICATE:

The requirements of Section 72-8, Article 17 of the Annotated Code of Maryland (Bk 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

CARL AND EDWARD JULIO

OWNER: *Carl Julio* DATE: 2-12-70

SURVEYORS CERTIFICATE:

I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

REGISTERED LAND SURVEYOR: No. 3022 DATE: 2-12-70



APPROVED, BALTIMORE COUNTY PLANNING BOARD

DATE: _____ DIRECTOR

APPROVED:

DATE: _____ DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED:

DATE: _____ COUNTY ROADS ENGINEER

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

COMPUTED: JMB DRAWN: JMB CHECKED: JMB 101-03267

N 17100
W 36500

N 17500
W 36500
N 17100
W 36500

BALTIMORE BELTWAY

SOUTH BOUND LANE

NORTH BOUND LANE

Developer
CARL & EDWARD JULIO
3024 SPALDING AVE.
BALTIMORE 21215, MD.

2-14-70
JH 14 CTG

FINAL PLAT

