

73-129-A #69 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HARRY L. HOLT, 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, 1302, 3rd (211:1) hereby petition for a Variance from Section 1302.1C.1 to permit lot widths of 50' instead of the required 55' (Lots 16, 17 and 18).

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

Dwelling exists on the center lot; thereby preventing development of adjacent lots under the present zoning regulations. Hardship exists as all dwellings in the area exist on 50' lots.

see attached description

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

DATE 11/2/72 BY Harry L. Holt
Contract purchaser Harry L. Holt Legal Owner
Address 410 Wolf Street
Baltimore, Md. 21221
Petitioner's Attorney 630-3777
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of October 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of November, 1972, at 10:15 o'clock

Eric D. DiNenna
Zoning Commissioner of Baltimore County.
(over) 10/15/72
11/2/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 27, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY CHIEF 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 69, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Harry L. Holt
Location: S/S of Stillwater Road, 550' W of Mace Avenue
Present Zoning: D.R. 5.3
Proposed Zoning: Variance from Section 1302.1C.1 to permit lot widths of 50' instead of required 55'.
District: 15
No. Acres: 1.50' x 200'

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

Very truly yours,

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

EDB:am

Baltimore County, Maryland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

OSCAR A. DITTE
DIRECTOR

November 3, 1972

G. Elmer Hoppert, Jr.
BUILDINGS ENGINEER
Acting

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 #69, Zoning Advisory Committee Meeting, October 17, 1972 are as follows:

Property Owner: Harry L. Holt
Location: S/S of Stillwater Road, 550' W. of Mace Avenue
Present Zoning: D.R. 5.3
Proposed Zoning: Variance from Section 1302.1C.1 to permit lot widths of 50' instead of required 55'

District: 15
No. Acres: 1.50' x 200'

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

G. Elmer Hoppert, Jr.

G. Elmer Hoppert, Jr.
Buildings Engineer, (Acting)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 2, 1972

Mr. Harry L. Holt
410 Wolf Street
Baltimore, Maryland 21221

Re: Variance Petition
Item 69
Harry L. Holt - Petitioner

Dear Mr. Holt:

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 south side of Stillwater Road, 550 feet west of Mace Avenue, in the 15th District of Baltimore County. The subject property is currently improved with a one-story frame dwelling that currently exists on Lot 17 which is the center lot of the three properties owned by Mr. Holt. The other two 50 foot lots are on either side of the subject property. This subdivision is completely developed with 50 foot lots. There is one other vacant lot immediately to the east of Lot 16. The remainder of the lots in this area are already improved. Curb and gutter exists along Stillwater Road at this location, however, no sidewalks are evident in this area.

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,

John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLYFORD, P.E.
DIRECTOR



November 9, 1972

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

Re: Item 69 - 74C - October 17, 1972
Property Owner: Harry L. Holt
Stillwater Road W. of Mace Avenue
Variance from Section 1302.1C.1 to permit lot widths of 50' instead of req. 55'
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variance.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

MAY 21 1973

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 Petitioner

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

to permit lot widths of 50 feet instead of the required 55 feet for Lots 16, 17 and 18 should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of February, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

James E. Holt
Deputy Zoning Commissioner of Baltimore County

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 day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF PLAT

Beginning at a point of the South side of Stillwater Road, 550 ft. West of Mace Avenue, hence leaving said road and having the following four (4) bearings and distances:

1. Southwesterly 200 feet
2. Northwesterly 150 feet
3. Northwesterly 200 feet
4. Southwesterly 150 feet to the point of beginning.

BALTIMORE COUNTY, MARYLAND

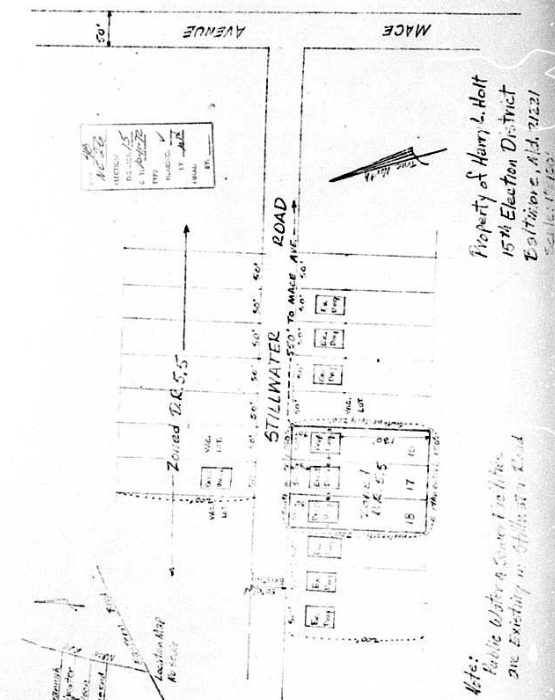
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: November 10, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition #73-129-A. South side of Stillwater Road, west of Mace Avenue.

Petitioner: Harry L. Holt
15th District

HEARING: Monday, November 20, 1972 at 10:15 A.M.

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



Mr. Harry L. Holt
410 Wolf Street
Baltimore, Maryland 21221
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 17th day of October 1972.

Eric DiNenna
Zoning Commissioner

Petitioner: Harry L. Holt

Petitioner's Attorney

Reviewed by: [Signature]
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 2, 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 the 2nd day of November, 1972, the Subpublication appearing on the 2nd day of November, 1972.

THE JEFFERSONIAN
L. Frank Shultz
Manager

Cost of Advertisement, \$

THE ESSEX TIMES

ESSEX, MD. 21221 November 6 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 5th day of November 1972 that is to say, the same was inserted in the issue of November 2, 1972.

STONBERG PUBLICATIONS, Inc.

By: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 3rd day of October 1972.

Eric DiNenna
Zoning Commissioner

Petitioner: Harry L. Holt Submitted by: Harry L. Holt
Petitioner's Attorney Reviewed by: [Signature]

* This is not to be interpreted as acceptance of the Petition or assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		20" 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: [Signature]			Revised Plans: Change in outline or description		Yes		No			
Previous case:			Map #							

BALTIMORE COUNTY, MARYLAND No. 5840
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 11, 1972 ACCOUNT: 01-662
AMOUNT: \$25.00

WHITE - CASHIER
Harry L. Holt
410 Wolf Street
Baltimore, Md. 21221
Advertising and posting of property #73-129-A

BALTIMORE COUNTY, MARYLAND No. 5733
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 3, 1972 ACCOUNT: 01-662
AMOUNT: \$25.00

WHITE - CASHIER
Harry L. Holt
410 Wolf Street
Baltimore, Md. 21221
Petition for Variance # 73-129-A