

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dorothy Eward, 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, B (211-3) hereby petition for a Variance from Section 1802.3C(1) to permit a side yard setback of 3 1/2 feet instead of the required 10 feet.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
1. Existing kitchen and dining room facilities are too small to effectively serve a family of six.
 2. Lot is too small to meet setback requirements after the addition is built.
 3. Cannot put addition anywhere else because existing patio will serve as foundation, and location of existing door will save the expense of tearing out concrete wall.

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.

DATE January 9, 1973

Contract purchaser Melvin Arthur Eward Legal Owner
Address 7715 Fairgreen Road
Baltimore, Maryland 21222
264-5417

Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of November, 197 2, 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 2nd day of January, 197 3, at 10:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.
(over)

PROPERTY DESCRIPTION

Beginning at a point on the south side of Fairgreen Road (50 feet wide) approximately 502 feet so the east of South Road (50 feet wide) and running the following four(4) courses and distances:
1. S63 degrees 47 minutes 59 seconds E, 50.00 feet
2. S26 degrees 12 minutes 01 seconds W, 100.00 feet
3. N63 degrees 47 minutes 59 seconds W, 50.00 feet
4. N26 degrees 12 minutes 01 seconds E, 100.00 feet
to the point of beginning, being lot #10 on plat #7 of DUNDALK (April 19-2) and having an area of approximately 5,000 square feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 2, 1973

FROM: Norman E. Gerber, Office of Planning

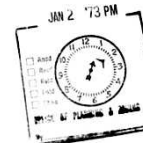
SUBJECT: Petition #73-154-A S/S Fairgreen Rd., 502 Ft. SE Louth Rd.
Petition for variance 1802.3C (1) side yard of 3 1/2 ft instead of required 10'
Petitioners - Melvin A. & Dorothy Eward

12th District

HEAR,NG: Wednesday, January 3, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments at this time.

NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

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

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

December 5, 1972

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

Re: Item #56 (1972-1973)
Property Owner: Melvin and Dorothy Eward
S/S Fairgreen Road, 502' SE of Louth Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C (1) to permit a side yard setback of 3 1/2' instead of required 10'
District: 12th No. Acres: 50' x 100'

Dear Mr. DiNenna:

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 subject item.

General:

The plan must be revised, as the addition exists on the opposite side of the house. Since no further highway improvements are required and all public utilities exist, this Office has no further comment in regard to this Zoning Item #56 (1972-1973).

Very truly yours,

[Signature]
ELLSWORTH H. DYER, P. E.
Chief, Bureau of Engineering

END:EM:PM:iss

E-W Key Sheet
15 SE 21 Position Sheet
SS 5' Topo
110 Tax Map

Very truly yours,

[Signature]
JOHN J. GIBSON, JR.
Commissioner
Planning and Zoning

Enclosure

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. CHIEF
Wm. T. MILLER DEPUTY TRAFFIC ENGINEER

December 1, 1972

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

Re: Item 86 - ZAC - November 21, 1972
Property Owner: Melvin & Dorothy Eward
Fairgreen Road SE of Louth Road
Variance from Section 1802.3C (1) to permit a side yard setback of 3 1/2' instead of required 10'
District 12

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to a side yard.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
932-7510

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

Attention: Mr. Clifford, Chairman
Zoning Advisory Committee

Re: Property Owner: Melvin and Dorothy Eward

Location: S/S Fairgreen Road, 502' SE of Louth Road

Item No. 86

Zoning Agenda Tuesday, November 21, 1972

Gentlemen:

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 _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on 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.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls
4/25/72

FEB 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 granted; 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

Variance is granted a side yard setback of 3 1/2 feet instead of the required 10 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of JANUARY, 1973, 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 Service 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 5th day of JANUARY, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 22, 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 86, Zoning Advisory Committee Meeting, November 21, 1972, are as follows:

Property Owner: Melvin and Dorothy Eward
Location: 5/5 Fairgreen Road, 502' SE of Louth Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C(1) to permit a side yard setback of 3-1/2' instead of required 10'.
District: 12
No. Acres: 50' x 100'

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BY: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
463-3211

December 5, 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:

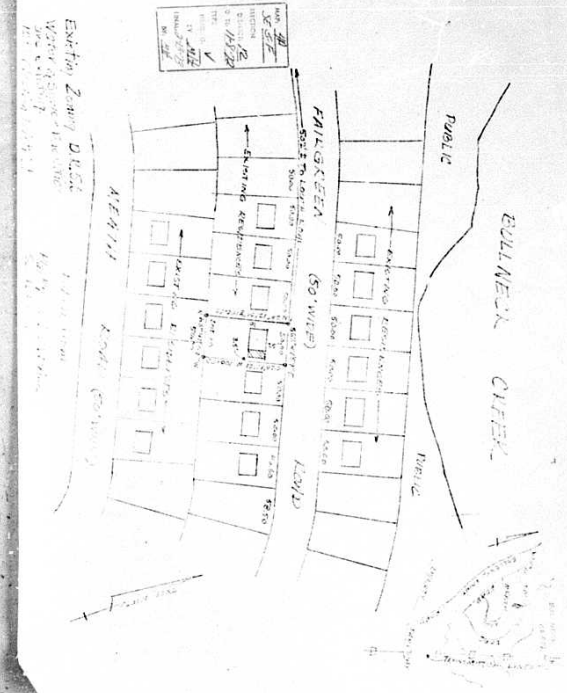
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District: 12
No. Acres: 50' x 100'

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

Very truly yours,

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#73-154-A

District: 12
Date of Posting: 12-16-72
Posted for: Melvin Eward
Petitioner: Melvin Eward
Location of property: 5/5 of Fairgreen Rd. 502' SE of Louth Rd.
Location of Sign: 1 Sign Posted in front of 2216 Fairgreen Rd.
Remarks: [Signature]
Posted by: [Signature]
Date of return: 12-21-72

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

36 N. Dundalk Ave.
Dundalk, Md. 21222

Dec. 15, 1972

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY IN MATTER PETITION BY MELVIN & DOROTHY EWARD was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week 15th day of December, 1972 that is to say, the same was inserted in the issue of December 14, 1972

Kimbel Publication, Inc.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 11, 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., once a week 11th day of December, 1972, the last publication appearing on the 11th day of December, 1972.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$

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

No. 5868

DATE Dec. 29, 1972 ACCOUNT 01-662

AMOUNT \$6.00

WHITE - CASHIER
Melvin A. Eward
7716 Fairgreen Road
Baltimore, Md. 21222
Advertising and Posting of property for Variance
#73-154-A

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

No. 5842

DATE Dec. 11, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Melvin A. Eward
7716 Fairgreen Road
Baltimore, Md. 21222
Petition for Variance #73-154-A

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 ZC, BA, CC, CA										
Reviewed by: [Signature]			Revised Plans: Change in outline or description		Yes		No			
Previous case:			M-p #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 16th day of November 1972. Item #

November 1972. Item #

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner Melvin Eward Submitted by Melvin Eward
Petitioner's Attorney [Signature] Reviewed by [Signature]

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

J. Melvin Arthur Eward
7716 Fairgreen Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 86

Your Petition has been received and accepted for filing this 16th day of November 1972.

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner Melvin Arthur and Dorothy Eward

Petitioner's Attorney [Signature] Reviewed by [Signature]