

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles E. & Cecelia Kelly owner 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 1400.3.B.3 to permit a sideyard of 10 feet instead of the required 50 feet.

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

This petition is for a recreation room over a garage. The present living area is too small. There is no basement and therefore there is no area for recreation. There is no garage and the car is out and we would like to have it in out of the weather. We need an area for recreation for at the present all activities are confined to the living room and our son's bedroom which, in our opinion, is a hardship on the entire family. We think, since we have the property, we should be permitted to add on to our living area.

Property is to be posted and advertised as prescribed by Zoning Regulations. If we agree to pay expenses 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 Charles E. Kelly
Address Box 682, Rte. 15
Baltimore, Md. 21220
Petitioner's Attorney John J. Qillon, Jr.
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of January 1973, 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 108, County Office Building in Towson, Baltimore County, on the 14th day of February, 1973, at 10:15 o'clock.

Eric Dinnema
Zoning Commissioner of Baltimore County
(over)

Description of Property

Beginning for the same at a point on the southeast side of Chestnut Road (30 feet wide) as shown on Plat No. 2 of Bowley's Quarter which is recorded among the Land Records of Baltimore County in Plat Book No. 7, folio 13, distant 678.80 feet measured southwesterly from its intersection with the southwest side of Seneca Road (30 feet wide), running thence binding on said southeast side of Chestnut Road westerly 104.31 feet, thence leaving Chestnut Road, southeasterly 550.45 feet, thence northeasterly 100.00 feet, thence northwesterly parallel with the second line of this description northwesterly 520.77 feet to the place of beginning. Containing 1.229 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

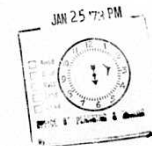
TO: Mr. S. Eric Dinnema, Zoning Commissioner Date January 25, 1973
FROM: Norman E. Gerber, Office of Planning and Zoning
SUBJECT: Petition #73-177-A. Southeast side of Chestnut Road 578.80 Feet Southwest of Seneca Road.
Petition for A Variance for Side Yard.
Petitioners - Charles E. and Cecelia Kelly

15th District

HEARING: Wednesday, February 14, 1973 (10:15 A.M.)

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

REG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 17, 1973

Mr. Charles E. Kelly
Box 682, Rte. 15
Baltimore, Maryland 21220

RE: Variance Petition Item 117 Charles E. & Cecelia Kelly - Petitioners

Dear Mr. Kellys

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the southeast side of Chestnut Road, 678 feet east of Seneca Road, in the 15th District of Baltimore County. This residential (R.O.P.) zoned property is currently improved with a one-story ranch home. This property is situated between two other homes of similar construction. The property to the rear of the site is wooded. There is no curb and gutter existing at this location.

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. Qillon, Jr.
Chairman
Zoning Advisory Committee

JJQJr:GAE:JD
(Enclosure)

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

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

January 25, 1973

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

Re: Item #117 (1972-1973)
Property Owners: Charles E. and Cecelia Kelly
5/23 of Chestnut Road, 578' E. of Seneca Road
Present Zoning: R.O.P.
Proposed Zoning: Variance from Section 1400.3.B.3 to permit a side yard of 10' instead of required 50'
District: 15th No. Acres: 1.229 acres

Dear Mr. Dinnema:

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.

Highways

Chestnut Road, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, based upon the centerline of the existing right-of-way, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water

Public water is available to serve this property (Water Drawing Ref. #53-1665).

Item #117 (1972-1973)
Property Owners: Charles E. and Cecelia Kelly
Page 2
January 25, 1973

Sanitary Sewer

Public sanitary sewerage is not available to serve this property which is employing private onsite sewage disposal.

Very truly yours,

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

END:HAM:mas

NE 2K Topo
2-SW Key Sheet
8 NE 44 Position Sheet
91 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 117
Mr. Charles E. Kelly
Box 682, Rte. 15
Baltimore, Maryland 21220
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 10th day of January 1973.

Eric Dinnema
Zoning Commissioner

Petitioner Charles E. & Cecelia Kelly

Petitioner's Attorney _____

Reviewed by John J. Qillon, Jr.
Chairman
Zoning Advisory Committee

ORDER RECEIVED FOR FILING

DATE February 14, 1973

BY Eric Dinnema

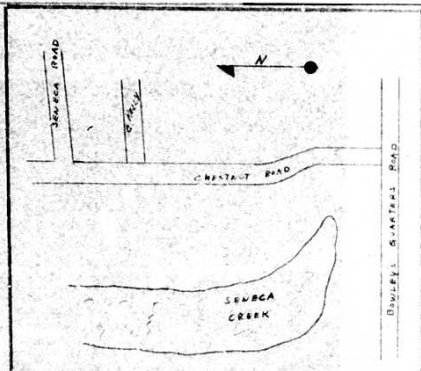
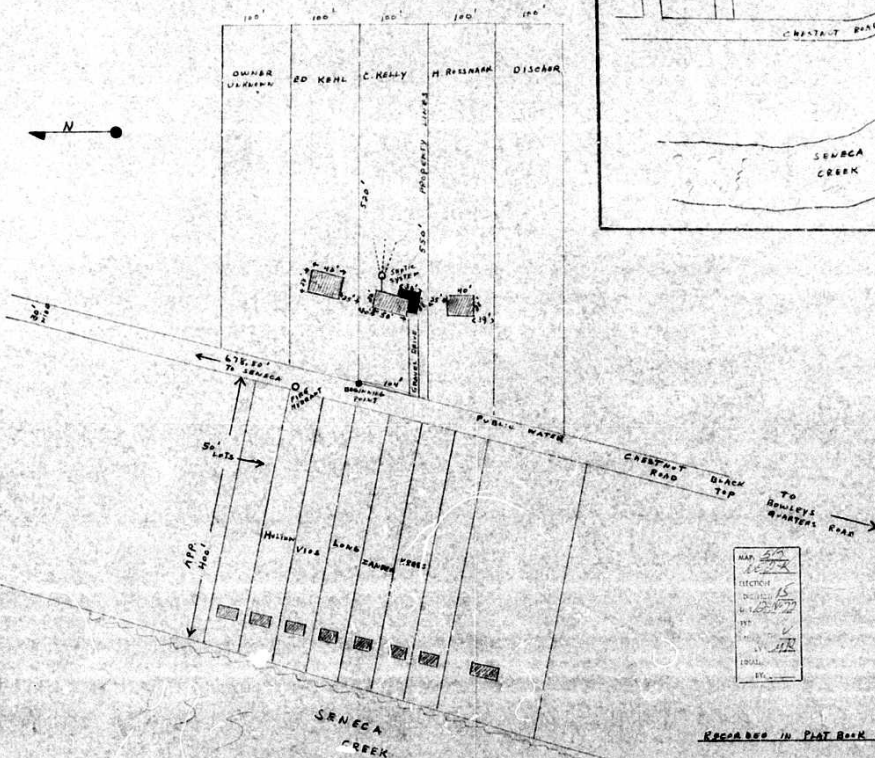
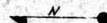
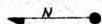
Address _____

#73-177-A

ORDER RECEIVED FOR FILING

#73-177-A

#117



MAP	20
SECTION	15
DEGREE	15
MINUTE	15
SECOND	15
FOOT	15
INCH	15
LINE	15

RECORDED IN PLAT BOOK NO 7 FILE 12

PROMISED BURNING

HOUSE 1

HOUSE 2

PLAT PLAN

SCALE 1" = 100'

BURNING PARCEL R & P

SECTION DISTRICT 15

CHARLES C. COOPER, KELLY

BOX 102 RT 15, SALT MD SIGN

CHESTNUT ROAD

PHONE

335-6265

