

#73-257-A
#139

73-250-19
(Dom 10.139)

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

MAP: 40
ELECTION 40
DISTRICT 12
DATE 7-24-72
TYPE 1
HEARD BY ✓
BY 10/1/72
FINAL 5-23-72
BY: MK

DATE April 17, 1973

Zoning Commissioner of Baltimore County.

(over) /

(Enclosure)

✓ 473-25779

The petitioner's site plan indicates a proposed dwelling approximately 25'x40', and would be located 11 feet off the rear property line. There is an existing 8 foot alley which serves the rear of these properties and many of the homes have garages on the front on the alley. There are also existing garages in close proximity to the property in question. Petitioner does not indicate any off street parking that would provide the required two off street parking spaces for his residential use. This should be indicated on a revised site plan. In general, the proposed use and development of this property should be done in such a manner as to not disturb the tranquility of this area.

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.

F-SE Key Sheet
16 SE 18 Position Sheet
SE 4 E Topo
103 Tax Map

MSF:nc

JUN 26 1971

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 Petitioners:

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

to permit a rear yard setback of eleven (11) feet, two (2) inches instead of the required thirty (30) feet
 IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of April, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a rear yard setback of eleven (11) feet, two (2) inches instead of the required thirty (30) feet, subject to the approval of a site plan by the Department of Public Works 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 day of 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

February 6, 1973

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 139, Zoning Advisory Committee Meeting
February 6, 1973, are as follows:

Property Owner: James Vencill
Location: W/S Dunleer Road, 104' S of Mornington Rd.
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3.C1 to permit a rear yard setback of 11'2" in lieu of required 30'.
District: 12
No. Acres: 51' x 89'

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mdp

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1973

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

Re: Item 139

Property Owner: James Vencill
Location: W/S Dunleer Road, 104' S of Mornington Road
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3 to permit a rear yard setback of 11'2" in lieu of required 30'

District: 12
No. Acres: 51' x 89'

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
Field Representative

H. EMBLE PARKS, MEMBER
EUGENE C. WEBB, TREASURER
MRS. ROBERT L. BERRY

MARCUS H. BOTSARIS
JOSEPH H. MAGORAN
ALVIN LOBECK
JOSHUA W. WHEELER, ALTERNATE

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. MUEWEL

BEGINNING AT A POINT ON THE WEST SIDE OF DUNLEER ROAD, A DISTANCE OF 104 FEET SOUTH OF MORNINGTON ROAD AND RUNNING THE FOLLOWING COURSE AND DISTANCES:

1. N 69° 38' 00" W 89.50'
2. S 20° 22' 00" W 51.00'
3. N 69° 38' 00" E 89.50'
4. N 20° 22' 00" W 51.00' TO THE POINT OF BEGINNING.

BEING LOT NUMBER 5 OF PLAT 3, DUNDALK AND HAVING AN AREA OF 4,544.50 SQUARE FEET.

PLAT NO. 3 8/54

DUNDALK RESUBDIVISION OF PART OF
DUNDALK HIGHLANDS
BEING A DEVELOPMENT OF
THE DUNDALK COMPANY

DUNDALK - BALTIMORE CO., MD.
MAY 15, 1926



DUNLEER RD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973

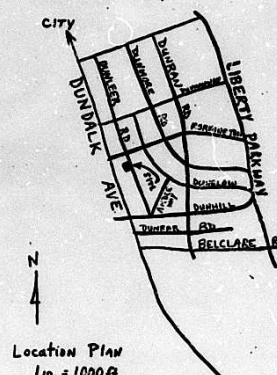
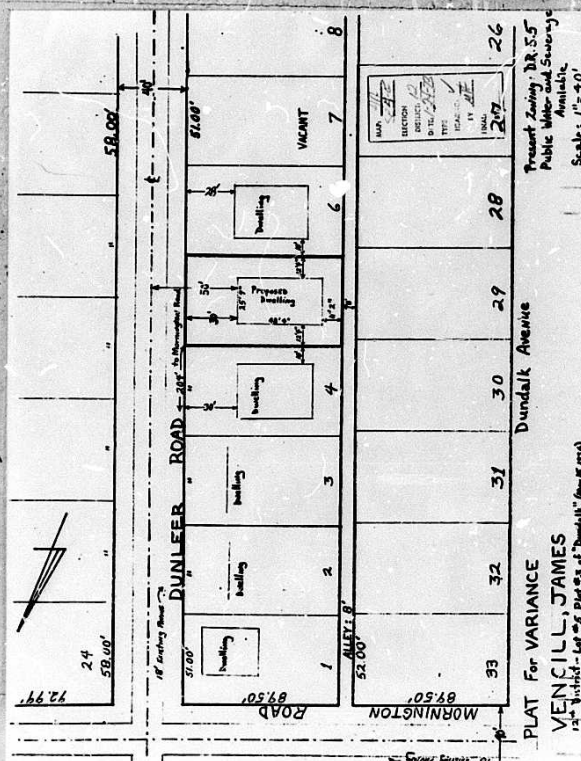
FROM: Norman S. Gerber, Chief
Land Use Master Plans

SUBJECT: Petition #21-250-A West side of Dunleer Road 104 feet South of Mornington Rd.
Petition for Variance for a Rear Yard.
Petitioners: James and Joyce Vencill

15th District

HEARING: Monday, April 16, 1973 (10:45 A.M.)

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



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: <u>FT.H</u>		Revised Plans:			
Previous case:		Change in outline or description	Yes	No	
		Map #			

