TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1. or vie. fortu. It closed legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hered.

ion for a Variance from Section 1 802.3.C1 TO PERMIT A REAR YARD

SETBACK OF 11 FEET 2 INCHES IN LIEU OF THE REQUIRED 30 FEF I.

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

The lot is fifty-one (51) feet in width and therefore undersized as per the current Baltimore County Zoning Regulations. The depth of the

lots causes hardship and practical difficulty in situating the house on

anot acquire any more land because the area is presently ... MA

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

Or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this
thin, and further agree to and are to be bound by the zoning regulations and restrictions of
slace County adopted pursuant to the Zoning Law For Ballimore County.

Verily Legal 0 Address 140 5 BON 2AL ST BHLTO 24 MD.

المالي ١٧ 2-3 و حديد

72.PM 16th day of April 1973 at 10:45 o'clock

6E/

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

nty Office Building

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Herch R. 1973

JOHN J. DILLON, 18.

MIMBERS

DEPARTMENT OF

DEAL IN DEPARTMEN

PRODUCT OF SAME

PUILDING DEPARTMENT

RE: Variance Petition Item 139 James and Jöyce H. Vencill

Dear Kr. Vencill:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced patition and has more 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 requester, but to assure that all parties are node aware of plans or problems with regard to the development plans that may have a boaring on this case. The Director of Plannis may file a writter report with the John gloswissioner with recommendations as to the coverage priesenss of the requisited toning.

The subject property is located on the west side of Dunierr Road, 204' south of Mornington Road, in the 12th District of Baltimore County, This 20 %, or concret is an additional to the state of the State of the State of the State of Dundalk, The homes on this street, and in this general vicinity, are built of brick or stone, are one and one half to two stories high, are well Indocened and maintrined and in excellent condition.

The potitioner's site aim indicates a processed dwelling approximately 25'sk8's and would be located 11 feut off the reer properly line. There is an existing 5 foot alley which serves the rear of these properties and many of the homes have streamed to the processed of the serves of

This petition is accepted for filing, however, revised plats as indicated must be submitted prior to the hearing.

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 No, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

110-10 (Enclosure)

Bultimore County, Marulaud Berartment Of Bublic Morks

COUNTY OFFICE BUILDING

February 13, 1973

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

Re: Item #139 (1972-1973) Aven #137 (1972-1973)
Property Omer: James Vencill
W/S Danleer Road, July 5, of Mornington Road
Present Zoning: D.R. 5.5, of Mornington Road
Present Zoning: Tarismoe from Section 1992,3,01 to
Proposed Zoning: Varismoe from Section 1992,3,01 to
Junit. a reary parts setback of 11° 2" in lieu of required District: 12th No. Acres: 51' x 89'

The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Dunleer Road, an existing County street, is proposed to be improved in the future, as a 30-foot closed-type roadway cross-section on the existing h0-foot right-of-way. Highway improvements are not required at this time.

The alley width of 8 feet is considered inadequate. However, if the alley is to be widened in the future it will be the result of petition by the abutting property owners.

Development of this property through stripping, gracing and stabilization could result in a sediment pollution problem, desaging 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 Fetitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisanoss or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Fettioner.

Item #139 (1972-1973) Property Owner: James Tencill Page 2 February 13, 1973

Water and Sanitary Sewer:

Public water supply and sanitary severage are available to serve this

END: BAN: FWR: 88

cc: John J. Trenner

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EVERNE J. CLIPPORD. P.E.

WM. T. MELZER

March 1, 1973

Re: Item 139 - ZAC - February 6, 1973 Property Owner: Janes Vencill Dunleer Road S. of Hornington Road Variance from Section 1802.3,Cl to permit a rear yard satback of 11'2" in lieu of required 30' - District 12

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the rear vard setback.

Yary truly yours.

Michael S. Flanigan Traffic Engineer Associate

MSF:nc

UIN 26

6 with the Baltimore County Zoning Regulations would result in practiof the Variances requested not adversely affecting the health, safety, and general velfare of the community. ... to permit a rear yard setback of eleve: (11)
res_feet, two.(2).inches_instead_of_the_required_should be granted
thirty (30) feet ent, posting of property and public hearing on the above petitio

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-

February 6, 1973

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 Heeting February 6, 1973, are as follows:

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

Very truly yours. Thomas H. Devlin, D'rector BUREAU OF ENVIRONMENTAL SERVICES

HV5:mne

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1973

Mr. S. Bric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item 139
Property Owner:
Location:
Present Zoning:

James Vencill
W/S Dunleer Essel, 104' S. of Mornington Road
D.R. 5.5
Variance from Section 1802.3 to permit a rear
yard setback of 11'2" in lieu of required 30'

No bearing on student population

Very truly yours, W. Nick Petrovich Field Representative

BEGINNING AT A POINT ON THE WEST SIDE OF DUNLEER MAD, A DISTANCE OF 104 FEET SOUTH OF HORNINGTON MAD AND RUNNING THE FOLLOWING COURSE AND DISTANCES: 1. N 69" 38"00" W 89.50" 2. 5 20° 22'00" E 51.00" 3. N 69" 38'00" E 69.50" 4. N 20"22'00" W 51.00" TO THE POINT OF BEGINNING. REING LOT NUMBER 5 OF PLAT 3, DUNDALK AND HAVING AN AREA OF 4,564,50 SQUARE FEET. PLAT NO. 3 8/54 DUNDALK RESUSDIVISION OF PART OF DUNDALK HIGHLANDS BEING A DEVELOPMENT OF THE DUNDALK COMPANY LUNDALK - BALTIMORE CO., MD. Duries RI

BAL IMORE COUNTY, MARYL ND

TO S. Eric DiMenna, Zoning Commissioner Date April 9, 1973

Norman E. Gerber, Chief Land Use Master Plans

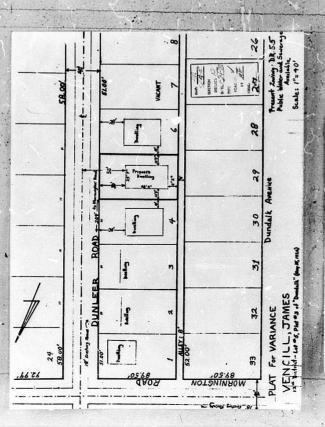
SUBJECT Patition 473-250-A. West side of Dunleer
Petition for Variance for a Rear Yard.
Petitioners: James and Joyce Vencill

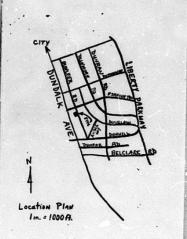
15th District

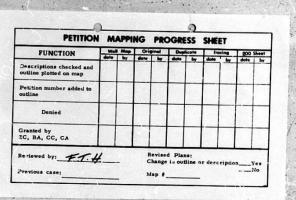
HEARING: Monday, April 16, 1973 (10:45 A.M.)

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









CERTIFICATE OF PUBLICATION

ublished in THE JEFFERSONIAN, a weekly newspaper printed appearing on the _____ 29th __day of _____ March_

19.73

ORIGINAL

OFFICE OF

GESSEX TIMES

ESSEX, MD. 21221

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

weeks briefe the 2nd day of April, 1973 that is to say, the same was inserted in the issue of Hareh 29, 1973.

STROMBERG PUBLICATIONS, Inc.

CERTIFICATE OF POSTING

#73-250-A

Posted for Alaxun More Apr. 16. 1973 @ 10.45 A.M. Location of property: 11/5. g. Sunles Read 184 de f. Merning Rd On W/S of Denter My 104 So of Merry Ad.

BALTIMORE COUNTY, MARYLAND office of F Not - REVENUE BIVESON MISCELLANGOUS CAPIC RECEIPT

185 2 9RMR 28

25.0 CHE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

April 16, 1973