182174

# PETATON FOR ZONING VARIANCE District 11 FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Eather E. & I, or we, John T. Egrever: . I, .....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.

hereby petition for a Variance from Section 1801.2C.4 to permit a side ward.

of 8.10 feet instead of the required ten (10) feet.

netback from centerline of the street

1801.28.4 to permit a front/mmet of 53.04. instead of the

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

The density of property will not be exceeded because 12 feet pan handle can not be built on. The total of 8.10feet set back and 12 feet pan handle will maintain a total of 20 feet undeveloped property.

Also any building done on adjoining property have a 10 feet set back requirement.

3. If the variance of 8 feet is granted my son will be able to use lot 2 as a building site. If the variance is not granted the .814 acres of back property will have no practical use and will be a waste of property.

rave no practical use and water to properly see attached description.

Property is to be posted and advertised as prescribed by 'oning 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 Bajihore County adopted pursuant to the Zoning Law For Ballimore County.

Ether E. Drover John T. Grover Legal Owns Address 9202 Maglett Rd. Baltinou M& 2 1234 Protestant's Attorney Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this..... of September of Soptember 1974, 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 166, County Office Building in Towson, Baltimore

\_day of\_October ...... 197 4 at 10:00 o'clock 30th County, on the.

IVED FOR FILING

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

October 31, 1974

Mr. & Mrs. John T. Grover 9707 Magledt Road Baltimore, Maryland 21234

> RE: Petition for Variances SE/S of Magledt Road, 2100' NE of Joppa Road - 11th District John T. Grover, et ux - Petitioners NO. 75-94-A (Item No. 51)

Dear Mr. & Mrs. Grover:

I have this date passed my Order in the above captioned matter in

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2 2 4

Your Petition has been received and accepted

S. ERIC DINENNA

Reviewed by Chairman, B. Byrose M.

Zoning Advisory Committee

Very truly yours.

JAMES E. DYER Deputy Zoning Commissioner

JED/mc Attachmente

Mr. John T. Grover 5707 Magledts Road Baltimore, Maryland 21234

for filing this 17th

Petitioner Esther E. & John T. Grover Seritioner's Attorney Co: Leo W. Rader 38 Balfast Rd., Timonium, Ed. 21093

LEO W. RADER REGISTERED SURVEYOR

LAND PLAN

38 Belfast Road - Timonium, Maryland 21093 ZONING DESCRIPTION

CL 2-2920 on 252-2920 August 13, 1974

All that piece or parcel of land situate, lying, and being in the Eleventh Election District of Baltimore County, State of Maryland, and described as follows, to wit:

BEGINNING for the same on the southeast side of Maglidt Road as proposed to be widened, said place of beginning being in the southwesternmost line of the property of Esther E. Grover and husband known as 9707 Maglidt Road. the coordinate position of said place of beginning being North 36458.82 and East 30575.06, as referred to the Baltimore County Control Survey Coordinate System, said place of beginning being distant approximately 2100 feet measured along Maglidt Road from Joppa Road, thence binding on the said southeast side of Maglidt Road, as proposed to be widened, and referring all bearings to the grid peridian of said coordinate system North 56 degrees 28 minutes 35 seconds East 77.10 feet; thence leaving Maglidt Road and running for the three following courses and distances respectively, viz: South 30 degrees 30 minutes 31 seconds East 295.00 feet, South 17 degrees 32 minutes 54 seconds East 343.34 feet, and North 30 degrees 30 minutes 31 seconds West 625.51 feet to the place of beginning. CONTAINING 0.814 of an acre of land more or less.

BEING known as Tract "A" on the Plat of Property of Esther E. Grover and husband, dated May 1, 1974, and intended to be recorded among the Plat Records of Baltimore County.

BARIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Date October 25, 1974 TO. S. Eric DiNenna, Zoning Commissioner

FROM William D. Fromm, Director of Planning

SUBJECT. Petition #75-94-A. Southeast side of Maglidt Road 2100 feet Northeast of Joppa Road SUBJECT. Petition for Variance for Side and Front Yards. Petitioner - John T. Grover and Esther E. Grover

11th District

HEARING: Wednesday, October 30, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

This request is not inconsistent with the 1980 Guideplan, the official Baltimore County Master Plan.

WDF-NEG-M



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

James B. Byrnes, III

MEMBERS

HEALTH DEPARTMENT BUREAU OF FIRE PREVENTION DEPARTMENT OF PRAFFIC ENGINEERING

STATE HIGHWAY BUREAU OF ENGINEERING

PROJECT AND SEVELOPHENT PLANS INDUSTRIAL SEVELOPMENT CONTLISION

a ARD - | IDUCATION OFFI F SC THE BUILDING TO THE September 23, 1974

Mr. John T. Grover 9707 Magledts Road Baltimore, Maryland 21234

RE: Variance Petition , Item 51 Esther E. & John T. Grover -Petitioners

Dear Mr. Grover:

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 as to the appropriateness of the requested zoning.

The subject property is located on the southeast side of Magledts Road, approximately 2100 feet northeast of Joppa Road, in the Eleventh Election Di. Lict of Saltimore County. The front portion of the property is presently improved by an existing 1-1/2 story brick dwelling and a free standing brick garkge. The rear portion has a small portion fenced with the remainder unimproved.

Unimproved properties exi adjacent to the site on the northeast and Jopo. See the site on Magledts Road. A 1-1/2 story frame dwelling abuts the property to the southwest. Curb and gutter does not exist along Magledt Road.

The petitioners are requesting a Variance to permit a side yard setback of 8 feet instead of the required 10 feet and propose to create a 12 foot right-of-way on the northeast side of their lot so

Mr. John T. Grover Item 51 September 23, 1974

Page 2

so that they may establish another building lot to the rear of their property.

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,

garage Egane JAMES B. BYRNES,III Chairman, Zoning Advisory Committee

JBB:JD Enclosure

cc: Leo W. Rader, Registered Surveyor 38 Belfast Road Timonium, Maryland 21093

	vertiser posting of property, and public hears, on the above petition
	y reason of the following finding of facts that strict compliance with
he Baltimore Cou	nty Zoning Regulations would result in practical difficulty an
inreasonable hard	ship upon the Petition rs
	Allegen on the first section of the
	ould be had; and it further appearing that by reason of the granting of
	uested not adversely affecting the health, safety and general
welfare of the con	nmunity, Variances to permit a side yard of 8.10 feet instead
of the required 10	feet; and to permit a front setback of 53 feet from the center
line the street	instead of the required 55 feet
£	Deputy should be granted.
n's ordered b	y the Zoning Commissioner of Baltimore County this
lay of October	, 197 4, that the herein Petition for a Variance should be and the
1	the state of the s
ame is granted, from	and after the date of this order, subject to the approval of a site tment of Public Works and the Office of Playning and Zoning.
plan by the Depar	() 2 51)
•	Deputy Zoning Commissioner of Baltimore County
	(H. H. H
Pursuant to the ad	exertisement posting of property and public hearing on the above petition
Pursuant to the ad	vertisement, posting of property and public hearing on the above petition
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### Baltimore County, Maryland Bepartment Of Jublic Borks

COUNTY OFFICE BUILDING TOWING MARYLAND 21204

September 20, 1974

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

Re: Item #51 (1976-1975)
Property Owner: Esther E. & John T. Grover
5/5 of Reglack Ed., 2100/ E. of Joppa Rd.
Proposed Zonthe: Variance from Sec. 1801.20.4 to permit
a side yard of 8.10' instead of the required 10', 1201.20.4
to permit a front yard of 53/04' instead of the required 55'
No. of Acres: 0.810 instructs: 110'

Dear Mr. DiNenna:

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

Formal communts, dated June 12, 197h, were supplied the Petitioner by the Bureau of Public Services in connection with Preliminary-Final plan for the subdivision of the "Property of Esther S. Grover and Hasband" (Project #1069). Those comments are referred to for your consideration.

Very truly yours,

Doeswork or Diver CLLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM: FWR: 95

# BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-

DONALD J. ROOP, M.D. MPH

September 11, 1974

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

Comments on Item 51, Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: Eather E. 4 John T. Groyer
Location: S/S of Maglidt Rd. 2100 feet E/ of Joppa Rd.
Kxisting Zoning: B. 55, DR. 32,
Proposed Zoning: Variance from Sec. 1801.2C.4 to
presit a side yard of 8.10 ft.
instead of the required ten (10) fr.
1801.2C.4 to permit a front yard of
No. of Acres: 0.814
District: 11th

Comments: Septic system and water well functioning patisfactorily.

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

SHVB/ncs



September 20, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #51, Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: Esther E. and John T. Grover
Lacation: 5/3 of Maglidt Road 2100 feet E/ of Jappa Road
Estisting Zoning: 0.8.5.5, D. R.3.5
Proposed Zoning: Variance from Sec. 1801.2C.4 to permit a side yard of 8.10 ft. Instead of the
required fee (10) ft. 1801.2C.4 to permit a front yard of 53.04 instead of the required 55
No. of Acres: 0.814

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

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

Very truly yours,

John L. Wimbley Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING 105 WEST CHESAPEAKE AVENUE
AWEA CODE 301 FLANNING 494-3351 ZONING 494-3351

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Sentember II. 1974

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

Z.A.C. Meeting of: September 3, 1974

Re: Item 51

DRBER NECEIVED FOR FILING

Property Owner: Esther E. & John T. Grover

S/S of Magledt Road, 2100 ft. E. of Joppa Road Location:

Present Zoning: D.R. 5.5., D.R. 3.5

Proposed Zoning: Variance from Section 1801.20.4 to permit a side yard of 8.10 ft.
Instead of the required ten (10 ft). 1801.20.4 to permit a front
yard of \$5.04 ft. Instead of the required \$5 ft.

District:

No. Acres:

Dear Mr. DiNenna:

WNP/ml

No bearing on student population.

Very truly yours, W. Tick Hetword W. Nick Petrovich., Field Representative

	CENTIFICATE OF POSTING #75-94-A
ZONING	DEPARTMENT OF BALTIMORE COUNTY
	Toursen, Maryland
District 11 H	
District	Date of Posting 10-10-74
Posted for Hearing Med,	Date of Posting.
Petitioner: John J. S.	nones
cele:1	of me of the place of the el
Location of property: 3.5/32466	I mostalt Rd ILLE N. E. J. Jupa Rd
Location of Signs: 1 Sign. Do	to a 9247 Maghett Rd.
120 (2)	
Remarks:	
Posted by Mest 14.	Vise Date of return: 10-17-74

PETITION		MAPPING			<b>PROGRESS</b>			SHEET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
renerion	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								3		
Reviewed by: A.A.R.		-		Chang	ed Pla e in ou	tline	or desc	ripto	on	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZON'NG

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

Your Petition has been received \* this 19th day of 197 % Item #

Petitioner Sollie folin More ubmitted by Reviewed by Maplal.

Petitioner's Attorney . This is not to be interpreted as acceptance of the Petition for

assignment of a hearing date.

### CERTIFICATE OF PUBLICATION

Legal	Notice
	A CONTRACTOR OF THE PARTY OF TH

ROSEDALE, MD., October 10, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 1971 the publication appearing on the 10th day of October

Advertising Mgr.

Cost of Advertisement\_ 121,50

## CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10 ...... 1974 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 10th day of October 19.74

THE JEFFERSONIAN,

Cost of Advertisement, \$\_

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

No. 15142

DATE August 19, 19714ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION PINK - AGENCY I stition for Variance for Bether E. & John T. Grover (cash)

366 64 ME 20

25.0 CASE

BALTIMORE COUNTY, MARYLAND No. 16975 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 25, 1974 ACCOUNT 01-662 AMOUNT \$56.35 DISTRIBUTION PINK - AGENCY VELLOW - CUSTOMEN Advertising and posting of property for John T. Grover #75-94-A 5635 NG







