

#75-109-A

75-101
1070

75-101-
S 270

Norton, and Mildred Jean Norton, his

15-109-A
#70

COUNTY: _____

75-109-A
#70

ildred Jean Norton, his wife

#75-109-A

District: 11th Date of Posting: 11-9-74
 Posted for: Harvey Wenzel, 730 35 1974 11-18-74
 Pre-titioner: Orpheus Wenzel
 Location of property: 3515 1/2 Chevy Rd. W. S. H. F. 2nd Fl.
 Location of Signs: 2 signs: 1st on Chevy Rd. 1st on East
on Hillside.
 Remarks:
 Posted by: Paul H. N... Date of return: 11-14-74

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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a lot width of 50 feet instead of the required 55 feet (Lot Nos. 422, 423, 440, 441 and parts of 424 and 439)

should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November, 1974, 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 Department of Public Works and Office of Planning and Zoning; and, said Variance shall not be construed to permit more than one dwelling on the total number of lots herein petitioned for.

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 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a lot width of 50 feet instead of the required 55 feet (Lot Nos. 425, 426, 437, 438 and parts of 424 and 439)

should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November, 1974, 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 Department of Public Works and Office of Planning and Zoning; and, said Variance shall not be construed to permit more than one dwelling on the total number of lots herein petitioned for.

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 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side yard of 8 feet instead of the required 10 feet and a front yard of 2 feet instead of the required 25 feet and to permit a setback of 27 feet from the center line of the street instead of the required 50 feet (Lot Nos. 425, 426, 437, 438 and parts of 424 and 439)

should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November, 1974, 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 Department of Public Works and Office of Planning and Zoning; and, said Variance shall not be construed to permit more than one dwelling on the total number of lots herein petitioned for.

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 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a lot width of 40 feet instead of the required 55 feet and side yard setbacks of 2 feet and 6 feet instead of the required 10 feet (Lots Nos. 427, 428, 435 and 436)

should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November, 1974, 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 Department of Public Works and Office of Planning and Zoning; and, said Variance shall not be construed to permit more than one dwelling on the total number of lots herein petitioned for.

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 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 25, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition of 75-109-3... Southeast side of Carney Road 160 feet Southwest of Second Avenue
Petitioner for Variances for Lot Widths, Side and Front Yards.
Petitioner - Sophia Norton

11th District

Hearing: Monday, November 25, 1974 (10:30 A.M.)

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

The granting of this requested variance would not be inconsistent with the existing character of the neighborhood.

William D. Fromm
Director of Planning

WDF:NDG:rv



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 70
Sophia Norton - Petitioner

Dear Mr. Carney:

The Zoning Plans 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 Carney Road, approximately 160 feet southwest of Second Avenue, in the 11th Election District of Baltimore County. It is presently improved with two existing dwellings with a third in the process of being razed.

The petitioner is requesting a Variance to permit lot widths of 40 feet and 50 feet instead of the required 55 feet, side yards of 2 feet and 6 feet instead of the required 10 feet, and a front yard of 27 feet from the center line of the street instead of the required 50 feet. A new dwelling is to be erected within the vicinity of the present dwelling now being razed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Robert E. Carney, Jr., Esq.
Item 70
November 14, 1974

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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,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

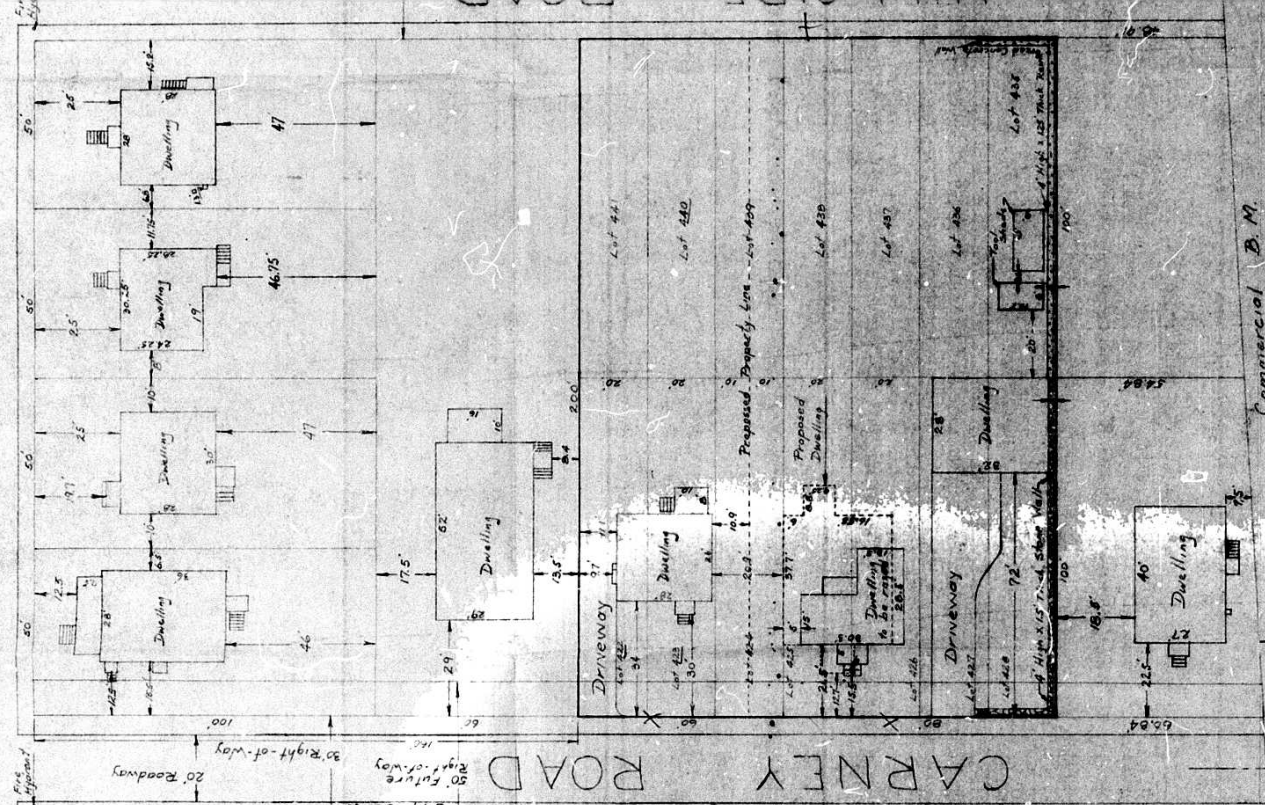
FUNCTION	Wall Map		Original		Duplicate		Reprint		Other	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>J. J. H.</u>					Revised Plans: Change in outline or description				Yes _____ No _____	
Previous case: _____					Map # _____					

S 45° 52' E

SECOND AVENUE

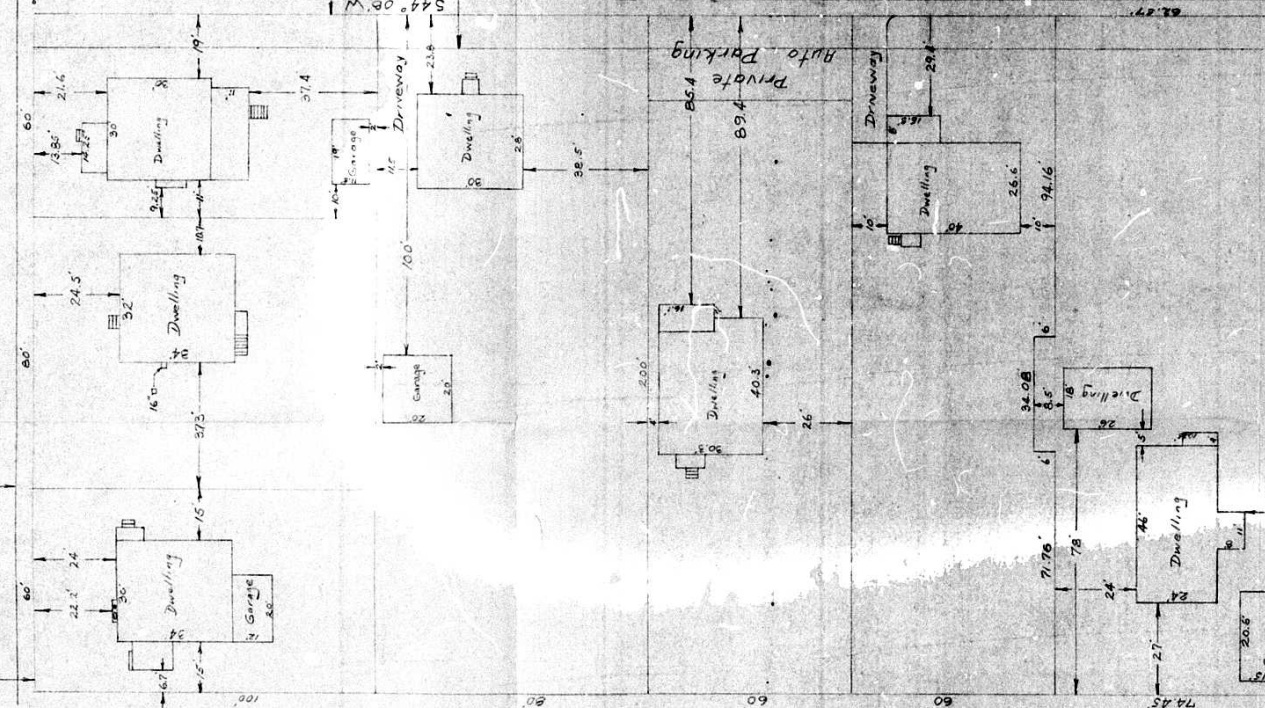
30' Right of Way

20' Roadway



CARNEY ROAD

MILLER ROAD

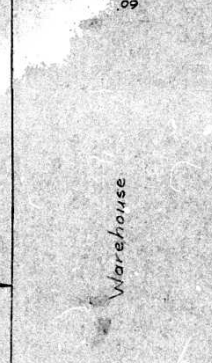


Commercial B.M.

186.7'

Warehouse

Driveway

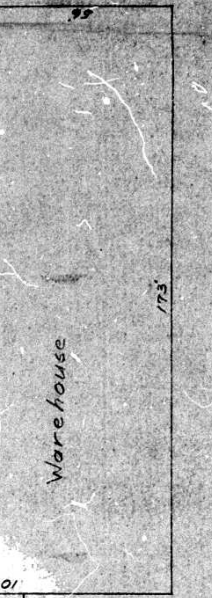


Commercial B.M.

186.7'

Warehouse

Driveway



Public sewer & water facilities