

76-208-A #165 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Larry M. & Angela A. Ayres, 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 1601.30.3 to permit side setback of

22 feet in lieu of the required 50 feet, and a front yard of 22 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)

Property is only 100' foot wide - existing house is 31' foot wide. I now have 30 feet on one side, 37 feet on the other. The well is stopping me from building out the back.

The attached description

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 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.

DATE March 13, 1976
BY Larry M. Ayres
Address 13409 Jarrettsville Pike
Phoenix, Maryland 21131
Petitioner's Attorney John E. Meyers
Address 13409 Jarrettsville Pike
Phoenix, Maryland 21131

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day

of February, 1976, 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 106, County Office Building in Towson, Baltimore County, on the 12th day of April, 1976, at 10:15 o'clock

A.M.
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

East side of Jarrettsville Road
300 feet South of Sunnyview
Road, 10th District

: OF BALTIMORE COUNTY

LARRY M. & ANGELA A. AYRES,
Petitioners

: Case No. 76-208-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

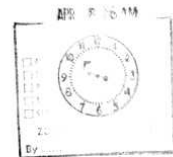
Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of April, 1976, a copy of the foregoing

Order was mailed to Mr. and Mrs. Larry M. Ayres, 13409 Jarrettsville Pike, Phoenix,

Maryland 21131, Petitioners.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

April 1, 1976

Franklin T. HOGANS, Jr.
Chairman

Mr. Larry M. Ayres
13409 Jarrettsville Pike
Phoenix, Maryland 21131

RE: Variance Petition
Item 165
Larry M. & Angela A. Ayres -
Petitioners

Dear Mr. Ayres:

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, currently zoned R.D.P., is located on the eastern side of Jarrettsville Pike, approximately 300 feet south of Sunnyview Road, in the 10th Election District of the county.

The property is currently improved with an existing one-story frame house and two car garage in the rear yard. Adjacent properties to the north, south and west, are also improved with similar type dwellings on lots which appear to be less than the required one acre in size.

The petitioner is requesting Variances to permit front and side setbacks of 22 feet in lieu of the required 50 feet. The front setback request is necessitated by the proposed 120 foot right-of-way line

Mr. Larry M. Ayres
Item 165
April 1, 1976
Page 2

of Jarrettsville Pike which is contemplated for some time in the distant future.

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,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure



February 26, 1976

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

Re: ZAC Meeting, February 17, 1976
ITEM: 165. Property Owner:
Larry M. & Angela A. Ayres
Location: E/S Jarrettsville Pike
300' S of Sunnyview Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance to
permit side setback of 22' in
lieu of required 50'.
Acres: 300 x 100
300 x 100
District: 10th

Dear Mr. DiNenna:

There is a 120' right of way proposed for Jarrettsville Pike (60' from existing centerline) that should be indicated on the plan.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vr



March 18, 1976

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

Re: Item #165 (1975-1976)
Property Owner: Larry M. & Angela A. Ayres
E/S Jarrettsville Pike, 300' S. of Sunnyview Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side
setback of 22' in lieu of required 50'.
No. of Acres: 300 x 100 District: 10th
300 x 100

Dear Mr. DiNenna:

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.

General:

Baltimore County highway and utility improvements are not involved. However, the submitted plan should be revised to indicate all of the onsite improvements, structures, etc., the correct proximity of adjacent property improvements, a location plan and the name of this State Road (Md. 146) is Jarrettsville Pike. Jarrettsville Road is in Harford County.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #165 (1975-1976).

Very truly yours,

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

END: EAM: FWR:as

U-NW Key Sheet
71 NE 10 Pos. Sheet
NE 18 C Topo
43 Tax Map



Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Larry M. & Angela A. Ayres

Location: E/S Jarrettsville Pike 300' S of Sunnyview Rd.

Item No. 165

Zoning Agenda February 17, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

- (II) 6. Site plans are approved as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Paul H. Reincke Noted and Approved:
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



STEPHENE COLLINS
DIRECTOR

March 3, 1976

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

Re: Item 165 - ZAC - February 17, 1976
Property Owner: Larry M. & Angela A. Ayres
Location: E/S Jarrettsville Pike 300' S of Sunnyview Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 22' in lieu
of required 50'.
No. of Acres: 300 x 100
300 x 100
District: 10th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the side yard setback.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:nc

ORDER RECEIVED FOR FILING

DATE April 23, 1976

BY John P. Harvey et al

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 Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit side and front yard setbacks of 22 feet instead of the required 50 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of April, 197 6, that the herein Petition for the aforementioned Variances 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, State Highway Administration 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 _____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

