I, or we LAFTY M. & Angela A. Ayres _legal owner...of the property situate in Baltimore unly and which is described in the description and plat attached hereto and made a part hereof.

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 33' foot wide. I now have 30 feet on one side, 37 feet on the other. The well is stopping me from

ORDER RECEIVED FOR FILING

perty is to be posted and advertised as prescribed by Zoning Regulations operty is to be possed and advertised as prestricted by 2000mg, regulations or we, agree to pay expenses of above Variance advertising, posting, etc upon filing of this n, and further agree to and are to be bound by the zoning regulations and restrictions of ace Country adopted pursuant to the Zoning Law For Baltimore Country.

Farry M. Clyris Address 13409 Jarrettsville Pike Phoenix, Maryland 21131

Protestant's Attorney

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 abefore the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of April 1976 at 10:15 clock

County, on the 12th -26

RE: PETITION FOR VARIANCE

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

LARRY M. & ANGELA A. AYRES,

· Cose No. 76-208-A

ORDER TO ENTER APPEARANCE

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 pussage of any preliminary or final Order in connection therewith

Charles E. Kountz, Jr.

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204

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

April 1, 1976

ranklin T. Hogans,

Mr. Larry M. Ayres 13409 Jarrettsville Pike Phoenix, Maryland 21131 RE: Variance Petition
Item 165
Larry M. & Angela A. Ayres Petitioners

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF RAFFIC ENGINEERING Dear Mr. Ayres:

BUREAU OF FIRE PREVENTION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

HEALTH DEPARTMENT BUILDING DEPARTMENT

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 comment 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

(B)

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. Chairman, Zoning Plans Advisory Committee

Micheles B Conmoder

NICHOLAS B. COMMODARI, Zoning Technician II

NRC:JD

Enclosure

Maryland Department of Transportation

Harry R. Hughes Bernard M. Evans

February 26, 1976

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

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
District: 10th District: 10th

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 I have E meyere By: John E. Meyers

CL:JEM:vrd

TOWSON, MARYLAND 21204

March 18, 1976

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

Item #165 (1975-1976)
Property Owner: Larry M. & Angela A. Ayres
E/S Jarrettville 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

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

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. Chief, Bureau of Engineering

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.

Zoning Agenda February 17, 1976

Pursuant to your request, the referenced property has been surrepred 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.

EXCEEDS the maximum allowed by the Fire Department.

() Me 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 Kational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior

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

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

market to the



STEPHEN E. COLLINS DIRECTOR

March 3, 1976

Mr. S. Eric DiNenna County Office Building

Re: Item 165 - ZAC - February 17, 1976
Property Owner: Larry N. 5 Angela A. Ayres
Location: E/S Jarrettsville Fike 300' S of Sunnyview Boad
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 No. of Acres: 300 X 100 300 X 100

District: 10th

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

Michaeld. Hours Michael S. Flanigan Traffic Engineer As:

Pursuant to the ad isement, posting of property, and put 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.
/ 1
,
IS ORDERED by the Zoning Commissioner of Baltimore County this
day April 197 6, that the herein Petition for the aforementioned Variance
shadd be and the same is granted from and after the date of this Order, subject
to to approval of a site plan by the Department of Public Morks, State Highway
Administration and the Office of Zoning Commissioner of Baltimore County
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, thisaay
of, 197, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



March 15, 1976

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

Dear Mr. DiNenna

Comments on Item \$165, Zoning Advisory Committee Meeting, February 17, 1976, are as follow:

Property Owner: Larry M. and 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

District. 100.

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 Hunkly John L. Wimbley
Planning Specialist II
Project and Cavelopment Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 19, 1976

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

Z.A.C. Meeting of: February 17, 1976

: Item
Property Owner:
Larry M. & Angela A. Ayres
Location:
E.S. Jarrettsville Pike 300' S of Sunnyview Rd.
Proposed Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 22' in
lieu of required 50'.

District:

Door Mr. Dillonna

No bearing on student population.

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

12:P/al

CUSENE C. MESS. MAS ADDER! F BEAVER

JOSEPH N MISSAM ALVIN EDIECK JOSHUA R WHEELER AMERICAN BIEMARD & .



CASE NO . 96 - 308 4

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 9, 1976

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

Dear Mr. DiNenna:

Comments on Item #165, Zoning Advisory Committee Meeting, February 17, 1976, are as follows:

Property Owner: Larry M. & Angela A. Ayres
Location: E/S Jarrettaville Pike 100' S of
Sunnyview Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of
Acres: 300 x 100
District: 10th

Since the septic system and water well are functioning properly, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW: pho

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric Dillenna, Zoning Commissioner Date March 29, 1976

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-208-A. Petition for a Variance for Front and Side Yards. East side of Jarrettsville Road 300 feet South of Sunnyview Road Petitioner - Larry M. Ayres and Angela A. Ayres

10th District

HEARING: Monday, April 12,1976 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm Director of Planning

WDF : JGH : rw

DESCRIPTION FOR VARIANCE

13409 Jarrettsville Pike

Beginning for the same on the easternmost side of Jarrettaville Pike, 300 feet south of Sunnyview Road and running the following bearings and distances:
South 81°00'E 300feet, thence S 3°00'E 100 feet, thence N 81°00'W 300 feet and thence N 3°00'W to

April 13, 1976

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

> RE: Petition for Variances E/S of Jarrettsville Road, 300'S of Sunnyview Road - 19th Election District Larry M. Ayres, et ux - Petitioners

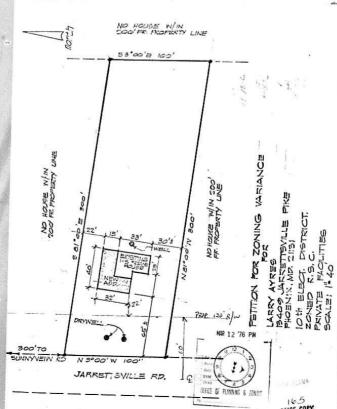
Dear Mr. & Mrs. Avres:

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

S. ERIC DI NENNA

SED/mc

cc: John W. Hessian, III, Esquire People's Counsel



53°00' = 100' HOJEH FR. PROFI 38 300'70 N 3°00' W 100

NO FOUSE W/IN COO'FF PROPERTY LINE

JARRETTEVILLE RD.

FFICE COPY

PRINCIPO FOR VARIANTA (1)

FORMER Filters for a Varience Gr.

FORMER FILTERS from the discovery of the Control of the Control

N E	WSPAP	ERS
OWSON, MD. 21204		March 2519 76
HIS IS TO CERTIFY, that	the annexe	d advertisement of
Petition for a Varia as inserted in the following		res
☐ Catonsville Times	0	Towson Times
		Arbutus Times
☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times	0	Arbutus Times Community Times
☐ Dundalk Times	0	Arbutus Times

STROMBERG PUBLICATIONS, INC.

DAT ======	457					gr
BALTIMORE	COUNTY	OFFICE	OF	PLANNING	AND	ZONTNO

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

Tel		ition has			. • th	Received	day of
				W.	20	1	Cash Other
Petitioner /			Zo	Eric Di	aissi	oner	-
Petitioner /s	Attorney					d by 150	
* This is not assignment	to be i	nterpret	ad au				ion for

2. Larry M. Ayrea 13409 Jarrettsville Bine imore county office of Planning & Zoning Phoenix, Md. 21131

filing this 24th

Petitioner's Attorney

Petitioner Larry M. & Angela A. Ayres

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINAN REVENUE DIVISION

Petition for Variance #76-208-A

MISCELLANEOUS CASH RECEIPT
Mar. 22, 1976

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

Your Petition has been received and accepted for day of Pebruary 197%s

Zoning Commissioner

No. 31688

25.00 ksc

ACCOUNT \$25.00

Phoenix, Md. 21131

VALIDATION OR SIGNATURE OF CASHIER

Zoning Advisory Committee District. 10.11

Distri

PETITION FOR YARIAM	ċ
ECONING: Petition for a Var Front and Side Yards. LOCATION: East side of Jarrett Bood Joe foot South of Sunn Bood	
DATE & TIME: Monday, April 1974 at 10:15 AM PUBLAC HEARING, Room 104, ty Office Building, 111 W. C peaks Avenue, Turron, Mary	c
The Zening Commissioner of the County, by authority of Zening Act and Regulations of more County, will haid a published	
Petition for Variance from Bening Regulations of Battle County to permit a side and f yard netherk of 22 feet instant the remarked to feet	-
The Saning Regulation to be copted as follows: Species: LAN 1.2.2.3 — The minim distance between they building in R.S.C. tone and say jot line of these a shreet line shall be 3 for All that period of land to Tonth District of land to	
13400 Jarrettoville Pite	•
entermined side of Jarrettay Pite, 300 feet smith of Sunnyvi Reed and running like fellowing be ings and distances: South \$1" oo' E 300 feet, then \$3" oo' E 100 feet, thence N \$1" W 100	
to glace of heginning. Botog the property of Larry Ayres and Angels A. Ayres,	1
Roning Department, Rearing Date: Honday, April 1 1976 at 10:15 AM P. Mild Rearing: Room 104, Coun- Office Building, 111 W. Chempeal Avenue, Townes, 186.	:
By Order of	

CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$

MISCELL	FINANCE REVENUE DIVISION ANEOUS CASH RECEIPT	No. 33325
DATE	April 12, 1976	03-662
	AMOUNT	\$39.25
RECEIVED	Larry M. Ayres, 13509	Jarrettsville Pike, Phoen:
POR	#76-208-A	S of property