

77-8-A 7-22-76 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert Paylor, 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 1006.1-B (213-3-1955)

Permit a side yard of 12 feet instead of the required

14 feet and a total of 34 feet instead of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

See attached description

Property is to be posted and advertised as prescribed by Zoning 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 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Petitioner's Attorney

Protestant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this 18th day

of July, 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 through-

out 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 22nd day of July, 1976, at 10:00 o'clock

A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiMenna, Zoning Commissioner Date: June 24, 1976

FROM: William D. From, Director of Planning

SUBJECT: Petition 477-8-A - Petition for a Variance for a Side Yard.

West side of Croyden Road 37 feet South of Croyden Court
Petitioner - Albert Paylor

2nd District

HEARING: Wednesday, July 7, 1976 (10:00 A.M.)

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

William D. From
William D. From
Director of Planning

WDF:JGH:74

RE: PETITION FOR VARIANCE

W/S of Croyden Road 37 feet South of
Croyden Court, 2nd District

ALBERT PAYLOR, Petitioner

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 77-8-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. Kuntz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 1st day of July, 1976, a copy of the foregoing

Order was mailed to Mr. Albert Paylor, 3310 Croyden Road, Baltimore, Maryland 21207,

Petitioner.

John W. Hession, III



July 12, 1976

Mr. & Mrs. Albert Paylor
3310 Croyden Road
Baltimore, Maryland 21207

RE: Petition for Variance
W/S of Croyden Road, 37' S of Croyden
Court - 2nd Election District
Albert Paylor, et al. - Petitioners
NO. 77-8-A (Item No. 221)

Dear Mr. & Mrs. Paylor:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. DiMenna
George J. DiMenna
Deputy Zoning Commissioner

GJM/mc

Attachments

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

DESCRIPTION FOR VARIANCE

Beginning at a point on the West side of Croyden Road, 37 feet South from the point of intersection of the West side of Croyden Road and the centerline extended of Croyden Court and being Lot 5 of Block 1, Section 4 of Millford Gardens.

Also known as 3310 Croyden Road.



June 17, 1976

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

Re: Item #221 (1975-1976)
Property Owner: Albert Paylor
W/S Croyden Rd., 37' S. Croyden Ct.
Existing zoning: OS S-3
Proposed zoning: Variance to permit side setback of 6' in lieu of the required 12' and a total of sideyard of 24' in lieu of the required 20'.
Acres: .09 59 x 113.02 District: 2nd
CS 03 109.53

Dear Mr. DiMenna:

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review of this Item #221 (1975-1976).

Very truly yours,

Franklin T. Hopkins, Jr.
Franklin T. Hopkins, Jr.
Chairman, Zoning Plans
Advisory Committee

ENCLOSURE

1-NE Key Sheet
17 NW 25 Pos. Sheet
NW 1-5 Topo
88 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Albert Paylor
3310 Croyden Road
Baltimore, Md. 21207 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

19th

this day of Your Petition has been received and accepted for filing 1976.

Albert Paylor

Petitioner

Petitioner's Attorney

Eric DiMenna
Eric DiMenna
Zoning Commissioner

Reviewed by

Franklin T. Hopkins, Jr.
Chairman, Zoning Plans
Advisory Committee

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 Petitioner

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 a side yard of six feet instead of the required twelve feet and a total of fourteen feet instead of the required twenty feet should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County this 12th day of July, 1976, that the herein Petition for the aforementioned 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 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CALVERT ST.
TOWSON, MARYLAND 21204

June 23, 1976

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PUBLIC PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. Albert Paylor
3310 Croydon Road
Baltimore, Maryland 21207

RE: Variance Petition
Item 221
Albert Paylor - Petitioner

Dear Mr. Paylor:

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 west side of Croydon Road, 37 feet south of Croydon Court, and is currently improved with a single family detached dwelling. The petitioner is requesting a Variance in order that an existing open carport on the side of the dwelling may be enclosed.

Adjacent properties are improved with single family dwellings.

This property abuts to the rear right-of-way of the Baltimore County Beltway.

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

Mr. Albert Paylor
Re: Item 221
June 23, 1976
Page 2

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. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

FTH:JD
Enclosure

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3000
STEPHEN E. COLLINS
DIRECTOR

May 26, 1976

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

Re: Item 221 - ZAC - May 11, 1976
Property Owner: Albert Paylor
Location: W/S Croydon Road 37' S. Croydon Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 12' and a total of sideyards of 14' in lieu of the required 20'

Acres: 59.99 x 113.02
55.00 109.53
District: 2nd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the side yards.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MEF:nc

baltimore county
department of health
TOWSON, MARYLAND 21204

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

June 3, 1976

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

Dear Mr. DiNenna:

Comments on Item #221, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Albert Paylor
Location: W/S Croydon Rd. 37' S Croydon Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 12' and a total of sideyards of 14' in lieu of the required 20'.

Acres: 59.99 x 113.02
55.00 109.53
District: 2nd

As this is a variance to enclose an existing carport and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJM:pbg

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. PHOMM
DIRECTOR

May 20, 1976

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

Dear Mr. DiNenna:

Comments on Item #221, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Albert Paylor
Location: W/S Croydon Road 37' S Croydon Court
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 12' and a total of sideyards of 14' in lieu of the required 20'.

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 bearing on this petition.

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 14, 1976

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

Z.A.C. Meeting of: May 11, 1976

Re: Item 221
Property Owner: Albert Paylor
Location: W/S Croydon Rd. 37' S. Croydon Ct.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 12' and a total of sideyards of 14' in lieu of the required 20'.

District: 2nd
No. Acres: 59.99 x 113.02
55.00 109.53

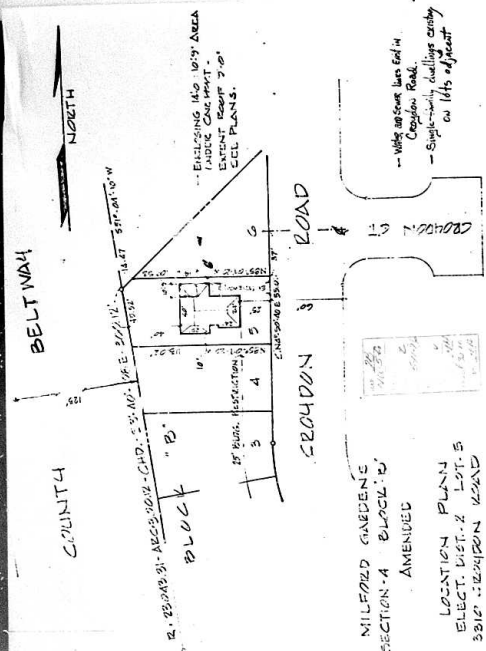
Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/al



PETITION FOR A VARIANCE
2nd DISTRICT
 ZONING: Petition for a Variance for a Side Yard.
 LOCATION: West side of Crofton Road 37 feet South of Crofton Court.
 DATE & TIME: WEDNESDAY, JULY 7, 1976 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Portion for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 6 feet instead of the required 12 feet and a side yard of 14 feet instead of the required 18 feet.
 Section 1802.3.8 (211.5-10-3) - Side Yard - 6 feet for one side yard and not less than 74 feet for the main of both.
 All that parcel of land in the Second District of Baltimore County.
 Beginning at a point on the West side of Crofton Road 37 feet South from the point of intersection of the West side of Crofton Road and the centerline extended of Crofton Court and ending at a point on the West side of Crofton Road.
 Also known as 3310 Crofton Road.
 Shown on plat plan filed with the Zoning Department on July 7, 1976 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 By order of
S. ERIC DINENBA
 Zoning Commissioner of Baltimore County
 June 17

CERTIFICATE OF PUBLICATION

801639

Pikesville, Md., June 17, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 7th day of July, 1976

the first publication appearing on the 17th day of June, 1976
 the second publication appearing on the day of 19, 1976
 the third publication appearing on the day of 19, 1976

THE JEFFERSONIAN

Jeffrey Black
 Manager

Cost of advertisement, 17.00

1-SIGN

77-8-A

CERTIFICATE OF POSTING **ZONING DEPARTMENT OF BALTIMORE COUNTY** Towson, Maryland

District 2nd Date of Posting June 19, 1976
 Posted for: PETITION FOR VARIANCE
 Petitioner: ALBERT PAYTOR
 Location of property: W.S. OF CROFTON RD. 37' S. OF CROFTON CT.
 Location of Sign: FRONT 3310 CROFTON RD.
 Remarks: THOMAS H. RICHARD
 Posted by THOMAS H. RICHARD Signature Date of return: JUNE 24, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3rd day of May 1976. Filing Fee \$ 25 Received Check
Cash
Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner Paytor Submitted by Melton Home Improv.
 Petitioner's Attorney Reviewed by F. Leggett

* This is not to be interpreted as acceptance of the petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 17, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time successive weeks before the 7th day of July, 1976, the first publication appearing on the 17th day of June, 1976.

THE JEFFERSONIAN

S. Eric Dinenna
 Manager

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE **2nd DISTRICT**

ZONING: Petition for a Variance for a Side Yard.
 LOCATION: West side of Crofton Road 37 feet South of Crofton Court.
 DATE & TIME: Wednesday, July 7, 1976 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Portion for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 6 feet instead of the required 12 feet and a side yard of 14 feet instead of the required 18 feet.
 Section 1802.3.8 (211.5-10-3) - Side Yard - 6 feet for one side yard and not less than 74 feet for the main of both.
 All that parcel of land in the Second District of Baltimore County.
 Beginning at a point on the West side of Crofton Road 37 feet South from the point of intersection of the West side of Crofton Road and the centerline extended of Crofton Court and ending at a point on the West side of Crofton Road.
 Also known as 3310 Crofton Road.
 Shown on plat plan filed with the Zoning Department on July 7, 1976 at 10:00 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By order of
S. ERIC DINENBA
 Zoning Commissioner of Baltimore County
 June 17

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

No. 33494

DATE July 7, 1976 ACCOUNT 01-662

AMOUNT \$41.25

RECEIVED FROM Cash
 FOR Advertising and posting of property for Albert Paytor 77-8-A

162224 7 4125MC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33440

DATE June 11, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Melton Home Improvement Co., 5625 Wayne Ave. Balto., Md. 21207
 FOR Petition for Variance for Albert Paytor #77-8-A

346024 14 2500MC

VALIDATION OR SIGNATURE OF CASHIER

