

MS-711F

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 Variances should be held 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 setback of 2 feet and the sum of both side yards of 21 feet instead of the required 15 feet and 40 feet, and a rear yard setback of 2 feet instead of the required 40 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of June, 1977, that the above 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 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 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 Variances should be held 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 setback of 2 feet and the sum of both side yards of 21 feet instead of the required 15 feet and 40 feet, and a rear yard setback of 2 feet instead of the required 40 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of June, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
100 W. Calverton Ave.
Towson, Maryland 21204
Nicholas B. Komodari
Chairman
Acting Chairman

DEPARTMENT OF
ENGINEERING
DEPARTMENT OF
PUBLIC WORKS
STATE BOARD OF ZONING
APPROVAL OF
ZONING PETITIONS
HEALTH DEPARTMENT
BUREAU OF EDUCATION
ZONING ADVISORY COMMITTEE
INDUSTRIAL
DEVELOPMENT

May 24, 1977

Mr. Richard A. Evler
Mrs. Sharon W. Evler
2015 Knoll Acres Drive
Baltimore, Maryland 21234

RE: Variance Petition
Item No. 213
Petitioner - Richard Evler
Sharon Evler

Dear Mr. & Mrs. Evler:

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.

Located on the west side of Knoll Acres Road approximately 675' west of Harford Road in the 9th Election District, this D.B. 2 zoned site is currently improved with a two story framed dwelling and attached carport. Adjacent properties are similarly zoned and also improved with dwellings on large lots.

This Variance is necessitated by your proposal to enclose and extend the existing carport towards the side and rear property lines.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the

Mr. Richard A. Evler
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May 24, 1977

proximity of the proposed structure to the property line.

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,

Nicholas B. Komodari
Chairman
Zoning Plans Advisory Committee

NBCiff

cc: Leo W. Rader
38 Belfast Rd.
Timonium, Maryland



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

April 12, 1977

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

Dear Mr. DiNenna:

Comments on 213, Zoning Advisory Committee Meeting, March 29, 1977, are as follows:

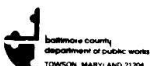
Property Owner:	Richard A. & Sharon W. Evler
Location:	W/S Knoll Acres Rd. 675' W Harford Rd.
Existing Zoning:	D.B. 2
Proposed Zoning:	Variance to permit a side setback of 2' in lieu of the required 15' and a rear setback of 2' in lieu of the required 40'.
Address:	0.466 9th

Metropolitan water is available. Disposal system appeared to be functioning properly.

Very truly yours,

Donald J. Roop
Deputy State and County Health Officer
BUREAU OF ENVIRONMENTAL SERVICES

TND/NV/4h



THOMAS W. MOURING, P.E.
DIRECTOR

May 9, 1977

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

Re: Item #213 (1976-1977)
Property Owner: Richard A. & Sharon W. Evler
W/S Knoll Acres Rd. 675' W Harford Rd.
Existing Zoning: D.B. 2
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 15' and a rear setback of 2' in lieu of the required 40'.
Acres: 0.466 District: 9th

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.

Highways:

Knoll Acres Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 2-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #213 (1976-1977)
Property Owner: Richard A. & Sharon W. Evler
Page 2
May 9, 1977

Water and Sanitary Sewer:

Public water supply serves this residence which is utilizing private onsite sewage disposal facilities. Public sanitary sewerage has been designed for this area per Job Order 1-2-594.

Very truly yours,

Donald W. Tietze, P.E.
Acting Chief, Bureau of Engineering

DMT:EAM:PMK:as

cc: S. Bellavere
J. Somers
B-SE Key Sheet
42 & 43 NE 20 P.O. Sheets
SE 11 & 12 Page
71 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: March 25, 1977

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

2.A.C. Meeting of: March 29, 1977

RE: Item No. 213
Property Owner: Richard A. & Sharon W. Evler
Location: W/S Knoll Acres Rd. 675' W Harford Rd.
Present Zoning: D.B. 2
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 15' and a rear setback of 2' in lieu of the required 40'.

DISTRICT 9th
NO. ACRES: 0.464

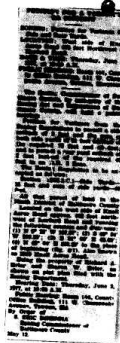
Dear Mr. DiNenna:

No hearing on student nomination.

Very truly yours,

W. Nick Petrosich
Field Representative

NNP/tp



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the day of June 1977, the 1977 publication appearing on the 1977 day of May 1977.

THE JEFFERSONIAN

Cost of Advertisement, \$



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 16 1977

Petition for Variance-9th Dist

THIS IS TO CERTIFY, that the annexed advertisement was inserted in the following:

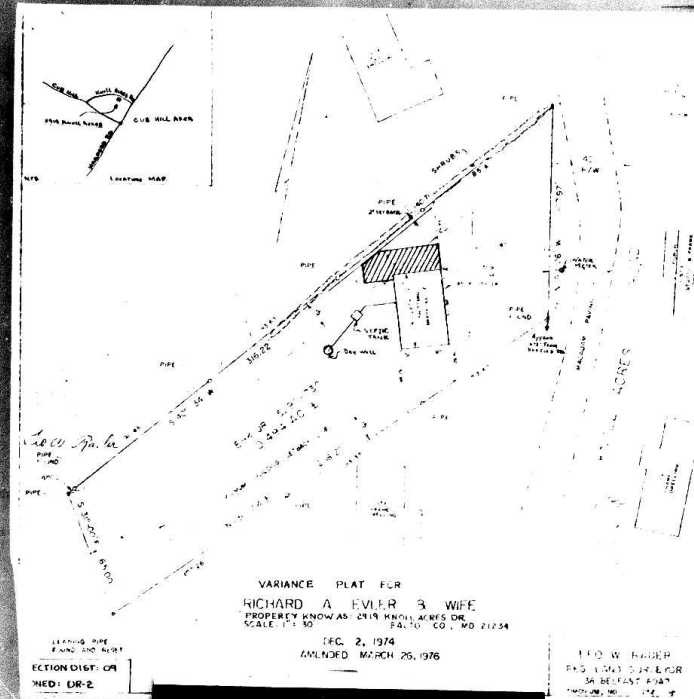
- | | |
|--|--|
| ☐ Calverville Times | ☐ Towson Times |
| ☐ Chesapeake Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore County, Maryland, once a week for 1 successive weeks before the day of May 1977, that is to say, the same was inserted in the issues of

May 12, 1977

STROMBERG PUBLICATIONS, INC.

BY *[Signature]*



VARIANCE PLAT FOR
RICHARD A. EVLER & WIFE
PROPERTY KNOWN AS 2919 KNOLL AVENUE
SCALE 1" = 30'
REC. 2, 1976
ENLARGED MARCH 26, 1976

110 W. BALDWIN
BALTIMORE, MD. 21204

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *9th* Date of Posting *5-14-77*
Posted for *Richard A. Evler & Wife*
Petitioner *Richard A. Evler & Wife*
Location of property *2919 Knoll Avenue, Baltimore, MD 21204*
Location of Sign *2919 Knoll Avenue, Baltimore, MD 21204*
Remarks
Posted by *Rich A. Evler* Date of return *5-14-77*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *16th* day of *May* 1977. Filing Fee \$ *25* Received ☒ Check ☐ Cash ☐ Other

[Signature]
S. ERIC DILLON,
Zoning Commissioner

Petitioner *Richard A. Evler* Submitted by *[Signature]*
Petitioner's Attorney *[Signature]* Reviewed by *[Signature]*

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

Mr. & Mrs. Richard A. Evler
2919 Knoll Avenue
Baltimore, MD 21204

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

Your Petition has been received and accepted for filing
this *16th* day of *May* 1977

[Signature]
S. ERIC DILLON,
Zoning Commissioner

Petitioner *Richard A. Evler & Wife*
Petitioner's Attorney *[Signature]* Reviewed by *[Signature]*
Richard S. Connolly,
Planning & Zoning
Associate III

cc: *See W. Baker*
20 Baltimore Road
Towson, Maryland

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE - TAX DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51716

DATE *May 9, 1977* AMOUNT *01-662*

AMOUNT \$25.00

Richard A. Evler, 2919 Knoll Avenue Drive
Baltimore, Md. 21204
Petition for Tax'cess
#77-236-4

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

No. 51717

DATE *June 2, 1977* AMOUNT *02-662*

AMOUNT \$44.00

Richard A. Evler, 2919 Knoll Avenue Drive
Baltimore, Md. 21204
Advertising and posting of property
#77-236-4

44.00

TOWSON, MD, May 12, 1947, 50.17

THIS IS TO CERTIFY, that the annexed advertisement was published in THE SUFFERINGMAN, a weekly newspaper printed and published in Tacoma, Bolinas County, Cal., containing of one thousand _____ copies before the _____ day of _____, 1977, the said publication appearing on the _____ day of _____, 1977.

Cost of Advertisement: 0.

TOWSON, MD. 21204 May 16 1977

Petition for Warrant-723 21st

THIS IS TO CERTIFY, that the annual advertisement of
was inserted in the following:

- ☐ Channahon Times
- ☐ Dundee Times
- ☐ Elgin Times
- ☐ Joliet Times Sun
- ☐ Mokena Times
- ☐ Aurora Times
- ☐ Community Times
- ☐ Schiller Park Times

weekly newspapers published in Baltimore, County, Maryland,
once a week for _____ consecutive weeks before the
_____ day of _____, 1977, that is to say, the same
was issued in the name of

MAY 12, 1977

STRONG'S PUBLICATIONS, INC.

● (b) (5) DPP

#77-236 R

Abstract

District: 9th County: Franklin Date of Payment: Feb. 27
 Paid for: Henry James, Jr. - 1922 C. 1615 C. 600
 Contributor: Richard B. Gish
 Location of property: N. E. of road corner of 68th N. W. of 140th St.
 Location of Map: 140th Road, C. 2918, David Green Rd.
 Remarks:
 Paid by: Mark A. Shaw Date of return: 5-19-22

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received - this 16th day of

March 1977. Filing Fee \$ 25. Received ☒ Check

1. *Explain*

Cash

[Signature]
F. Eric Billings,
Racing Commissioner

Petitioner Richard E. Evers Submitted by Richard E. Evers
 Petitioner's Attorney — Reviewed by John J. [illegible]

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

51716

DATE Nov 9, 1977 PAGE 2

AMOUNT \$50.00

RECEIVED Richard A. Brier, 2949 Euclid Avenue, Dayton
FROM Dayton, Ohio
FOR Refund for Insurance
671-17-1

2500

51769

DATE June 2, 1977 ACCOUNT 62-44

RECEIVED FROM Michael A. Nelson, 5023 South Anna Drive
Bellevue, WA. 98006
FOR Advertising and printing of property
675-125-1

28904 JUN 2 4400

