

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John K. Shaw, III, 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 1A.02.4.04 to permit a setback of 14' other than the widest feet from a lot line 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 whether the reason is: (a) hardship or practical difficulty)

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 John K. Shaw III Legal Owner
Address Clydon, Md. 21071

ON Stephens, Jr. & Assoc., Inc. Petitioner's Attorney
Address P.O. Box 6828, Towson, Md. 21204 Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

of August, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of October, 1977, at 10:30 o'clock.

By S. Eric DiNenna
Zoning Commissioner of Baltimore County.
11/10/77

RE: PETITION FOR VARIANCE
E/S of Butler Rd., 50' N of
Piney Grove Rd., 4th District
JOHN K. SHAW, III, Petitioner

ORDER TO ENTER APPEARANCE

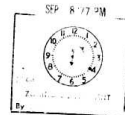
Mr. Commissioner:

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.
Charles E. Kuntz, 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 8th day of September, 1977, a copy of the aforementioned Order was mailed to G. W. Stephens, Jr. and Associates, Inc., P. O. Box 6828, Towson, Maryland 21204, Petitioner's Representative.

John W. Hession, III
John W. Hession, III



FROM THE OFFICE OF
GEORGE WILLIAMS STEPHENS, JR. AND ASSOCIATES, INC.
P.O. BOX 6828, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition
For Front Yard Variance Request
Lot 3, John Shaw Property
Plat Book S.R.N., Jr. 41, Pages 63 & 64
12.026 acres, more or less

July 19, 1977

Beginning for the same at a point North 48° East 50 feet, more or less from the intersection of the center lines of Butler Road and Piney Grove Road, said plot being at the westerly end and in the center of the peninsula of Lot 3 of a plat entitled "John Shaw Property", dated April 29, 1977 and recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.R.N., Jr. 41, folios 63 and 64, and running thence binding on the outlines of said Lot 3.

Containing 12.026 acres of land, more or less.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
1801-434-3251
S. ERIC DINENNA
ZONING COMMISSIONER

October 11, 1977

Herbert R. O'Connor, III, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S of Butler Road, 50' N of Piney
Grove Road - 4th Election District
John K. Shaw, III - Petitioner
NO. 78-78-A (Item No. 17)

Dear Mr. O'Connor:

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

Very truly yours,

George J. DiNenna
GEORGE J. DINENNA
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURNING, P.E.
DIRECTOR

August 23, 1977

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

Re: Item 927 (1977-1978)
Property Owner: John K. Shaw, III
S/ES Butler Rd. 50' N/E Piney Grove Rd.
Existing Zoning: RCU 4 & R.C. 2
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 50'.
Acres: 12.026 District: 4th

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

The comments supplied May 19, 1977, in connection with the preliminary plan "Property of John Shaw", by the Development Design and Approval Section of the Bureau of Engineering are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 927 (1977-1978).

Very truly yours,

William B. Dwyer
WILLIAM B. DWYER, P.E.
Chief, Bureau of Engineering

END:SAH:P:Riss

cc: R. Morton
P. Koch

W-NE Key Sheet
75 & 76 NW 29 & 30 Pos. Sheets
NW 19 II Type
40 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 21, 1977

FROM: Leslie H. Groff, Director of Planning

SUBJECT: Petition 78-78-A, Petition for Variance for Building Setbacks.

East side of Butler Road 50 feet North of Piney Grove Road
Petitioner - John K. Shaw, 3rd

HEARING: Monday, October 10, 1977 (10:30 A.M.)

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

Leslie H. Groff
Leslie H. Groff
Director of Planning

LHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

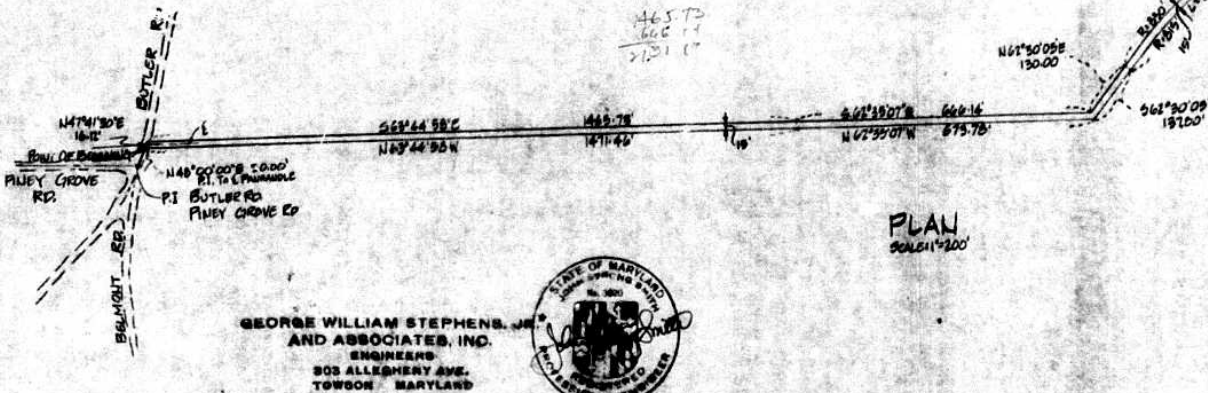
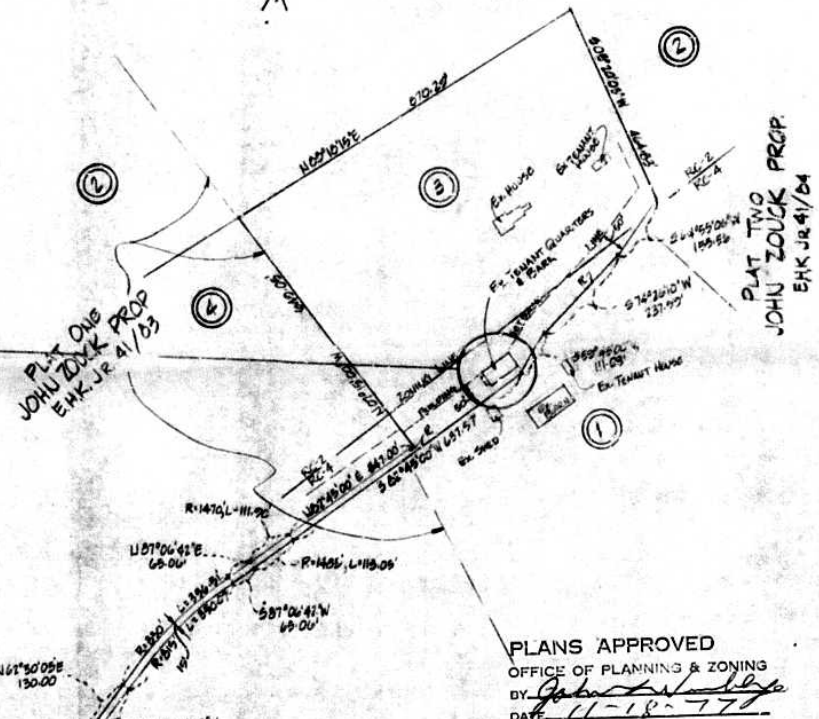
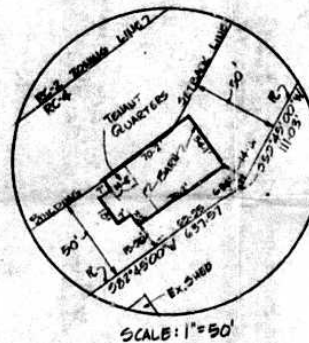
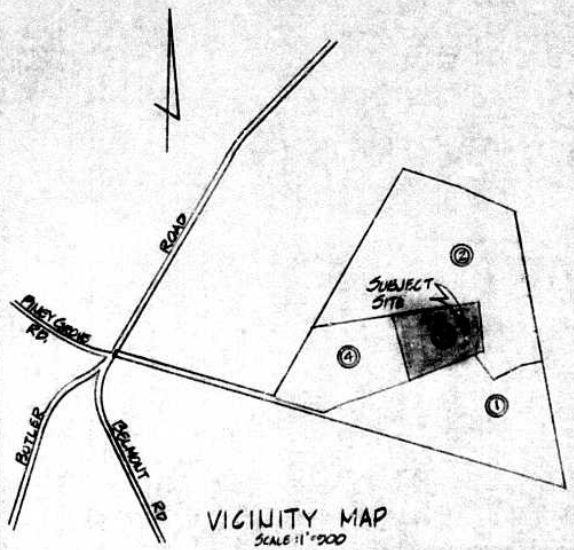
Charles E. Burnham
Plans Review Chief
CEB:rtj



DATA

EX. ZONING - RC-4
 PROP. ZONING - RC-4 WITH VARIANCE PERMIT:
 SOUTH OF FRONT YARD SETBACK
 ON 14' AT EX. BUILDING INSTEAD OF
 50' REQUIRED BY SEC. 1A.03.4 R4.
 PROP. USE - AS SHOWN
 EX. USE - BARN & TENANT QUARTERS
 PARKING REQUIRED - 2 PS. PER DWELLING
 PARKING BONDED - 2 P.S. PER DWELLING
 WATER & SEWER ARE PRIVATE (NOLUS & SEPTIC TANKS)
 ROADWAY - EX. STONE BASE (BITUMINOUS TREATED) AND
 WILL RECEIVE TAR & CHIP TREATMENT.
 AREA OF TRACT = 12.016 AC.

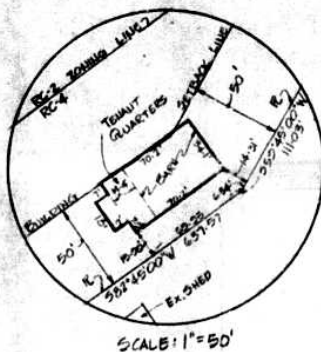
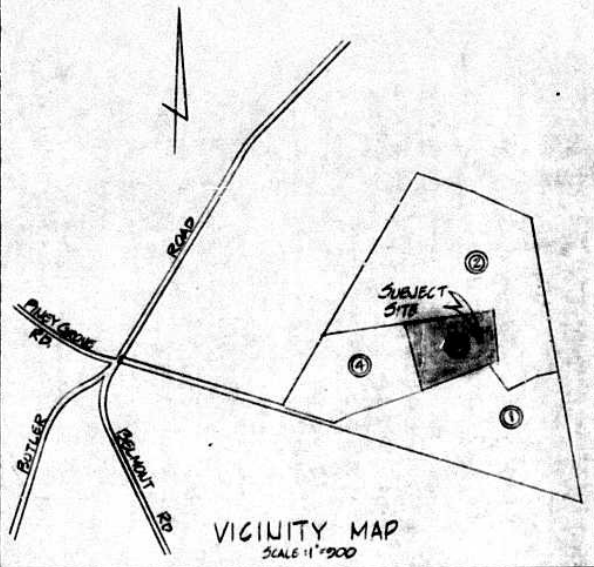
MAP	20
DATE	11/19/77
PROJECT	1
FILE	1
BY	RT



PLAT TO ACCOMPANY PETITION
 FOR
 FRONT YARD VARIANCE REQUEST
 LOT #3
 JOHN ZOUCK PROPERTY
 EHK.JR 4/1/83 & 4/1/84
 BALTIMORE CO, MD
 SCALE: AS SHOWN
 ELECT DIST #4
 JULY 19, 1977
 RN. 5735

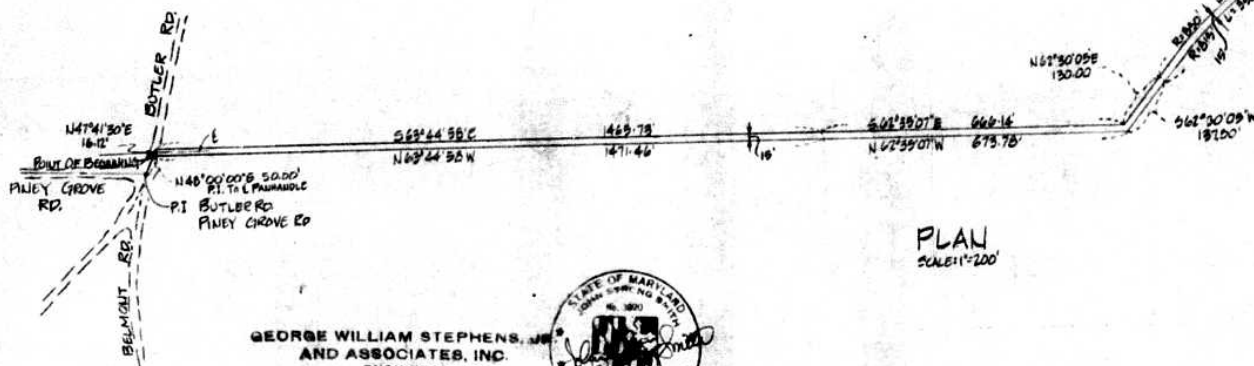
DATA

EX. ZONING = RC-4
 PROP. ZONING = RC-4 WITH VARIANCE PERMIT:
 50' W. OF FRONT YARD SETBACK
 OF 14' AT EX. BUILDING INSTEAD OF
 50' REQUIRED BY SEC. 1A-03.4 B.4.
 PROP. USE = AS SHOWN
 EX. USE = BARN & TENANT QUARTERS
 PARKING REQUIRED = 2 P.S. PER DWELLING
 PARKING PROVIDED = 2 P.S. PER DWELLING
 WATER & SEWER ARE PRIVATE (WELLS & SEPTIC TANKS)
 ROADWAY: EX. STONE BASE (BITUMINOUS TREATED) AND
 WILL RECEIVE TAR & CHIP TREATMENT.
 AREA OF TRACT = 12.016 AC.



PLAT ONE
 JOHN ZOUCK PROP.
 EHK JR 4/1/83

PLAT TWO
 JOHN ZOUCK PROP.
 EHK JR 4/1/84



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 11-18-77

PLAT TO ACCOMPANY PETITION
 FOR
 FRONT YARD VARIANCE REQUEST
 LOT #3
 JOHN ZOUCK PROPERTY
 EHK JR 4/1/83 4/1/84

BALTIMORE CO., MD
 SCALE: AS SHOWN
 ELECT DIST #4
 JULY 12, 1977
 P.N. 3735

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 ENGINEERS
 303 ALLEGHENY AVE.
 TOWSON, MARYLAND

