PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

of 8' in lieu of the required 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Permit was taken to construct a dwelling on the existing lots with a minimum side year of 10 feet as required order the regulations as adopted by the second of the construction of the co

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, porting, etc., upon filing profiles.

Sico, and further agree to and are to be bound by the zoning regulations and restrictions will almorphic County aborder gurnarul to the Zoning Law For Baltimore County observed ways.

Contract purchaser

Petitioner's Attorney

LA L Contractors, Inc.

| Jan. | Jan.

County, on the JOU day of July

RECLIVED FOR FILING

DATE

Force Commissioner of Baltimore County

RE: PETITION FOR VARIANCE SW/S of Stofford Dr., 430' SE of Kenwood Ave., 1st District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

L & L CONTRACTORS, INC.,

OF BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursant to the authority contained in Section 524, I of the Baltimore County
Charter, I hereby enter my appearance in this proceeding. You are requested to notify
are of any hearing date or dates which may be now or hereafter designated therefore,
and of the possage of any preliminary or final Order in connection therewith.

Poter Max Zimmermun Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2183

I HEREBY CERTIFY that on this 19th day of June, 1978, a capy of the aforegoing Order was mailed to Mr. Larry M. LaFan, President, L.&.L. Contractors, Inc., 832! Main Street, Ellicott City, Maryland. 21043, Petitioner.

De Williams



RE: PETITION FOR VARIANCE SW/S of Stafford Dr., 430' SE of Kenwood Ave., 1st Distric : BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

L & L CONTRACTORS, INC., Petitioner : Case No. 79-9-A

::::::

AMENDED ORDER TO ENTER APPEARANCE

Mr. Commissione

JUN 2 3 178 3M

610

ZONING DE-A-

+++> 3

JED 75

Pursuant to the authority contained in Section 524, I of the Boltimore County Charter, I beneby 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 possage of any prollim/any or final Order in connection therewith,

Peter Max Zimmerman Deputy People's Counsel John W. Hessian, III People's Coursel County Office Building Towson, Maryland 21204 494-2188

1 HEREBY CERTIFY that on this 23rd day of June, 1978, a copy of the aforegoing Order was mailed to Mr. Larry M. LuFan, President, L & L Contractors, Inc., 717 Ordio Avenua, Baltimore, Maryland 21228, Pelitioner.

Den To. Versian, III



bollimore county cities of planning and zoning Towson, MARYLAND 21204

July 11, 1978

Mr. Larry M. LaFon, President L & L Contractors, Inc. 8321 Main Street Ellicott City, Maryland 21043

> RE: Fetition for Variance SW/S of Stafford Drive, 430' SE of Kenwood Avenue - 1st Election District L & L Contractors, Inc. -Fetitioner NO. 17-9-A (Item No. 250)

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

GEORGE T MARTINAK Deputy Zohia, Commissioner

GJ ¹/jhm

ttachment

Dear Mr. LaFon:

cc: John W. Hessian, III, Esquire

BATIMORE COUNTY, MARALAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric Dillenna, Zoning Commissioner Date. July 3, 1978

PROM. Leslie H. Graef, Director of Planning

SUBJECT Petition 179-9-A. Petition for Variance Southwest side of Stafford Crive, 420 feet Southeast of Kemwood Avenue Petitioner - L & L Contractors, Inc.

1st District

HEARING: Monday, July 10, 1978 (10:15 A.M.)

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

Leslie H. Graef per Attomvell

22/5

250

Eay 30, 1978

Fr. Lorry F. LaRon 8321 Vain Street Silicout City, Faryland 21043

Paltimore County Coming Commissioner 111 Chasapeake Avenue Towarn, A-ryland C1204

i request for a retition for variance of filed a proximately one worth ago by seal Lee Sectionering, inc., on the property known as that \$1, \$0, \$2, and 1/2 of let \$3, wine known as 30% leafford Drawe, Salidoore, & ryland 1/25.

These consider this letter as my written request for any special consideration you might render in a timely expedicion of this variance.

The rituation of here is such that I easied steem settlement on this property until the vertages has son a prove increase and set of the score import, in the inner change the fund for the score import, in the inner change is the state of tricking (possibly behaviour if settlement is not scheduled by or before the next brist, (b) stays, is a first result of the score in the change of the state of the state of the score in the change of the state of the score in the scor

The buyer has no place to live at present, and has seen forced to live with named and family. The buyer's wife is 5 ments pregnant and this is only contributing to her mental stress; and my wife has just undergons major surgery and this with utton is not neighby an recovery.

Age Two May 30, 1978 Saltimone County Scaling Communications

ing assistance you might tender in this matter would be tractly appreciated. If you should have any meetions, please seel free to call me at my office at 465-1138.

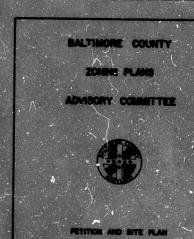
free M feta

Lery E. Lefen, resident

Le I Contractors Inc.

Lat./ne





EVALUATION COMMENTS

LHG:JGH:dme

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IS ORDERED by Depth of the Commission of Battissee County, this	Industrial action and property and the action of the property of a	alexist (1)	-10
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79-9-A

7/10/18/0:15

July 12, 1978

Mr. S, Eric DiNenna Zoning Commissioner County Office Buildin

le: Item #250 (1977-1978) Item #250 (1977-1978)
Property Omner: L & L Contractors, Inc.
5/MS Stafford Dr. io' 5/E Kamsood Ave.
Enisting Soning: D.R. 5/E Kamsood Ave.
Enisting Soning: D.R. 57/E Proposed Soning: Variance to pemit a side setback of C'
in lieu of the required D'.

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Stafford Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present 40-foot right-of-way.

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, mecessary for all grading, including the stripping of tog sol.

The Petitioner must provide mecessary drainage facilities (temporary or purmanent) to prevent creating may risances 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 Petitions.

There is a 6-inch public water main in Stafford Drive. Additional fire hydrant protection is required in the vicinity.

Parl La P.E Paul Lee Engineering, Inc.
206 Washington Annus Train, Maryland 21204 821-5941

DESCRIPTION

0.32 ACRE + PARCEL KNOWN AS #324 STAFFORD DRIVE, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for a Side Yard Variance

Beginning for a point located on the west side of Stafford Drive, 40 feet wide, as shown on the the subdivision of Catonsville Knolls and 75-50, said point being 430 feet + southeasterly from the center line of Kenwood Avenue, running thence along the west right-of-way line of Stafford Drive (1) South 39 degrees 10 minutes east 70 feet to an existing 3/4 inch pipe thence leaving said Stafford Drive (2) Southerly 218.36 feet to an existing 3/4 inch pipe (3) Northwesterly 80.04 feet to an existing % inch pipe and (4) Northerly 179.51 feet to the point of beginning.

Containing 0.32 acres + of ground.



May 22, 1978

· Surveyors · Sile Planners

1tem #250 (1977-1978) Property Owner: L & L Contractors, Inc. Page 2 July 12, 1978

END: EAN: PAR: SE

cc: ". Munchel

G-SW Key Sheet 11 SW 18 Pos. Sheet SW 3 E Topo 101 Tax Map

Sanitary Sewer: There is an 8-inch public gravity sanitary sewer and also an 8-inch sewage force main in Stafford Drive.

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

Mr. Eric S. DiNenno, Zoning Commissiones Wr. Eric S. Dinenna, Zoning Cor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Transon Maryland 21204

battimore county
office of planning and zoning
Towson, MARY_AND 21204
3011494-3211

LESUEH GRAEF DIRECTOR

Dear Mr. DiNenna

Comments on Item #250, Zoning Advisory Committee Meeting, June 6, 1978, are as follows:

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Property Owner: L. and L Contractors, Inc. Location: SW/5 Stafford Drive 430' SE Kenwood Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a side setback of 8' in lieu of the required 10' Acress: 0.32

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zaning 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,

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING 11: N. Chemapeake Avenue Towner, Naryland 21204

cholas B. PERMIT

HEALTH DEPARTMENT NUMEAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERING

STATE SIGNAY ADMINISTRATION PROJECT AND DEVELOPMENT PLANSING

INDUSTRIAL DEVELOPMENT CONSISSION BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

June 27, 1978

Mr. Larry M. LaFon 8321 Main Street Ellicott City, Maryland 21043

RE: Variance Petition Item No. 250 Petitioner - L & L Contractors

Dear Mr. LaFon:

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 not intended to indicate the appropriateness of the zoning action are not .ntended 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 Gommissioner with recommendations as to the suitability of the requested zoning.

Located on the southwest side of Stafford Drive approximately 430' southeast of Kenwood Avenue, the subject property is presently improved with a recently constructed dwelling. Adjacant properties are similarly soned D. R. 5.5 and improved.

This Variance is necessitated in order to 'legalize" the ing northerly side setback.

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.

Willa Blommoder NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee Paul Lee Engineering, Inc. 206 Washington Ave. /Balto, MD, 21204

79.9 A

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

July 11, 1978

Mr. S. Rric DiMenna, Zoming Commissioner Office of Flamming and Zoming County Office Building Towson, Maryland 21204

Comments on Item #250, Zoning Advisory Committee Meeting of June 6, 1978, are as follows:

Acres: District:

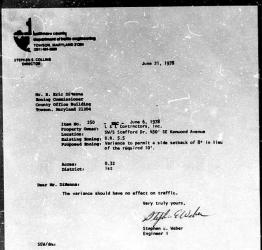
L & L Contractors, Inc. 89/8 Stafford Dr. 190'SE Kamecod Ave. D.18, 5.5 Variance to permit a side setback of 8' in lieu of the required 10'. 0.32 1rt

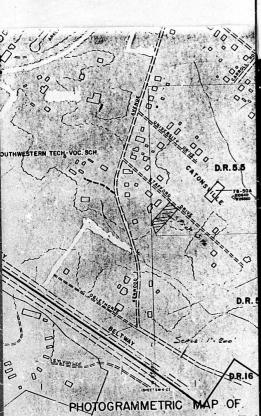
Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director RUREAU OF ENVIRONMENTAL SERVICES

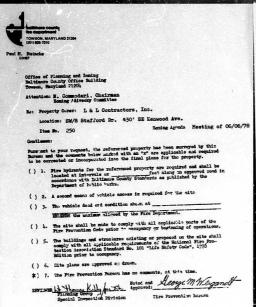
THD/BJP/fth6

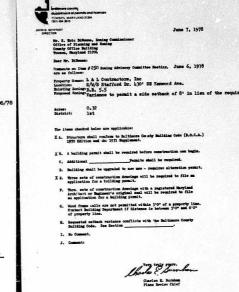


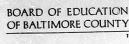


ALTIMORE COUNTY METROPOLITAN

OFFICIAL ZONING MAP







TOWSON, MARYLAND - 21204

Date: June 5, 1978

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

Z.A.C. Meeting of: June 6, 1978

RE: Item No: 250
Property Owner: L & I. Contractors, Inc.
Location: SM/S Stafford Dr. 430' SE Kenwood Ave.
Present Zening: D.R. 5.5
Proposed Zening: Variance to permit a side setback of 8' in lieu of
the required 10'.

District: 1st No. Acres: 0.32

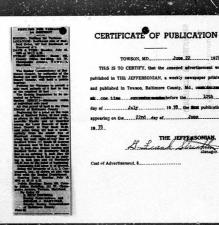
Dear Mr. DiNenna:

No bearing on student population.

W. Nick Petrovich,

ALVIN LORECK HRS. MILTON B. FMITH, JR.











THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - L & L Contractors, Inc. was inserted in the following:

El Catonsville Times
□ Dundall Times
□ Essex Times

☐ Towson Times
☐ Arbutus Times
☐ Community Times

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 23rd day of June 19 78, that is to say, the same was inserted in the issues of June 22, 1978

STROMBERG PUBLICATIONS, INC.

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	T		
FUNCTION	Wall	Мар	Orig	Icni	Dupl	icate	Tro	cing	200	Sheet
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: Soft				Chang	ed Pla e in ou	tline	or des	cripti	on	

1-SIGN		79-9
	4	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF CALTIMORE COUNTY

. at	
District Let	Date of Posting TUNE 24/9
Posted for Petition FOR VAR	IANCE
Petitioner: L & Col. TRACTOR	INC.
Location of property: SW/S OF STA	FFORD DR., 430' SE OF
Location of Signa: FRONT 314	STAFFORD DR.
Remarks:	
Posted by Florence B. Roland	Date of return JUNE 30, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND "ONING

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

Your Petition has been received * this 22wa.day of

Filing Fee \$ 2500 . Received X Check Cash Other

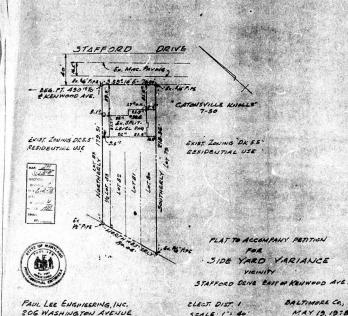
Petitioner (al CAT (LANGEY LA FON) Submitted by PAN Lee Petitioner's Attorney

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

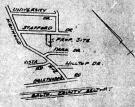
THE RESERVE THE PARTY OF THE PA	
BALTIMORE COUNTY, MARYLAND	73329
OFFICE OF THANKS, REVENUE DIVISION MISCELLANZOUS CASH RECEIPT	•
DATE - 15, 1978 ACCOUNT 01-150	•
AMOUNT \$25.00	
PRODUCTION TO SEE STATE OF THE PROPERTY OF THE	
700 Vanhington Are., Torson, Na. 21204 Filling Fee for L & L Contractore, Inc.	
Cree Eo. 79-5-4 (Item No. 250)	
28141ELV 15	25,00 Hsc
VALIDATION OR SIGNATURE OF CASHIER	

SALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 73381
DATE July 10, 1974 ACCOUNT 01	-662
AMOUNT NA	
ANOUNT SH	1.73
	DE HOUSE DE PRODUCTION
Case No. 79-9-A	DE HOUSE DE PRODUCTION





TOWSON, MARYLAND . 21,804



LOCATION PLAN SCALE : /* = 500

GENERAL HOTES

I. AREA OF SITE . 0.32 Ac. .

2. Ex. ZONING OF SITE . DR. 5.5"

" USE OF SITE . RESIDENTIAL

4. PROP. ZOWING OF SITE . DR. S.S.

" USE OF SITE : RESIDENTIAL"

G. PETITIONER REQUESTING A PARMA TO SECT. 1-802.3(cx)) TO PERMIT A MIN, WIDTH OF INCYIDUAL SIDE YES

OF B'INSTEAD OF THE REGIONO 7. SITE HAS PUBLIC SENCE (WATER

8. EXIST. LOT AREA : 13,925 So. FT.

SEALE : 1": 40

BALTIMORE CO, MO. MAY 19, 1978

