

87-377-A

323

S/S South Seneca Road, 825' S and E of New Section
Road (1341 South Seneca Road)

15th Election District

2/11/87

Variance - filing fee \$35.00 - Gregory Connelly

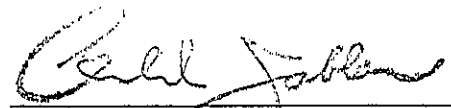
2/11/87

Hearing set for 4/6/87, at 9:30 a.m.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations ~~would/would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested ~~will/will not~~ adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of April, 1987, that the Petition for Zoning Variances to permit side yard setbacks of 20 feet and 30 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Chesapeake Bay Critical Area Findings submitted by the Director of Planning, dated March 27, 1987, attached hereto and made a part of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. Gregory Connelly

People's Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1A04.3.B.3 - to permit side yard setbacks of 20 feet and 30 feet in lieu 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)

There is a practical difficulty involving the width of the lot which is 100.00 feet wide. Requirement of two 50.00 feet side yard set backs would leave no buildable area on this lot, which is an existing lot of record.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

N/A

(Type or Print Name)

Signature

Address

City and State

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Attorney for Petitioner:

N/A

(Type or Print Name)

Signature

Address

City and State

Address

Phone No.

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Steven K. Broyles P.E.

Name

Attorney's Telephone No.:

2227 Monocacy Rd.; Balto., Md. 21221 574- 2227

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 1987, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of April, 1987, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)