

# 69-158-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Allie Clapper, et ux, 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 211.3 to permit side yard setbacks of a minimum of 6 feet on one side and a total of 16 feet for both instead of the required minimum on one side of 8 feet and a total of 20 feet for both.

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

This lot was duly recorded prior to adoption of the Zoning Regulations, and the owner does not own sufficient adjoining land to conform to the width and area requirements.

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Address: 2843 Louisiana Ave. Baltimore, Md. 21227  
Petitioner's Attorney: 636-1700  
Address: 2843 Louisiana Ave. Baltimore, Md. 21227  
Legal Owner: 390  
Address: 2843 Louisiana Ave. Baltimore, Md. 21227  
Protestant's Attorney: 389-9055

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of December, 1968, 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 10th day of February, 1969, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

(over) 10:30A  
3/10/69  
12450

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 and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had, and it is further appearing that by reason of

to permit a side yard setback of a minimum of 8 feet on each side and a total of 16 feet for both sides instead of the required minimum on one side of 8 feet and a total of 20 feet for both sides

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13

day of February, 1969, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit a side yard setback of a minimum of 8 feet on each side and a total of 16 feet for both sides instead of the required minimum on one side of 8 feet and a total of 20 feet for both sides

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 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 28, 1969

FROM: George E. Gervino, Director of Planning

SUBJECT: Petition 69-158-A. Variance to permit a side yard setback of a minimum of 6 feet on one side and a total of 16 feet for both instead of the required minimum on one side of 8 feet and a total of 20 feet for both. South side of Louisiana Avenue 200 feet East of Brian St. Allie Clapper, Petitioner.

13th District

HEARING: Monday, February 10, 1969 (10:30 A.M.)

The Planning staff will offer no comment on the subject petition.

GEO:ms

### BUREAU OF ENGINEERING

Comments - Zoning Plat

145. Property Owner: Allie Clapper, et ux  
Location: S/2 Louisiana Ave., 200' E. of Brian Street

Present Zoning: S-6  
Proposed Zoning: Var. Sec. 211.3 side yard No. Areas

Highways: Louisiana Avenue and Brian Street will ultimately be 30' curb and gutter streets on a 50' right-of-way.

Water: There is an existing 8" water main in Louisiana Avenue.

Sewer: There is an existing 8" sanitary sewer in Louisiana Avenue.

Storm Drains: The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

FAM:sw

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.  
1117 Chestnut St.  
Towson, Maryland 21204

Oliver L. Myers, Chairman

MEMBERS:

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PLANNING BOARD

ADJUDICATING BOARD

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

January 10, 1969

Mr. Allie Clapper  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

RE: Type of Hearings: Side yard Variance  
Location: S/2 Louisiana Ave., 200' E. of Brian St.  
District: 13th  
Petitioner: Allie Clapper, et ux  
Committee Meeting of Dec. 23rd, 1968  
Item 145

Dear Sirs:

The Zoning 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.

The property is presently vacant. The bordering properties, with the exclusion of the rear portion is presently improved with bungalows, 15 to 20 years old, in good condition. To the rear of the property are woods. There is no curb or gutter existing along Louisiana Avenue.

### BUREAU OF ENGINEERING:

Highways: Louisiana Avenue and Brian Street will ultimately be 30' curb and gutter streets on a 50' right-of-way.

Water: There is an existing 8" water main in Louisiana Avenue.

Sewer: There is an existing 8" sanitary sewer in Louisiana Avenue.

Storm Drains: The Applicant must provide necessary drainage facilities (temporary or otherwise) 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 other drainage facilities, would be the full responsibility of the Applicant.

Mr. Allie Clapper  
2843 Louisiana Avenue  
Baltimore, Maryland 21227  
Item 145

January 10, 1969

PROJECT PLANNING DIVISION:  
This plan has been reviewed and there are no site planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:  
The variance requested should have no adverse effect on traffic.

BOARD OF EDUCATION:  
Would not affect school population

FIRE DEPARTMENT:  
Fire Department has no comments for this site at this time.

HEALTH DEPARTMENT:  
Since public water and sewers are available to the site, the Department of Health does not anticipate any health problems.

### ZONING ADMINISTRATION DIVISION:

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 50 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD  
Enc.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: January 2, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item No. 145

December 30, 1968  
Allie Clapper, et ux  
S/2 Louisiana Ave.  
200' East of Brian St.

This plan has been reviewed and there are no site planning factors requiring comment.

RHM:vh

RICHARD B. WILLIAMS  
Planner

## BALTIMORE COUNTY, MARYLAND BUREAU OF TRAFFIC ENGINEERING Towson, Maryland, 21204

TO: Mr. John G. Rose

FROM: C. Richard Moore

SUBJECT: Item 145 - ZAC - December 23, 1968  
Property Owner: Allie Clapper, et ux  
Louisiana Avenue east of Brian Street  
Variance Section 211.3 side yard

Date: December 31, 1968

The variance requested should have no adverse effect on traffic.

C. Richard Moore  
Engineer II

CRM:mr

178-1 145

ZONING ADVISORY COMMITTEE MEETING  
OF Dec. 23, 1968

Petitioner: Allie Clapper et ux  
Location: 313 Louisiana Ave., 200' E. of Brian St.  
District: 13th  
Present Zoning: AC  
Proposed Zoning: VARIANCE  
No. of Acres: 2

Comments:  
WOULD NOT AFFECT SCHOOL POPULATION

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Date: December 30, 1968  
FROM: Captain Charles F. Morris, Jr., Fire Department  
SUBJECT: Item #145 - Zoning Agenda, December 23, 1968.  
Property Owner: Allie Clapper  
Location: 313 Louisiana Avenue, 200' E. of Brian Street  
District: 13th

Pl. Fire Department has no comments for this site at this time.

*Charles F. Morris, Jr.*  
Captain

cc: Mr. Martin Jay Hanna,  
Fire Protection Engineer

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: December 30, 1968  
FROM: William M. Greenwalt  
SUBJECT: Item 145 - Zoning Advisory Committee Meeting December 23 - Rescheduled for December 30, 1968

145. Property Owner: Allie Clapper, et ux  
Location: 313 Louisiana Ave., 200' E. of Brian St.  
Present Zoning: P-6  
Proposed Zoning: Var. Sec. 211.3 side yard  
No. Acres:  
District: 13th

Since public water and sewers are available to the site, the Department of Health does not anticipate any health problems.

*William M. Greenwalt*  
Chief  
Water and Sewer Section  
BUREAU OF ENVIRONMENTAL HEALTH

WMG/ca

Description of Lots 11 & 12  
Block N, Plat of Rosemont  
Filed among the Land records  
of Baltimore County in Liber  
W P C 7, Page 100

The above lots are located on the South Side of  
Louisiana Ave., 200' East of Brian St., Rosemont,  
13th Election District, Baltimore County. (This  
area also being known as Baltimore Highlands and  
English Council.)

PETITION FOR VARIANCE  
FOR THE  
ZONING REGULATIONS OF BALTIMORE COUNTY  
TO VARY FROM THE  
ZONING REGULATIONS OF BALTIMORE COUNTY  
IN ORDER TO PERMIT THE  
CONSTRUCTION OF A  
SINGLE-FAMILY RESIDENTIAL  
BUILDING ON A LOT OF 1.5 ACRES  
IN THE  
DISTRICT OF BALTIMORE COUNTY  
TO BE KNOWN AS  
LOT 11 & 12  
BLOCK N  
PLAT OF ROSEMONT  
FILED AMONG THE  
LAND RECORDS  
OF BALTIMORE COUNTY  
IN LIBER  
W P C 7, PAGE 100  
ON JAN. 23, 1969

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Feb. 7, 1969  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed and pub-  
lished in Baltimore County, Md. once in each of one  
consecutive weeks before the 10th  
day of February, 1969, the first publication  
appearing on the 23rd day of January  
1969.

Cost of Advertisement \$40.00  
Purchase Order P 5301  
Registration No. 2 5938

PETITION FOR VARIANCE  
FOR THE  
ZONING REGULATIONS OF BALTIMORE COUNTY  
TO VARY FROM THE  
ZONING REGULATIONS OF BALTIMORE COUNTY  
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W P C 7, PAGE 100  
ON JAN. 23, 1969

CERTIFICATE OF PUBLICATION

TOWSON, MD. JAN 23 1969, 19...  
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md. once in each  
of one time consecutive weeks before the 10th  
day of February, 1969, the first publication  
appearing on the 23rd day of January  
1969.

THE JEFFERSONIAN  
*L. L. Smith*  
Manager

Cost of Advertisement \$...

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
DATE: Jan. 23, 1969  
No. 60786  
TO: Mr. William M. Greenwalt  
313 Louisiana Ave.  
Baltimore, Md. 21227  
PROPERTY TO ACCOUNT NO. 05-682  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$25.00  
COPIES 25.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON, MARYLAND 21204  
DATE: 2/10/69  
No. 60833  
TO: The Horseshoe Plumbing and  
Heating General Contractors, Inc.  
3043 Louisiana Ave.  
Baltimore, Md. 21227  
PROPERTY TO ACCOUNT NO. 05-682  
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS  
TOTAL AMOUNT \$25.00  
COPIES 25.00  
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

LOUISIANA AVE. (50' wide)



Lots 11 & 12  
Block N.  
Rosemont  
W. Wilson Back et al.  
Contract purchase.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 13th Date of Posting: 1-27-69  
Posted for: Variance  
Petitioner: D. Clapper  
Location of property: 313 Louisiana Ave. 200' E. of Brian St.  
Location of Signs: 226' E. of Brian St. 313 Louisiana Ave.  
Remarks:  
Posted by: *[Signature]* Date of return: 1-30-69

Mr. Allie Clapper  
313 Louisiana Avenue  
Baltimore, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this  
23rd day of January, 1969.

*John G. Rose*  
Zoning Commissioner

Petitioner: Allie Clapper, et ux  
Petitioner's Attorney

Reviewed by: *[Signature]*  
Chairman of  
Advisory Committee