# PETITION FOR ZONING VARIANCE 72-261-A FROM AREA AND HEIGHT REGULATIONS

bereby potition for a Variance from Sections 258.2 (263.1) to permit a front yard sotback of twenty (20) feet instead of the required seventy-five (75) feet; and 258.2 (243.2) to permit side yards of thirteen (13) feet and twenty (20) feet instead of the

106C

12/21/22

10/20

required fifty (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)

Setbacks required will not allow proper size building to be built on lot. No additional land is available because of roads on both sides of propert

See attached der vintion

FOR FILING

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

e. agree to pay expenses of above Variance advertising, posting, etc., upon filing of this further agree to and are to be bound by the zoning regulations and restrictions of bunty adopted pursuant to the Zoning Law For Baltimore County.

36A8 CORPORATION Mullinok Klift s 3648 Washington Blvd. 21227

212-6793

, 197 2., that he subject matter of this petition be adve

1972 at 11:00 o'clock

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date\_May 3, 1972 ....

TO S. Eric DiNenna ATTN: Oliver L. Myers FROM Ellsworth N. Diyer, P.E.

SUBJECT Ites 5169 (1971-1972).

Froparty Owner: 3616 Corporation
S/E oor, of Mountantla and Hoffman Avenues
Present Zoning: M.H.
Proposed Zoning: Variance from Sections 256.2 (213.1) front and side yards
District: 13th
Be. Aures: 100: 225;

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 by this office, dated December 20, 1971, in connection with Item #97 (1971-1972), remain valid and applicable to this Item #16 (1972). A copy of those comments is attached for your consideration.

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

cc: John J. Trenser

Being located and beginning on the southwest corner tal and Hoffman Avenues, thence running southerly

Property known as 2301 Nor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenno, Zoning Commissioner Date May 16, 1972

Petition #72-261-A. Southwest corner of Monum Petition for a Variance for Front and Side Yards.

13th District

The stoff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

GEG- NEG-

FROM Mr. George E. Gavrelis, Director of Planning

3A4R Com

HEARING: Wednesday, May 17, 1972 (11:00 P.M.)

This property was the subject of a request for similar variances by Petition #72-170-A which was dismissed. If the requested variance granted, the development approved should be conditioned to compliance with a site plan which has the approval of appropriate

STATE HIGHWAY ADMINISTRALION

MM:JDD:JD Enc.

BALTIMORE, MD. 21201 

Mr. S. Eric DiNenna Zoning Coumissioner County Office Bidg. Towson, Maryland

Re! Item 169
Z.A.C. Keeting, 4/11/72
Property Owner: 3648 Corporation
Location: 3/E corner of Honuments
and Hoffman Aves.
Proposed Conling: Variance from
Sections 255.2 (24),1) Front
and side yards.
District: 13
No. Acres: 103 x 225'
Baltimore Beltway

A review of the subject plan and an inspection at the site revealed that no adverse affects to the State Highway is anticipated as a result of the proposed development.

Very truly yours,

April 19, 1972

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The subject property is located on the southeast corner of Monumental Avenue and Moffman is on in the 13th district of Saltimore County. This partially improved property is bordered on the east by the Baltimore Beltuey, as south by a vecant lot. The property on the west side of Moffman Avenue is uninproved; however, the property on the North side of Monumental is improved with a vecant home. The property in a vestion is improved with a one-story freeze that the side of the southeast of the property in a vestion is improved with a one-story freeze couplet. There is now and district existing on although Moffman or Monumental Avenue.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing cuts and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be formarded to you in the near future.

3648 Corporation 3648 Washington Blvd., Baltimore, Maryland 21227

SUREAU OF

DEPARTMENT OF

PROJECT PLANNING

DARD OF EDUCATION

DAL STREAM

STATE ROADS COM PUFFAU OF PIRE PREVENTION May 12, 1972

Very truly yours, Class I ///year OLIVER L. MYERS, Chairman

JOHN J. OILLON, JR., Zoning Tech. II

RE: Variance Petition Item 169 Petitioner: 3648 corporation

Charles Lee, Chief Development Engineering Section

by: ...hn E. Heyers Asst. Development Engineer

APR 21 72 1 ---

END: EAM: FWR: 85

R-SS Key Sheet L1 NE 19 Position Sheet NE 11 E Topo 71 Tax Map

BALLMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

December 20, 1971 TO S. Eric DiMenna ATTN: Gliver L. Hyers FROM Ellsworth N. Diver, P.E.

SUBJECT. Nem 597 (1971-1972)
Property Compy: 364U Corporetton
8% cornor Homematal and Hoffman Avances
Present Zoning: N.H.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
Historic: 15th
No. Acres: 150° 2 250°

The following comments are furnished in regard to the plat submitted this office for review by the Zoning Advisory Committee in connection

Hoffman and Hommontal Avenues, existing roads, are proposed to be ultimately improved as ho-foot closed-type roadway cross-sections on 60-foot and 50-foot arishes—tway, respectively. Highway improvement as the second of the se

Sediment Control:

Bevelopment of this property through stripping, grading and stabilization could result in a sections poliution problem, caseans private and public boldings domainess of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top coil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or wilding pormits.

Storm Drains:

The Beltimore Beltway (1-605) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainers policy for this type development, the Politicary is recentible for the total natual cost of drainers identified by there is now the form water ran-off through the property to be developed to according to the contract of the second of the contract of the

The Petitioner must provide necessary drainage facilities (temporary or personnel) to provent creating any minamous or dasages to edicont per personnel properties, properties, properties, properties, proceeding the economication of currence seaters. Correction and the properties of the properties of

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minison width of 50 feet is required.

Public vater supply is available and serving this property.

Samitary Sewers

Item #97 (1971-1972)

Public sanitary sewrage is not available to serve this property which is atilizing private onaits sewerage.

Lecument or Diver ELISWORTH H. DIVER, P.R. Chief, Durent of Engineer

JUL 10 1972

Pursuant to the advertisement, posting of pro ty, and public hearing on the above petition	
and it appearing that by reason of the following finding of facts and due to the narrow widt	n 01
the lot strict compliance with Baltimore County Zoning Regulations would result in practical	
difficulty and unreasonable hardship upon the Patitioner	
the above Variance should be had; and it further appearing that by reason of the granting of	
the Variances requested not adversely affecting the health, safety and general	
sectiars of the community, a Variance to permit a front yard settack of twenty	
feet (20") instead of the required seventy-five feet (75"); and to permit side yar of thirteen feet (13") and twenty feet (20") instead of the required fifty feet (50")	ds
n Normano. should be granted.	
IT IS ORDINED by the Zoning Commissioner of Baltimore County this 1874	
May ofMay, 1972, 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 front yard seeback of twenty-feet (20) instead of the required seventy-five feet (75); and to permit so yards di thirteen feet (13) and twenty feet (20) instead of the required fifty fee	t
(50") subject to the approval of a site plan by Bureau of Public Services and Deput Moning Commissioner of Baltimore County	
the Office of Planning and Zoning.	
Prominent to the advertisement, posting of property and public hearing on the above petition	
and it appearing that by reason of	
- X- 	
the above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Con + doner of Baltimore County, thisday	
of	

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna Attn: Oliver L. Myers

ORDER R.

Michael S. Flanigan FROM:

SUBJECT: Item 169 - ZAC - April 11, 1972 Property Owner: 3548 Corporation SE Corner Monumental E Hoffman Avenues Variance from Sections 258.2 (243.1) front and side yards - District 13

This petition should be held until revised plans are submitted

Michael S. Flanigan

Date Hay 4, 1972

Zoning Commissioner of Baltimore County

BAL .. MORE COUNTY, MARY ... ND

INTER-OFFICE CORRESPONDENCE

Date.... December 20, 1971 TO S. Frie Dillenna ATTN: Oliver L. Myers FROM Ellsworth N. Diver, P.B.

SUBJECT. Item 597 (1971-1972)
Property Ciner: 1503 Corporation
5/E corner Nom.antal and Hoffman Avenues
Present Zoning: N.H.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
Datrict: 13th
No. Acres: 120 x 230;

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

### Highwayaı

Roffman and formmental Avenues, existing roads, are proposed to be ultimately improved as holoot closed-type roadway cross-sections on 60-foot end-60-foot end-60-foot, respectively. Rightmy improvements are not recaired at this time. Rightmy rimited-tway and wicening will be required in connection with any procurs or middled required in connection with any procurs or middled registered with the required in connection with any procurs or middled by the registered with the registered

## Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a codiment pollution proclam, demanag private and public buildings domestrain of the property. A grading permit is, therefore, necessary for all grading, including the stripping or top soil.

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Baltimore Beltway (I-695) is a State Road. Therefore, drains requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainers policy or this type development, the Potitioner is reconsible for the total actual cost of draining facilities required to force the country of through the property to be enveloped to a contributation.

BALTIMORE CO...TY | D OF EDUCATION

ZONING ADVISORY COMMITTEE REFING OF A . . . 11. 1972

Petitioner: ELAS Coap.

Incation:

District: /3

Proposed Zoning:

No. of Acres: 100' x 225'

Comments: No BEXEND ON SPUDGNET POPULITION

STATE HIGHWAY ADMINISTRATION

BALTIMORE MD 21201

April 19, 1972

Mr. S. Eric OlNenna Zoning Commissioner County Office Bldg. Towson, Maryland

Re! Item 169
2.A.C. Meeting, 4/11/72
Property huner: 364% Corporation
Location: 3/E corner of Monamental
Fresent zoning: M.H.
Propose: Lenfigs Variance from
Sections 258.2 (283.1) Front
and side yards.
District: 33
No. Acres: 100' r 225'
Saltiance Beltway

Dear Mr. DiNenna:

A review of the subject plan and an inspection at the site revealed that no adverse affects to the State Highway is anticipated as a result of the proposed development.

Very truly yours.

Charles Lee, Chief Development Engineering Section

by: John E. hayers Asst. Wavelopment Engineer

Item #97 (1971-1972) Property Owner: 3 Corporation Page 2

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide monoscary drainage facilities (temporary or permanent) to inverent creating any missances or damages to ediscont properties, openically by the concentration of murface vaters. Correction of any problem which may result, due to inscrepe grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Waters

Public water supply is available and serving this property.

Samitary Severs

Public sanitary severage is not available to serve this property which is utilizing private onsits reverage.

Fermand or Diver ELISUCRIE N. DIVER. P.E.

END:EAM: FVR: 88

C-FW Key Sheet 23 SW 11 Position Sheet SW 6 C Topo 109 Tax: Nop

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric D'Nenna ATTN: Oliver L. Myers Date\_May 3, 1972. FROM Ellsworth N. Diver, P.E.

SUBJECT Item 5169.(1971.1872).

Property Owner: 36th Corporation
STS tor. of Monnental and Hoffman Avenues
Freeent Zoning: H.H.
Proposed Zoning: Variance from Section 56.2 (283.1) front and side yards
Bistrict: 13th
No. Acres: 1001 x 225;

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.

The comments supplied by this office, dated December 20, 1971, in commention with Item #97 (1971-1972), remain valid and explicable to dis Item #169 (1971-1972). A copy of those comments is attached for your consideration.

Essent or Quer ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAR: FWE : as

R-SE Key Sheet 41 NE 19 Position Sheet NE 11 2 Topo 71 Tax Map cc: John J. Trenner

Attachments



## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., May 4, 1972 THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES,  $\alpha$  week' $\gamma$  newspaper printed and published in Baltimore County, Md., once in each of \_\_ana\_ sucressive weeks before the 17th day of Mny, . 19 72, the first publication appearing on the 27th day of April, 1972.

THE TIMES.

Cost of Advertisement \$ 21.00 PO J 9671 Req. No. 0947

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	Apr. 27.	89.1		

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2" , 19 72

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 the said day of \_\_\_Hay.\_\_\_\_\_\_, 19.72\_, the first publication appearing on the \_\_\_\_27th\_\_day of \_\_\_April

PETITION	MA	MAPPING PROGRESS				SS	SHEET			
	Wali Map		Original		Duelicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	dote	by	date	by
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Petition number added to outline										-
Denied										_
Granted by ZC, BA, CC, CA										
Reviewed by:				Chan		utlin	e or de	sc rip!	tion	_Ye
Drevious case:				Map	#		0.00			

.648 Corporetion					Item 169
3648 Washington Blvd., Beltimore, Md. 21227	BALTIMERE COUNTY	OFFICE OF	PLANNING AND	ZONING	
	111 W.	Office Bu Chesareak , Haryland	e Avenue		
	Your Petition he	s been rec	elved and acc	epted for fi	ling
thi:11ti	dey of	April	1972		
			10.	1. 1	1
			Atu	NEW /	-
			Zoning Con	missioner	
Petitioner: 1	648 Corporation			.,	
Petitioner's At			Revi ewec	by Olive	of Mine
		Carlotte and the second	A STATE OF THE STA	Chairman.	3 11

25/600

72-261-4

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

77)	
District 13 12	Date of Posting #441- 1979
Posted for VARIANCE	
Petitioner: 3648. COMPORATION.	
Location of property: Swfeen 01- h	ION UNENTAL & HOFFMAN AVE.
Location of Signs: D. S. O.F. HOUNGE (2) E/S. HOEFERS W. AND. LOOFE	NIAL AVE 15 FT. + WOF BELTHEY
Posted by Cher 62 17:1720	Date of return: 1/14/5-1972

BALTIMORE COUNTY, MARYLAND No. 3635 OFFICE OF FINANCE - REVENUE DIVISION DATE May 18, 1972 ACCOUNT Builds: 01-662 DISTRIBUTION PINK - AGENCY Advertising and posting of property 195338W 18

50.50 msc

