

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, 3648 Corporation, 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 Sections 258.2 (243.1) and 258.2 (243.2) 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 regulated 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 property.

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.

3648 CORPORATION
Contract purchaser
Address 3648 Washington Blvd. 21227
Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of March, 1972, 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 37th day of May, 1972, at 11:00 o'clock

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: May 3, 1972
FROM: Oliver L. Myers, P.E.
SUBJECT: Item #169 (1971-1972)
Property Owner: 3648 Corporation
S/E cor. of Monumental and Hoffman Avenues
Present Zoning: M.H.
Proposed Zoning: Variance from Sections 258.2 (243.1) front and side yards
District: 13th
No. Acres: 100' 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.

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 #169 (1971-1972). A copy of those comments is attached for your consideration.

Oliver L. Myers, P.E.
Chief, Bureau of Engineering

END/DAW:PMW

8-56 Key Sheet
11 WE 19 Position Sheet
WE 11 E Topo
71 Tax Map

cc: John J. Tremar

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna Date: December 20, 1971
FROM: Oliver L. Myers, P.E.
SUBJECT: Item #97 (1971-1972)
Property Owner: 3648 Corporation
S/E cor. of Monumental and Hoffman Avenues
Present Zoning: M.H.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
District: 13th
No. Acres: 100' x 230'

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.

Highways:

Hoffman and Monumental Avenues, existing roads, are proposed to be ultimately improved as 60-foot closed-type roadway cross-sections on 60-foot and 50-foot rights-of-way, respectively. Highway improvements are not required at this time. Highway right-of-way and widening will be required in connection with any grading or building permit application. The plat should be revised to incorporate these required highway right-of-way widenings.

Sediment Controls:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of 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, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a public water body.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: May 16, 1972
FROM: Mr. George E. Govealls, Director of Planning
SUBJECT: Petition #72-261-A, Southwest corner of Monumental and Hoffman Avenues
3648 Corporation
13th District
HEARING: Wednesday, May 17, 1972 (11:00 P.M.)

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

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

GEG:NEG:cm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 12, 1972

COUNTY OFFICE BLDG.
111 S. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

STATE ROAD COMMISSION

OFFICE OF

PLANNING

HEALTH DEPARTMENT

PROJECT PLANNING

BOARD OF EDUCATION

JOHN A. ADMINISTRATION

INTEGRAL

DEVELOPMENT

3648 Corporation
3648 Washington Blvd.,
Baltimore, Maryland 21227

Re: Variance Petition
Item 169
Petitioner: 3648 Corporation

Gentlemen:

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 attached comments are a result of this review and inspection.

The subject property is located on the southeast corner of Monumental Avenue and Hoffman Avenue in the 13th District of Baltimore County. This partially improved property is bordered on the east by the Baltimore Beltway, and on south by a vacant lot. The property on the west side of Hoffman Avenue is unimproved; however, the property on the North side of Monumental is improved with a vacant home. The property in question is improved with a one-story frame dwelling, however, it was not determined if it was currently occupied. There is no curb and gutter existing on either Hoffman or Monumental Avenue.

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.

Very truly yours,
Oliver L. Myers
Chairman

John J. Dillon, Jr., Zoning Tech. II

PM:JDD:JD
Enc.



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

April 19, 1972

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

Re: Item 169
Z.A.C. Meeting, 4/11/72
Property Owner: 3648 Corporation
Location: S/E corner of Monumental and Hoffman Aves.
Present zoning: M.H.
Proposed Zoning: Variance from Sections 258.2 (243.1) front and side yards.
District: 13
No. Acres: 100' x 225'
Baltimore Beltway

Dear Mr. DiNenna:

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

Very truly yours,
Charles Lee, Chief
Development Engineering
Section

John E. Myers
Asst. Development Engineer

CLJ:EM



JUL 10 1972

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 and due to the narrow width of the lot strict compliance with Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a front yard setback of twenty feet (20') instead of the required seventy-five feet (75'); and to permit side yards of thirteen feet (13') and twenty feet (20') instead of the required fifty feet (50') should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of May, 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 setback of twenty feet (20') instead of the required seventy-five feet (75'); and to permit side yards of thirteen feet (13') and twenty feet (20') instead of the required fifty feet (50') subject to the approval of a site plan by Bureau of Public Services and Deputy Zoning Commissioner of Baltimore County Office of Planning and Zoning.

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 18th day of May, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Michael S. Flanagan
SUBJECT: Item 169 - ZAC - April 11, 1972
Property Owner: 3618 Corporation
SE Corner Monumental & 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 showing the road widening on Hoffman Avenue.

Michael S. Flanagan
Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
Date: December 20, 1971

SUBJECT: Item #97 (1971-1972)
Property Owner: 3618 Corporation
S/E corner Monumental and Hoffman Avenues
Present Zoning: M.U.
Proposed Zoning: Variance from 258.1, 238.2 - front yard
District: 13th
No. Acres: 100' x 230'

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.

Highways

Hoffman and Monumental Avenues, existing roads, are proposed to be ultimately improved as 60-foot closed-type roadway cross-sections on 60-foot and 50-foot right-of-way, respectively. Highway improvements are not required at this time. Highway right-of-way and widening will be required in connection with any present or building permit application. The plat should be revised to incorporate these required highway right-of-way widenings.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping on top soil.

Drainage studies and sediment control devices 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, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

In accordance with the drainage policy of this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outlet.

Item #97 (1971-1972)
Property Owner: 3618 Corporation
Page 2
December 20, 1971

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 necessary drainage facilities (temporary or permanent) 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 improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water

Public water supply is available and serving this property.

Sanitary Sewers

Public sanitary sewers are not available to serve this property which is utilizing private onsite sewerage.

Ellsworth N. Diver

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

END/EAH:PMH:es

C-17 Key Sheet
23 SW 11 Position Sheet
SW 6 C Top
102 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
Date: May 3, 1972

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

END/EAH:PMH:es

R-SE Key Sheet
11 NE 19 Position Sheet
NE 11 C Top
71 Tax Map

cc: John J. Trenner

Attachments

BALTIMORE COUNTY, MARYLAND

ZONING ADVISORY COMMITTEE MEETING

OF April 11, 1972

Petitioner: 3618 Corp.

Location:

District: 13

Present Zoning:

Proposed Zoning:

No. of Acres: 100' x 225'

Comments: NO INCREASE IN VISIBLE POPULATION



STATE HIGHWAY ADMINISTRATION

300 WEST PATTON STREET
BALTIMORE, MD 21201

April 19, 1972

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

Re: Item 169
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District: 13
No. Acres: 100' x 225'
Baltimore Beltway

Dear Mr. DiNenna:

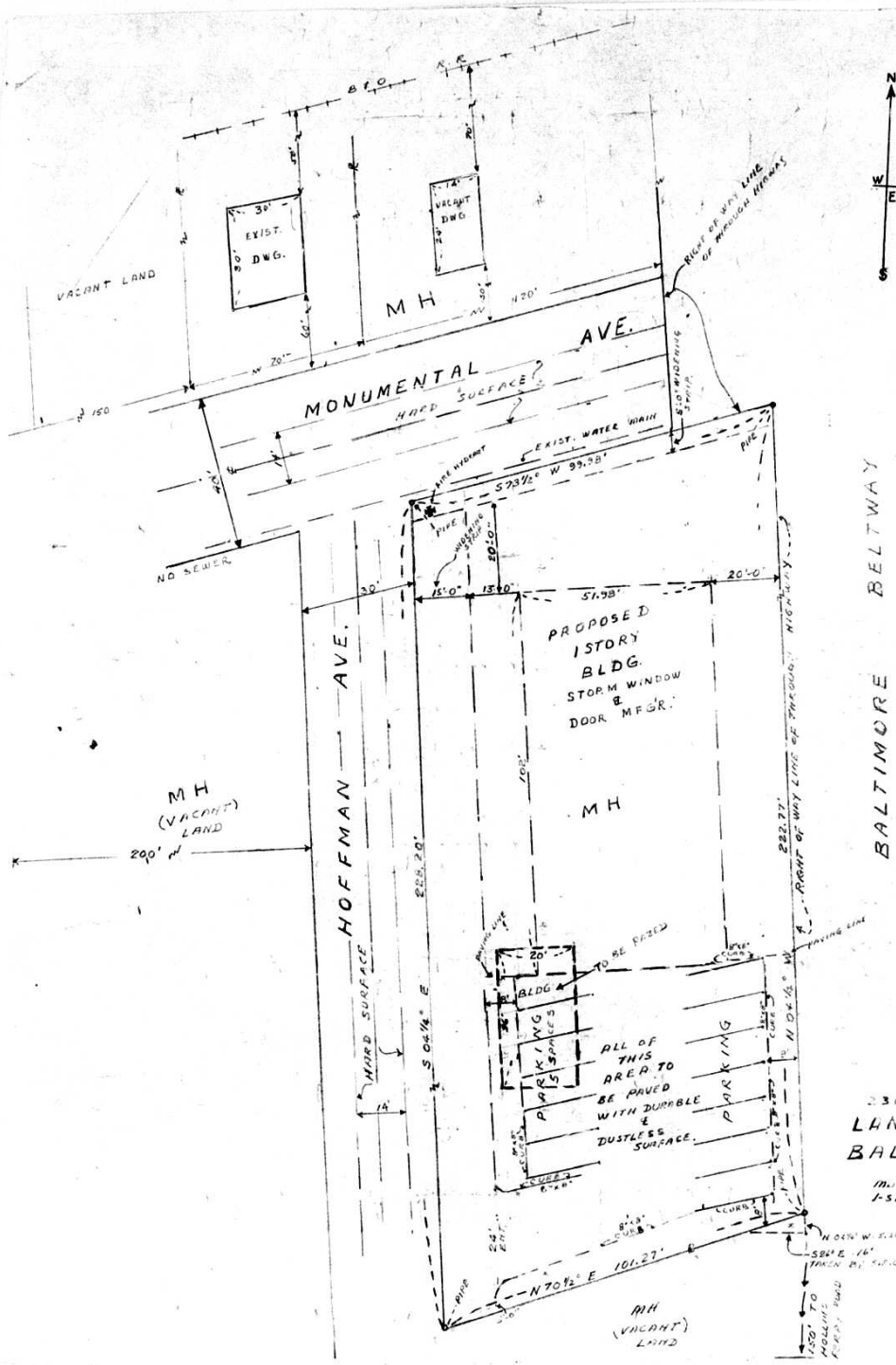
A review of the subject plan and an inspection at the site revealed that no adverse effects to the State Highway are anticipated as a result of the proposed development.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section

By: John E. Myers
Asst. Development Engineer





SCALE 1" = 20'

PLAT OF A LOT
 FOR
 3648 CORPORATION
 2301 MONUMENTAL AVENUE,
 LANSDOWNE, 13TH DIST.
 BALTIMORE COUNTY, MD.
 PARKING BREAKDOWN
 MAX. OF 4 EMPLOYEES =
 1 SPACE - 3 EMPLOYEES = 2 REQ.
 12 SPACES - PROVIDED
 PROPERTY ZONED MH
 NOTE - WATER AVAILABLE
 NO SEWER

