a from the same of PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, come Beatrice Gross legal owner of the property situate in Baltimore County and which is described in the description and plat attached herein and made a part hereof ion for a Variance from Section ... IR . 02.3 B (A5) and C 1

to permit a side yard setback of 6 feet on south side and 8 feet on north side instead of the required 10 feet on cach side.

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

- 1) Lots were laid out in 1939 (Plat Book 12-40) as lots 20'X110
- 2) State Highway Commission sequired portion of northernmost lot owned by petitioner for highway purposes.
- 3) Land to south is not available for purchase as any sale by adjoining owner would render his holdings unusable.

Beatice Gross

Beatrice Gross
Legal Owner 931 N. Bentalou Street Baltimore, Md. 21216

NE945 72 PM , 197 _2, that the subject matter of this petition be advertised, as of Baltimore County, in two newspapers of general circulation through-operty be posted, and that the public hearing be had before the Zoning County in Poom 106, County office Suididing in Towson, Baltimore

> Menses 10:00A ing Commissioner of Baltimore County.

HOWARD D. TUSTIN, JR. REGISTERED

#38

209.5' F of

128

FSTARLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS E. LEXINGTON STREET

1004-1940 WILLIAM O. AT#00 ADDRES & WINNESS HOWARD D. TUSTIS

DESCRIPTION OF PROPERTY OF BEATRICE GROSS

BEGINNING for the same on the west side of Washington Avenue, 40 feet wide, at the distance of 209.5 feet north of the north side of Old Prederick Road and at the southeast corner of Lot 19 Block C as shown on the plat of "CATONSVILLE PINES" recorded among the Land Records of Baltimore Coun'; in Plat Book No. 12, folio 40 and running thence, binding on Washington Avenue, northerly 20 feet to the division line between Lots 19 and 20, thence northwesterly 77 feet, more or less to the division line between Lots 20 and 20 A , thence westerly on said line 36 feet to the northwest corner of Lot 20, thence southerly 40 feet to the southwest corner of Lot 19 and thence easterly 110 feet to the place of beginning.

Schoolf Testini Richard P. Tustin, Reg. L.S. #3460



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNerna, Zoning Commissioner Date October 25, 1972

FROM Norman E. Gerber, Office of Planning

Petition #73-96-A. West side of Washington Avenue 209, 5 feet north of Old Frederick Road. Petition for variance for side yards. Beatrice Cross - Petitioner

1st District

HEARING: Wednesday, October 25, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1972

M's. Beatrice Gross 931 N. Bentalou Street Baltimore, Maryland 21216

RE: Variance Petition Item 28 Beatrice Gross

The Zoning Advisory Committee has reviewed the plans submitted the above referenced petition and has made an un site field inspection of the property. The attached comments are a result of this review and inspection.

The subject property lies on the west side of Washington Avenue, sporaskmately 209 feet north of Old Frederick Road and is presently unitarrowed. Immediately adjacent to the north of the Access ramp to the Baltimore County Beltwey. The loss immediately to the south of the site are presently unimproved, To the east and across Washington Avenue there exits unimproved property. To the rear and west of the subject property are existing deellings which face on Cargill Avenue. There is no curb and gutter existing at this location.

This petition is accepted for filing, homever, revised plans inducing the challings which face on Cargil Avenue and reflecting the ultimate inprovements for Weshington Avenue should be submitted prior to the hearing.

This petition is accessed for filing on the date of the enclosed filing contificate. Notice of the hearing date and time, which will be held not lost sense than 30, nor more than 30 days after the date of the filing contificate, will be forwarded to you in the man fallow.

John of Dillon of er f. DILLON, A.,

JEHLJO

Enclosure

Charrien Zoning Advisory Committee

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Saltimore County, Margland Bepartment Of Jublic Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bereeu of Engineering FLESWORTH M. DIVER. B. E. CHIE

1074111

August 21, 1972

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

Re: Item #28 (1972-1973)
Proporty Gener: Beatrice Gross
Present Country Beatrice Gross
Present Country Bar. 5.5 207.51 %, of Old Frederick Road
Present Country Warlance from Section 1902.28 (AS) and
Ol to permit a side yard actback of 5 on south side and
O' on morth side instead of required 10 on each cide.
District 2nd No. Agree, 3560 ag. 10

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

The plan Joes not indicate physical features, i.e. highway (I-695), houses, drives, garages, fences, property outline, ownership, use, location plan, etc., as required per the Check ist.

Washington Avenue is a partially improved street laid out on the Plat of Catonaville Pines, recorded enough the Plat Fe ords of Baltimore County in Liber C.W.B. Jr. 12, 1610 kb. No improvement are scheduled for substituted avenue at that the County the Fattitoner may enter into a "public Works Agreement for highway improvement associations with Baltimore County Folloy. Ultimate highway improvements would consist of construction of a 30-foot closed-type roadway cross-section on a Wo-foot right-of-way.

The Baltimore County Beltway (1-695) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Storm Drains:

The Peditioner must provide mecossary drainage facilities (temporary or permanent) to prevent creating any missance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any robust which may result, such that the proper gradies or improper installation of drainage facilities, would be the full responsibility or the Petitioner.

-16em #28 (1972-1973) Property Owner: Page 2 August 21, 1972

43

per

Public water supply is available to serve this property from the 24-inch water main in Washington Avenue (Brawing #56-22%, #21s 3). Pressure reduction will be required.

Sanitary Sewer:

Public sanitary severage is not available to serve this property, but can be provided by construction of a public sanitary sever extension, approximately 250 feet in length from the existing 8-inch sanitary sever in 0'd Frederick Road (Brawing #89-07/9, FIR 1).

Vo: / truly yours. Ellsworth N. June b. W. BLISMORTH N. DIVER J.E. Chief, Bureau of Engineering

END: EAM: FWR: 65

H-MR Key Sheet 5 SN 24 Position Sheet SW 2 F Topo 95 Tax Map

cc: Samuel Bellestri

BALTIMORE COUNTY, MARYLAND

0



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM. T. MELZER

August 23, 1972

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

An: Item 28 - ZAC - August 15, 1972
Property Owner: Beatrice Gross
Washington Avenue N. of Old Frederick Road
Var. From Sec. 1802,38 (A5) and C. I to
permit a side yard setback of 6' on south side
£ 8' on north side instead of req. 10' on each side
Oist, 2

No traffic problems are anticipated from the requested variance,

Very truly yours,

Michael S. Flanig Traffic Engineer - uclate

MSE-nr



Maryland Department of Transportation

CHARLEST EAR.

David H. Fisher

August 16, 1972

Attn: Kr. John J. Dillion

Z.A.C. Meeting August 15, 1972 Items 26, Property Owner: Beatrice Gross, WS of Machington New, 209, 51 Gross, WS of Machington New, 209, 51 Jonney, B. G. Marchell, Property of Machinery Variance from Section 1802, 21 (45) a and C.1 to persit a side yard setback of 6 on south side and 81 on north side lastead of required 101 on each 150. Listerict 2, 10 Acress 3000 on, 150.

The subject plan indicates that there should be no adverse effects

Very truly yours.

Charles Lee, Chief Development Enginee

CL: JEN: per

John & meers John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 2120

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

August 16, 1972

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #28 - ZAC - August 15, 1972 Them #20 - ZAU - August ., ... Beatrice Gress Freperty Confers |
Incotton: W/S of Washington Ave., 209,5' N. of Old Frederick Road Present Zonting: D.R. 5.5
Proposed Zonting: Tariance on Section IBO2.3B(A5) and O.I to permit : side pracisebles of 6' on south side and 8' on north side instead of received 10' on each side. District: 2 No. Acres: 3460 square feet

Dear Mr. DiNenna

No tearing on student population.

Very broly yours.

WIP:1d

W. Nick Petrovich Field Representative

Baltinure County Fire Department

J. Austin Daitz

C 86



Towson, Maryland 21204 825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Jack Dillon Acting
Attention: Nr. Objects Office Markets, Chairman
Zoning Advisory Committee

Re: Property Owner: Beatrice Gross

Location: W/S of Washington Avenue, 209.5' N of Old Frederick Road

Item No. 28

Zoning Agenda Tuesday, August 15, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicabl and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

() 2. A second neans of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of the Fire Prevention Code prior to occupancy or occupancy of operations.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with a shall applicable requirements of the site shall comply the standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

(X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Laning Broup Mos A Spproved: Laning Broup Beputy Chief Beputy Chief Brecau Bureau Pire Prevention Bureau

m1s 4/25/72

Your Petition has been received and accepted for filing

PETITION MAPPING PROGRESS SHEET FUNCTION

Descriptions checked and Petition number added to Granted by ZC, BA, CC, CA

Reviewed by: Previous case:

Revised Plans: Change in outline or description

-BALTIMON COUNTY, MARY AND DEPARTMENT OF HEALTH-

August 15, 1972

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 28, Zoning Advisory Committee Meeting August 15, 1972, are as follows:

Property Owner: Beatrice Gross Location: W/S of Washington Avenue, 209.5' N of Old Frederick Road

Present Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 1802.39(A5) and C.1 to permit a side yard setback of 6 on south side and 8 on north side instead of required 10 on each side. District: 1 No. Acres: 3,460 sq.ft.

Metropolitan water and sever must be extended to the

Very truly yours, Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Directo

Zoning Commissioner County Office Building 111 V. Chosopeska Ava. Towson, Md. 21204

August 22, 1972

Mr. S. Eric DiNenno, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item 28, Zoning Advisory Committee Meeting, August 15, 1972

Property Owner: Beatrice Gross Location: W/S of Washington Avenue, 209.5' N of Old Frederick Rood Present Zoning: U.R.5.5 Proposed Zoning: Variance from Section 18/2, 38 (A5) and C.1 to permit a side yard setback of 6' on south side and 8' on side instead of required 10' on each side.

No. Acres: 3460 square feet

This plan has been reviewed and there are no site-planning factors requiring co

Very truly yours,

John ZWindly

John L. Wimbley Planning Specialist II Project Planning Division Office of Planning and Zon

ORIGINAL OFFICE OF CATONSVILLE I IM ES CATONSVILLE, MD. 21228 October 10, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub

the same was inserted in the issue of Oct. 5, 1972.

STROMBERG PUBLICATIONS. Inc.

By Ruth Morgan



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed .. 19.73 ... the flest publication appearing on the ___Sth __day of __October__

THE JEFFERSONIAN

Cost of Advertisement \$

19.72.

Me. 5834 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION Dec. 6, 1972 ACCOUNT 01-662 DISTRIBUTION George Gross, Jr. 1917 Prederick Ave. Baltimore, Md. 21228 Advertising and posting of property for 5,50 kg BALTIMORE COUNTY, MARYLAND M. 3774 ATE July 31, 1972 DISTRIBUTION 25.00 cms



