

73-104-A Jan 56 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, A. Louis Hacker, and 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 1A00.3B.3 to DEVELOP. SIDE YARD SETBACK back of 5.0 feet instead of the required 30 feet

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

- (1) Relief from practical difficulty of converting present property to residential use.
- (2) Relief of present zoning rules to cover existing addition on South side of property.

Property is identified as Lot 16, Broring Point, Election District 15, Baltimore County. Plat recorded among the Land Records of Baltimore County in Liber G.L.S. No. 2562 folio 225.

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.

Contract purchaser
Address: 10 Thimble Hill Road
Lutherville, Md 21093.
Petitioner's Attorney
Address: 10 Thimble Hill Road
Lutherville, Md 21093.
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of September 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 through 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 5th day of October 1972, at 10:30 o'clock

Alvin D. Hines
Zoning Commissioner of Baltimore County

(over)

Baltimore, Maryland,
December 14, 1972.

Mr. James E. Dyer,
Deputy Zoning Commissioner,
Office of Planning and Zoning,
111 W. Chesapeake Avenue,
Baltimore, Md. 21204

Dear Mr. Commissioner:

I desire to appeal the decision rendered covering hearing held on October 26, 1972, regarding petition of Louis A. Hacker for a variance permit in connection with his property located 10 Thimble Hill Road, Baltimore, Maryland, 21093, known as Lot 16, Broring Point, Election District 15, Baltimore County, No. 73-104-A (Item No. 56).

The above property is also known as Lot No. 16 on Holly Beach Avenue and I am owner of the property next to Lot No. 16, my lot being known as No. 17 on Blue Print Plat of survey prepared by S. J. Markham & Company, Survey & Civil Engineers on May 10, 1964 by Edward G. Sutton, Reg. No. 789.

I have been advised by office of Zoning that a letter to you is all that is necessary to file an appeal and that the cost is \$25.00, and my check in this amount is enclosed herewith.

I am further advice from you.

Very truly yours,
Albert F. Becker
Albert F. Becker,
Billing Address
2811 Allen Avenue,
Baltimore, Md. - 21214

A. LOUIS HACKER

A. L. Hacker Co. Inc.

INDUSTRIAL AIR
HYDROCLAS
PROCESS CONTROLS
BUTTERFLY VALVES

22 W. PENNSYLVANIA AVE.
TOWSON, MD. 21204 1201-125-1000

RE: PETITION FOR A VARIANCE : BEFORE THE
E/S Holly Beach Avenue, 1758' S : DEPUTY ZONING
of Henrietta Avenue - 15th District : COMMISSIONER
A. Louis Hacker - Petitioner : OF
NO. 73-104-A (Item No. 56) : BALTIMORE COUNTY

This Petition represents a request for a Variance to reduce the present side yard setback of Lot 18, Plat of Broring Point, from 13.1 feet to 7.9 feet. The present Rural Deferred Planning (R.D.P.) area regulations require fifty (50) foot for each side yard. Said lot being fifty (50) feet wide and approximately two hundred and eleven (211) feet deep, with frontage on the Chesapeake Bay and Holly Beach Avenue, in the Fifteenth District of Baltimore County.

Testimony on behalf of the Petitioner, Mr. Louis A. Hacker, indicated that he had purchased the property with the intention of utilizing it as his year-round retirement residence. An architect was engaged and requested to determine and/or prepare the necessary plans to convert the dwelling from a summer home to a year-round home.

Extensive remodeling at a cost of ten (10) to twelve (12) thousand dollars will be required to make the planned conversion. One exterior addition, extending 6.4 feet from the north building wall with a length of 14.5 feet was considered necessary in order to make the narrow twenty-four (24) foot wide dwelling satisfactory for year-round living conditions.

Mr. Hacker felt that the summer home was typical of many others in the development and that the improvements would definitely up-grade the area and be a benefit to the health, safety and general welfare of the community. He further contended that the R.D.P. zoning and accompanying area setbacks that require fifty (50) feet for each side yard is unreasonable and out of character for a development of predominately fifty (50) foot lot widths. It was his opinion that the requested five (5) foot side yard setback was not out of

RE: PETITION FOR VARIANCE : BEFORE
from Section 1A00.3B.3 of : COUNTY BOARD OF APPEALS
of Baltimore County Zoning : OF
Regulations : BALTIMORE COUNTY
E/S of Holly Beach Avenue :
South of Henrietta Avenue :
15th District :
A. Louis Hacker, et al : No. 73-104-A
Petitioners :

OPINION

This case comes before the Board on an appeal by the Protestant from an Order of the Deputy Zoning Commissioner dated November 17, 1972 granting the petitioned Variance.

The Petitioner herein seeks a variance from Section 1A00.3B.3 of the Baltimore County Zoning Regulations (side yard setback) on a property known as No. 18 on the east side of Holly Beach Avenue, in the 15th Election District of Baltimore County. The subject property, as well as the adjoining properties, is presently zoned R.D.P., which required a 50 foot side yard setback from the property line.

The Petitioner seeks to make extensive improvements to his property in order to make the property suitable for year-round living, and in doing so plans to add an addition to the north side of the existing structure, which would be 16'4" in length and would extend 6.4' from the existing structure. This is to accommodate the proposed internal remodeling. He requests a variance to permit a 5' setback on the north side of the existing structure to allow this construction. He further requests a 7.9' setback on the south side of the building to accommodate the structure as it exists at the present time and apparently has, at least since the plat of the property was put on record in 1954.

The Protestant objected to granting the variance because he felt the proposed addition would impede his view of the Chesapeake Bay, and further, that it would present a possible fire hazard and would cut down on the free flow of air on his property. He further stated that the proposed structure would prevent vehicular traffic from proceeding to the east side of the subject property without a trespass on the Protestant's

character with others in the area. He pointed out that the adjoining dwelling had a setback of 6.7 feet and that others in the area had setbacks of considerably less.

Many area property owners were present at the hearing in protest of the requested Variance. Their protest was based on the fears that if the Variance were granted, the proposed addition would cut-off light and air, create a fire hazard, in that fire trucks would not be able to reach the front of the dwelling, and that health problems would result from overflowing septic systems.

The owner of the adjoining summer home on Lot No. 17, Mr. Albert F. Becker, testified in essence as follows:

He purchased his lot (17) in 1954, and had rented it for a total of thirty-five (35) years. He occupies the property seven (7) months of the year and felt that if the Variance is granted it would be a step towards the congestion that exists in the City. He also felt that the addition would block his view, cut-off air and create fire problems.

Many other property owners testified on basically the same objections to the requested Variance.

At the request of the Petitioner and the Protestant, the Deputy Zoning Commissioner made an on site field inspection of the subject area. Many dwellings in the area are the summer home type. Some are in need of repair, others are in excellent condition. Many of the homes are located on fifty (50) foot lot widths, others are located on very large lots and are improved with what appears to be year-round residences. The lots in the vicinity of Lot No. 18 are approximately fifty (50) feet wide. For the most part, the improvements or dwellings as situated on these lots, are staggered so as to be in line with the shore line, which in effect places the houses in such a manner that the sides are not opposite to one another. The proposed five (5) foot addition on the Petitioner's dwelling is setback approximately 6.4 feet from the front and extends back towards the rear 14.5 feet at which point it is not quite in line with the front of the existing dwelling on the adjoining lot No. 17.

A. Louis Hacker - No. 73-104-A

property.

There was testimony that the proposed improvements would substantially increase the value of the subject property and indirectly that of the neighboring houses. There was also uncontradicted testimony that the proposed addition would not interfere in any way with the line of sight from the Protestant's property to the shore front. Testimony further indicated that the Protestant was a one-fourth owner of the property to the north of the Petitioner, which is essentially a summer cottage.

The Board finds as a fact that the present zoning of R.D.P. is clearly in error, as it would require a 50' side yard setback from the property line on lots that were in existence prior to the aforesaid zoning, which are only 50' in width. Therefore, the present requirement for a setback clearly presents the Petitioner with a practical difficulty and imposes an unreasonable hardship upon him for the aforesaid reasons. The Board further finds that there is nothing in the proposed addition of the Petitioner which would increase any fire hazard, and it further finds that there would be no appreciable interference with the air flow to the Protestant's property. Therefore, the Board hereby affirms the Deputy Zoning Commissioner's Order of November 17, 1972, and grants the requested Variance.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Deputy Zoning Commissioner dated November 17, 1972, and finds as a fact that the present zoning of R.D.P. is clearly in error, as it would require a 50' side yard setback from the property line on lots that were in existence prior to the aforesaid zoning, which are only 50' in width. The present requirement for a setback clearly presents the Petitioner with a practical difficulty and imposes an unreasonable hardship upon him for the aforesaid reasons.

Therefore, it is this 14th day of February, 1973, by the County Board of

The septic tank is located between the dwelling and the road and is easily accessible by truck.

The Petition was reviewed by the Zoning Advisory Committee and specifically by the Fire and Health Departments. The Fire Department had no comment to offer, and the Health Department indicated that "the septic system shows no signs of failure."

Based on the above information, facts, and evidence presented at the hearing, it is the opinion of the Deputy Zoning Commissioner that strict compliance with the Baltimore County Zoning Regulations would result in an unreasonable hardship upon the Petitioner. Existing setbacks for the dwelling consists of 7.9 feet on the south and 11.4 feet on the north. In no way could the Petitioner comply with the fifty (50) foot side yard setbacks presently required in a R.D.P. Zone. It is also the opinion of the Deputy Zoning Commissioner, that the requested Variance would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of November, 1972, that the herein Petition for Variance to permit the side yard setback on the north side of five (5) feet instead of the required fifty (50) feet should be and the same is hereby GRANTED from and after the date of this Order, subject, however, to the following restrictions:

1. That no exterior additions other than those indicated on the Petitioner's plan take place as a result of the granting of this Variance.
2. A site plan be approved by the Health Department, Department of Public Works, and the Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner
of Baltimore County

A. Louis Hacker - No. 73-104-A

Appeals ORDERED, that the Variance petitioned for be and the same is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, sub-title B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Szwed
John A. Szwed, Chairman
John A. Miller
John A. Miller
Robert L. Gilland
Robert L. Gilland

August 25, 1972

Zoning Description

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the east side of Holly Beach Avenue distant 1758 feet more or less measured along the north and east sides of Holly Beach Avenue from the center of Henrietta Avenue and running thence north and west along the center of Holly Beach Avenue 11 minutes 30 seconds East 51.57 feet and then a line to said Avenue and binding on the outlines of the petitioners herein the five following courses and distances to-wit: North 21 degrees 30 minutes West 30 seconds East 21.30 feet, North 21 degrees 15 minutes West, binding on the waters of the Chesapeake Bay, 57.93 feet, North 79 degrees 15 minutes East 30 seconds East 155.36 feet, North 21 degrees 30 minutes East 21.30 feet, North 21 degrees 30 minutes East 45.67 feet to the place of beginning.

Being Lot No. 16 as laid out on the plat of Brerins Point which plat is recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2562 folio 252.



PETITION FOR VARIANCE

15th DISTRICT

WORKING: Petition For Variance for a Side Yard.

LOCATION: East side of Holly Beach Avenue 1750 feet South of
Hammetta Avenue.

DATE & TIME: THURSDAY, OCTOBER 26, 1972 at 10:30 A.M.

PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

Petition for Variance from the Zoning Regulations of Baltimore County to permit side yard setbacks of 5.0 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

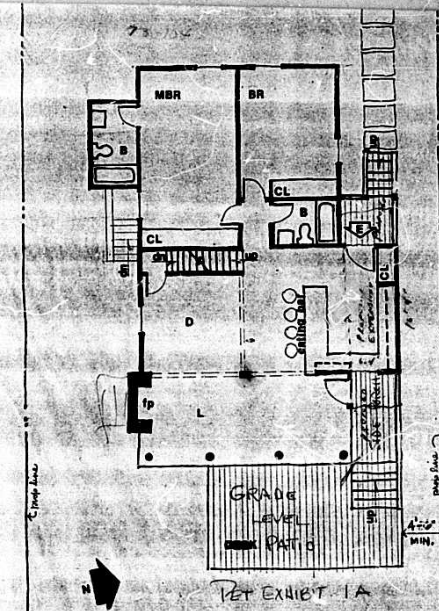
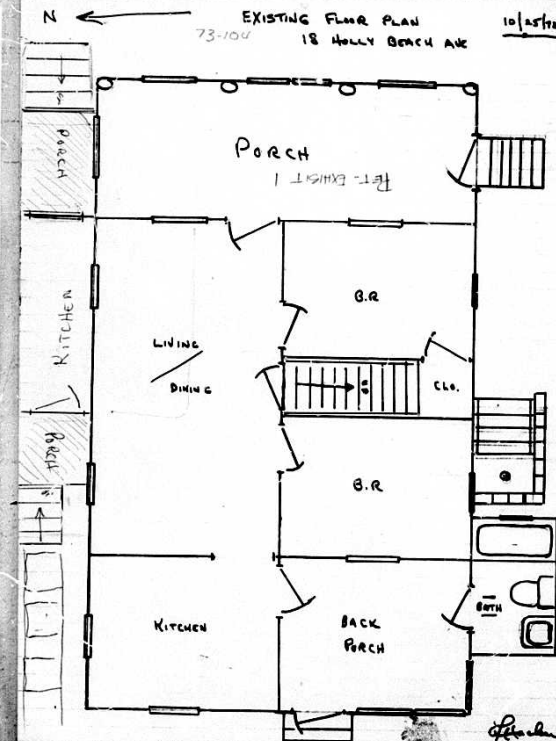
Section 1A00.3M.3 - Side Yard 50 feet

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of A. Louis Hacker and Ruth N. Hacker as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 26, 1972 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Md.

BY ORDER OF
S. ERIC DENVERIA
ZONING COMMISSIONER OF
BALTIMORE COUNTY



HACKER RES. $\frac{1}{8}'' = 1'-0''$ 8/11/72

howard downing *architect*

ORIGINAL

OFFICE OF



ESSEX, MD. 21221 October 10, 1972

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~XXXXXX~~

week before the 10th day of Oct., 1972, that is to say, the same was inserted in the issue of October 5, 1972.

was inserted in the issue of October 5, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

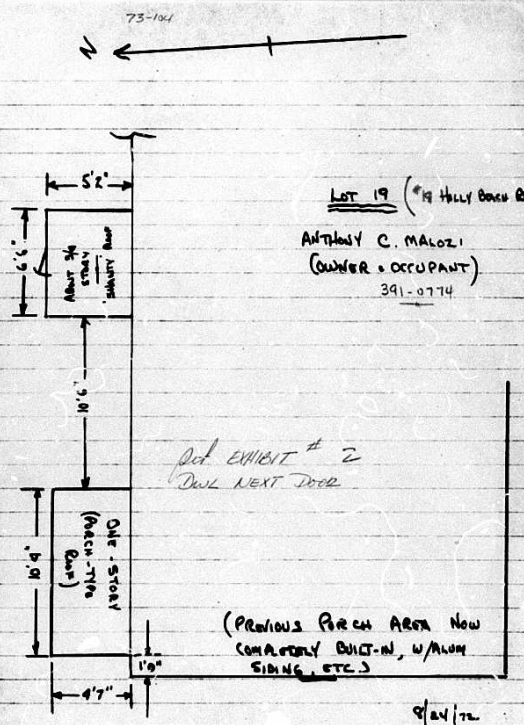
CERTIFICATE OF PUBLICATION

TOWSON, MD October 5 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Town, Baltimore County, Md. ~~on~~ ~~at~~ ~~one time~~ ~~several times~~ before the 25th day of October, 1972, the last publication appearing on the 5th day of October, 1972.

Cost of Advertisement, \$-----

THE JEFFERSONIAN
and Truth
Manager



(PREVIOUS PORCH AREA NOW
COMPLETELY BUILT-IN, W/ALUM
SIDING, ETC.)

$$9 \mid 24 \mid 72$$

PROG-INT EXHIBIT 2

TO WHOM IT MAY CONCERN:

We, the undersigned, are strongly opposed to permit Side Yard Set Backs of 5,0' instead of the Regular 50' on the property of A. Louis Hacker, located at Lot No. 18, Holly Beach Avenue, Baltimore County, Maryland - 21221.

<u>NAME</u>	<u>LOCATION</u>
" <u>Allan F. Becker</u>	<u>Pt #7 Holly Beach Ave.</u>
" <u>Catherine T. Becker</u>	
" <u>Ingrid E. Baker</u>	<u>Lt #13 Holly Beach Ave.</u>
" <u>Phyllis C. Behle</u>	" " " " 2121
" <u>Mrs John Kishian</u>	<u>Lt #1 Vialby Beach Ave</u>
" <u>Mrs C Love</u>	<u>Lt #10 Holly Beach Ave</u>
" <u>Mrs May Knott H. Mappell</u>	<u>Lt #2 Holly Beach Ave.</u>
" <u>Mrs Frances C. Plumb</u>	<u>Lt #15 Holly Beach Ave</u>
" <u>Charles P. Plumb</u>	<u>Lt #15 Holly Beach Ave.</u>
" <u>John Ed + Mrs Jean</u>	<u>Lt #9 Holly Beach Ave</u>
" <u>Rosen</u>	<u>Lt #9 Holly Beach Ave</u>
" <u>LeRoy Budnick</u>	<u>Lt #8 Holly Beach Ave</u>
" <u>St. Scherman</u>	<u>Lt #16 Holly Beach Ave</u>
" <u>Dorothy H. Engenoth</u>	<u>Lt #16 Holly Beach Ave</u>
" <u>Edna V. Engenoth</u>	<u>Lt #17 Holly Beach Ave.</u>
" <u>Mrs A. Malow</u>	<u>Lt #2 Holly Beach Ave</u>
" <u>James & Pauline</u>	<u>Lt #2 Holly Beach Ave</u>
" <u>Mrs Wm Kemper Lars</u>	<u>Lt #2 Holly Beach Ave.</u>
" <u>28</u>	<u>22</u>

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. Wm. J. MALLER DIRECTOR DEPUTY TRAFFIC ENGINEER

October 17, 1972

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

Re: Item #56 - ZAC - September 26, 1972
Property Owner: A. Louis & Ruth B. Hacker
Holly Beach Avenue E. of Henrietta Avenue
Variance from Section 1400.3B.3 to permit side yard setbacks of 5' instead of required 50'
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County, Maryland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

C. Elmer Soppert, Jr.
BUILDINGS ENGINEER
DEPUTY DIRECTOR

October 5, 1972

GERARD A. DIETZ
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item #56, Zoning Advisory Committee Meeting, September 26, 1972 are as follows:

Property Owner: A. Louis and Ruth B. Hacker
Location: E.S. of Holly Beach Avenue, 1758' E of Henrietta Avenue
Present Zoning: R.B.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit side yard setbacks of 5' instead of required 50'
District: 15
No. Acres: 0.23 acres

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

C. Elmer Soppert, Jr.
C. Elmer Soppert, Jr.
Buildings Engineer, (Acting)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

Mr. A. Louis Hacker
19 Thornhill Road
Lutherville, Maryland 21093

RE: Variance Petition
Item #56
A. Louis Hacker and Ruth B. Hacker -
Petitioners

Dear Mr. Hacker:

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 subject property is located on the east side of Holly Beach Avenue, 1758 feet south of Henrietta Avenue, in the 15th District of Baltimore County. This R.B.P. shore property is part of the Boring Point Subdivision which was recorded when homes were permitted to be developed on 50 foot lots. Most of the homes in this area are very attractive and well maintained. The Committee noticed that several homes in this area had been extensively remodelled.

The petitioner's property is currently improved with an existing one and one-half story frame dwelling and is in keeping with the style and character of the other homes in the neighborhood. The plat submitted indicates that he proposes to construct a small addition on the north side for a large and old screened porch. This addition would be 8 feet from his neighbor's property. Since this request does not appear to adversely affect the other members of the Committee, the only comment I can make would be that the petitioner should clarify whether the screened porch would be open or enclosed. The petitioner is also advised to be prepared to develop his reasons or reasons or practical difficulty to a greater degree than indicated on his petition.

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 of the filing certificate, will be forwarded to you in the near future.

Very truly yours,
John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

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

October 3, 1972

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

Re: Item #56 (1972-1973)
Property Owner: A. Louis and Ruth B. Hacker
E/S of Holly Beach Ave., 1758' E. of Henrietta Ave.
Present Zoning: R.B.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit side yard setbacks of 5' instead of required 50'
District: 15th No. Acres: 0.23 acres

Dear Mr. DiNenna:

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:

Holly Beach Avenue, an existing County road, is proposed to be improved in the future as a 30-foot close-type roadway cross-section on a 50-foot right-of-way. Highway right-of-way widening including any necessary reversible easement for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

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.

Item #56 (1972-1973)
Property Owner: A. Louis and Ruth B. Hacker
Page 2
October 3, 1972

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential (commercial) development and other special construction features are required.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property, which is employing private onsite sewage disposal.

Very truly yours,
Ellsworth N. Diver, P.E.
Ellsworth N. Diver, P.E.,
Chief, Bureau of Engineering

END:ENM:FW:ras

cc: John Somers

22-W Key Sheet
14 & 15 SE 5 Position Sheets
SE 2 E & L Tote
98 Tax Map

Baltimore County Fire Department

J. Austin Dietz
Chief

Towson, Maryland 21204
932-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. *Charles Dillon*, Chairman
Zoning Advisory Committee

Re: Property Owner: A. Louis and Ruth B. Hacker

Location: E/S of Holly Beach Avenue, 1758' E of Henrietta Avenue

Item No. 56 Zoning Agenda: Tuesday, September 25, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable 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 Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. 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.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H. Kelly* Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
5/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 26, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item #56, Zoning Advisory Committee Meeting September 19, 1972, are as follows:

Property Owner: A. Louis and Ruth B. Hacker
Location: E/S of Holly Beach Avenue, 1758' E of Henrietta Avenue
Present Zoning: R.B.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit a side yard setback of 5' on both sides instead of required 50'.
District: 15
No. Acres: 0.23

Metropolitan water is available. Private septic system shows no signs of failure.

Very truly yours,
Thomas H. Davlin
Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office Building
Suite 301
Towson, Md. 21204
(410) 321-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
(410) 321-1111

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:
Comments on Item #56, Zoning Advisory Committee Meeting, September 26, 1972, are as follows:

Property Owners: A. Louis and Ruth B. Hacker
Location: E/S of Holly Beach Avenue, 1758' E of Henrietta Avenue
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit side yard setback of 5' instead of required 50'
District: 15
No. Acres: 0.23 acres

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: Sept. 27, 1972

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

Re: Item #56 ZAG meeting of Sept. 26, 1972
Property Owners: A. Louis and Ruth B. Hacker
Location: E/S of Holly Beach Ave., 1758' E of Henrietta Ave.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit side yard setbacks of 5' instead of required 50'

District: 15
No. Acres: 0.23 acres

Dear Mr. Dinenna:

No bearing on student population

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

T. BAYARD WILLIAMS, JR., PRESIDENT
WES. JOHN W. CHODURA, VICE PRESIDENT
MRS. ROBERT L. BERNER
EUGENE HESS
H. RUSSELL HUBBET
ALVIN LORICK
JOSHUA R. WHEELER, SUPERINTENDENT
H. EMILIE PARKES
RICHARD W. TRACY, V.M.D.
MRS. RICHARD W. HUBBELL

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN HIGUELAND
BETHESDA, MARYLAND 20814
CERK. MARYLAND 21221

January 9, 1973

PRODUCED
BY
CHARLES E. FORD, III
ALFRED M. WALPERT

MURDOCK 6-B274

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Case No. 73-104-A
A. Louis Hacker, et ux

Dear Mrs. Eisenhart:

I have received a Notice of Assignment in the above captioned case. Please be advised that I am withdrawing my appearance as counsel for the protestant, as Albert F. Becker is proceeding on his own behalf.

Very truly yours,
Robert J. Romadka
Robert J. Romadka

ds1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Mr. Eric S. Dinenna, Zoning Commissioner Date: October 25, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-104-A. East side of Holly Beach Avenue 1758 feet south of Henrietta Avenue.
Petition for Variance for a side yard.
A. Louis Hacker and Ruth E. Hacker - Petitioners

15th DISTRICT

HEARING: Thursday, October 26, 1972 10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10-25-72
Posted for: Planning, Item 56, 10-26-72, P. W. S. A. M.
Petitioner: A. Louis Hacker
Location of property: E/S of Holly Beach Ave. 1758' S of Henrietta Ave.
Location of Sign: 1 sign posted on front of property, Holly Beach Ave.
Remarks: Mark X Hess
Posted by: Mark X Hess Date of return: 10-26-72

Mr. A. Louis Hacker
19 Thornhill Road
Lutherville, Maryland 21093
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 56

Your Petition has been received and accepted for filing
This 26th day of September 1972.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: A. Louis Hacker and Ruth E. Hacker
Petitioner's Attorney: [Signature]
Reviewed by: [Signature]
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-104-A

District: 15th Date of Posting: 1-11-73
Posted for: A. Louis Hacker
Petitioner: A. Louis Hacker
Location of property: E/S of Holly Beach Ave. 1758' S of Henrietta Ave.
Location of Sign: 1 sign posted on front of property, Holly Beach Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 1-18-73

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5057

DATE: Oct. 3, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
A. L. Hacker
19 Thornhill Road
Lutherville, Md. 21093
Petition for Variance
#73-104-A
\$25.00 REC 4 25.00 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5712

DATE: Oct. 26, 1972 ACCOUNT: 01-662

AMOUNT: \$51.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
A. Louis Hacker
19 Thornhill Road
Lutherville, Md. 21093
Advertising and posting of property
#73-104-A
\$51.50 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5876

DATE: January 9, 1973 ACCOUNT: 01-662

AMOUNT: \$1.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Mr. Albert F. Becker
Cost of Posting of an Appeal for Case No. 73-104-A
E/S of Holly Beach Avenue, 1758' S of Henrietta Avenue - 15th District
A. Louis Hacker et ux - Petitioners
\$1.00 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5846

DATE: December 14, 1972 ACCOUNT: 01-662

AMOUNT: \$35.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Mr. Albert F. Becker
Cost of Appeal on Case No. 73-104-A
E/S of Holly Beach Avenue, 1758' S of Henrietta Avenue - 15th District
A. Louis Hacker - Petitioner
\$35.00 REC



