

73-123-A #13 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, JOHN GRIFFIN AND LYDIA L. GRIFFIN
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 1802.3C1 - To permit a side yard
on each side of 8' instead of the required 10'.

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

Dimension of house being built by property owner on site will leave only eight (8) feet offset on each side. It is impossible to reduce size of house without impairing its usefulness and value.

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
Petitioner's Attorney
Address
Protector's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, Baltimore, Maryland, on the 13th day of November, 1972, at 10:00 A.M.

of July, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, Baltimore, Maryland, on the 13th day of November, 1972, at 10:00 A.M.

(over)

John R. Griffin
1027 Wicklow Rd
Baltimore MD 21229 MD

Dear Sir
on November 14, 1972 there was a hearing at the zoning commission for me at 9:30 AM at the Catonsville office. The zoning commission was granted a variance from the 10' side yard requirement to 8' on each side of the property. I am applying for my permit before the 14th of December. I am willing to accept, pay in money, and assume all responsibility for any and all expenses this decision. I am willing to assume all responsibility for whatever is involved in a appeal of the nature of this should be one in mind.

Very truly yours,
John R. Griffin
1027 Wicklow Rd
Baltimore MD 21229

at me James E. Dyer
Zoning Commissioner

Surveyors' Description

Beginning on the south side of Johnson Street
194.87' east of Lincoln Avenue known as lots 19, 20 and 21 of Block K, Catonsville Pines, recorded in the Land Records of Baltimore County in Liber 5179, Page 417, containing 6,240 square feet of land more or less.
Owner will make use of existing sewer facilities and of any other existing utilities or public improvements at the site.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiMenna, Zoning Commissioner Date: November 10, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-123-A, South side of Johnson Street, East of Winters Lane and East of Lincoln Avenue
Petitioner - John and Lydia L. Griffin

1st District

HEARING: Monday, November 13, 1972 (10:00 A.M.)

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1972

Stanley Sollins, Esq.,
507 Maryland Trust Building
Calvert and Redwood Streets
Baltimore, Maryland 21202

RE: Variance Petition
Item 13
John and Lydia L. Griffin - Petitioners

Dear Mr. Sollins:

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 south side of Johnson Street, 194 feet east of Lincoln Avenue, in the 1st District of Baltimore County. The subject property fronts on Johnson Street and consists of Lot Nos. 19, 20 and 21, each 20 feet wide, as shown on the plat of Catonsville Pines, Johnson Street and Lincoln Avenue, however, are not improved as County roads at this time. In fact, our field investigation revealed that Johnson Street was nothing more than a dirt path that runs from Cargill Avenue to Winters Lane and Lincoln Avenue does not exist at all at this location.

Based on the information submitted by the Bureau of Engineering I feel it is necessary to advise the petitioner that his full responsibilities in regard to construction of a new dwelling at this location might involve his entering into a Public Works agreement with Baltimore County, and he would assume all responsibility for construction of Johnson Street and any utilities that are not existing at this time.

I am accepting this petition for filing, however, revised site plans must be submitted prior to the hearing that indicate the following:

1. A copy of the subdivision plat.
2. Revised site plan indicate that Johnson Avenue and Lincoln Avenue are not improved at this time.

Stanley Sollins, Esq.,
Item 13
Page 2
August 2, 1972

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,

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 H. DYER, P. E., CHIEF

August 1, 1972

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

Re: Item #13 (1972-1973)
Property Owner: John & Lydia L. Griffin
1/2 of Johnson St., 151.37' E. of Lincoln Ave.
Present Zoning: C-1, S-1
Proposed Zoning: Variance from Section 1802.3C1 to permit a side yard on each side of 8' instead of required 10'
District: 1st No. Acres: 6,240 sq. ft.

Dear Mr. DiMenna:

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

Johnson Street is an unimproved street laid out on the plat of Catonsville Pines, recorded among the plat records of Baltimore County in Liber 5179, Page 417, at 9:30 A.M. No improvements are scheduled for Johnson Street at this time; however, the petitioner may enter into a public works agreement or submit a petition for highway improvements in accordance with Baltimore County P.W. 112. Any improvements would consist of construction of a 30-foot wide roadway section within a 100-foot median right-of-way.

Storm Drainage

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 and Sanitary Sewers

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,
Ellsworth H. Dyer
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF TRAFFIC ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

Norman E. Gerber, P.E.
Chief

July 27, 1972

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

Re: Item 13 - ZAC - July 18, 1972
Property Owner: John & Lydia L. Griffin
1/2 of Johnson St. E. of Lincoln Ave.
Variance from Section 1802.3C1 to permit a side yard on each side of 8' instead of required 10' - District 1

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

NEP:nc

JAN 10 1973

ORDERS RECEIVED FOR FILING

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14 day of November, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TOWSON, MARYLAND - 21204

July 20, 1972

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

Re: Item 13 - ZAC - July 18, 1972
Property Owners: John and Lydia L. Griffin
Location: 3/5 of Jackson Street, 194.87' E of Lincoln Avenue
Present Zoning: D. R. 5-5
Proposed Zoning: Variance from Section EM02. 301 - to permit a
side yard on each side of 3' instead of required 10'
District: 1
Sq. Acres: 6.210 square feet

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

WNP:ld W. Nick Petrovich
Field Representative

T. BARNARD, VICE PRESIDENT MARY JO HANLEY, CHAIRMAN MARY JO HANLEY, CHAIRMAN MARY JO HANLEY, CHAIRMAN	GORDON D. MESSER ROBERT J. KRAUSE ROBERT J. KRAUSE ROBERT J. KRAUSE	H. EMBLE, PRESIDENT STEPHEN W. HARRIS, VICE PRESIDENT STEPHEN W. HARRIS, VICE PRESIDENT
--	--	---

August 7, 1972

XXXXXXX
XXX
Green Building
301
-son, Md. 21204
1211

ERIC D'NEHNA
County Commissioner
County Office Building
11 W. Chesapeake Ave.
Pawson, MD. 21204
24.3551

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
— Mon Land 21204

Dear Mr. DiNenna:

Comments on I
are as follows:

Property Owner: John and Lydia L. Griffin
Location: S/S of Johnson Street, 194.87' E of Lincoln Avenue
Present Zoning: D.R.S.5
Proposed Zoning: Variance from Section 1802.3C1 - to permit a side yard on each side of 8' instead of required 10'
District: 1
No. Acres: 6,240 square feet

No. Acres: 6,240 square feet

Very truly yours,
Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 21, 1972

DONALD J. ROOP, M.D., M.P.H.
SENIOR GRANT AND COUNTY HEALTH COMMISSIONER

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

Dear Mr. DiNenna:

Comments on Item 13, Zoning Advisory Committee Meeting
July 20, 1972, are as follows:

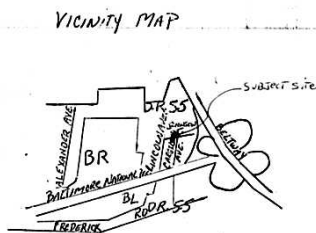
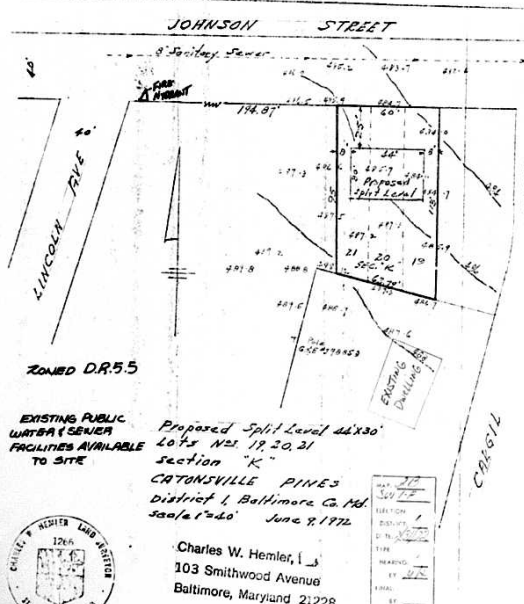
Property Owner: John and Lydia A. Griffin
Location: S/S of Johnson Street, 194.87' E of Lincoln Ave.
Present Zoning: M.R. 3-5
Proposed Zoning: Variance from Section 1302.3C1 - to
permit 2 side yards of 8' instead of required
10'.
District: 1
No. Acres: 6,240 sq.ft.

Since metropolitan water and sewer are available to the site, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HYBRID



BALTIMORE COUNTY ZONING MAP
WESTERN AREA (2B)

TOWSON, MD., October 26 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~and~~ ~~at~~ one time ~~published~~ ~~on~~ before the 13th day of November, 1972, the ~~last~~ publication appearing on the 26th day of October 1972.

THE JEFFERSONIAN,
L. Frank Smith
 Manager
 Cost of Advertisement, \$

[illegible][illegible]

OFFICE OF
THE
CATONSVILLE **TIMES**

CATONSVILLE, MD. 21228 October 30 - 197-

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Binenna
Zoning Commissioner of Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for one
week before the 30 day of October 72 that is to say,
the same was inserted in the issue of October 28, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

73-123-A

District 15 Date of Posting Oct 30 - 1972
Posted for: VARIANCE
Petitioner: JOHN GRIFFIN
Location of property: S/S. OF JOHNSON ST. 368 FT. E. OF WINTERS LANE
AND 194 FT. 8.710 E. OF LINCOLN AVE
Location of Signs: ① S/S. OF JOHNSON ST. 400 FT. E. OF WINTERS LANE
Remarks: _____
Posted by: Charles M. Mead Date of return: Nov. 6 - 1972
Signature

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: <u>[Signature]</u>	Revised Plans: _____									
Previous case: _____	Change in outline or description _____ Yes Map # _____ No									

Stanley Sellins, Esq.,
107 Maryland Trust Building
Calvert and Redwood Streets
Baltimore, Maryland 21202

Item 13

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 18th day of July 1972.

[Signature]
S. ERIC DINENBA,
Zoning Commissioner

Petitioners: John and Lydia L. Griffin

Petitioner's Attorney: Stanley Sellins

Reviewed by: [Signature]
Chairman,
Advisory Committee

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

No. 5796

DATE Nov. 13, 1972 ACCOUNT 01-662

AMOUNT \$12.50

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
John R. Griffin
1027 Wicklow Road
Baltimore, Md. 21229
Advertising and posting of property
#73-123-A 4250 MSC

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

No. 5704

DATE Oct. 26, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
John R. Griffin
1027 Wicklow Road
Baltimore, Md. 21229
Petition for Variance
#73-123-A 2500 MSC

BILL OF MATERIALS	
1 SLEEVE	8'
1 SPACER	8'
1 CAP	8'
2 BLOW	8'
1 BEND (S)	8'
1 VALVE (S)	8'
1 VALVE	8'
2 TEE	8' 6"
2 TEE	8' 6"
25 CAST IRON PIPE	6"
600 CAST IRON PIPE	8"

CAST IRON PIPE	
8" Class 33 Thickness 0.41"	
8" Class 33 Thickness 0.39"	

CAST IRON FITTINGS	
Class 1	Class 258
Class 2	Class 100

Normal Operating Pressure	64.5
Test Pressure	129

9+00	302.6	502.8	5.0'
10+00	496.1	496.5	5.2'
0+00	496.5	496.5	4.0'
1+00	493.3	493.3	4.9'
2+00	489.9	489.6	4.0'
3+00	486.0	486.6	4.0'
4+00	483.7	483.1	4.0'

THE CONTRACTOR IS TO BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF EXISTING MAINS DEPENDING UPON THE TYPE OF MAIN.

1. WORK TO BE DONE	2. DATE
3. WORK TO BE DONE	4. DATE

CONTRACTOR TO BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF EXISTING MAINS DEPENDING UPON THE TYPE OF MAIN.

DPW DIRECTIVE NO. 3071

ROAD PERMIT AND GRADES	
PERMIT REQUIRED	
PERMIT NUMBER	
GRADE ESTABLISHED	10.00
PROFILE NUMBER	61-000001, 2-5

DATE, RIGHT OF WAY, ETC.	
DATE	5-15-68
RIGHT OF WAY	RW 66-187

ENGINEER *John T. Lee*
 REG. NO. 4152
 DESIGNED BY *ADW*
 DATE 5-15-68
 CHECKED *VPL*

APPROVED FOR CITY OF BALTIMORE
 DIRECTOR OF PUBLIC WORKS
 DATE 5/15/68

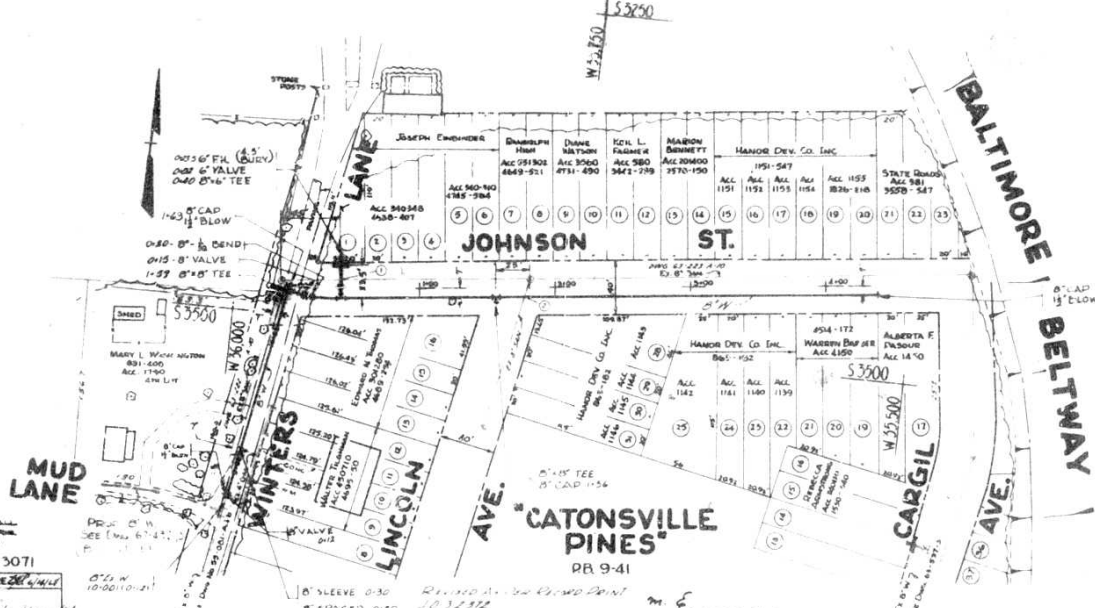
DEPARTMENT OF PUBLIC WORKS
 DIRECTOR & CHIEF SANITARY ENGINEER
 DATE 5/15/68

BUREAU OF ENGINEERING
 WATER, SEWER, HIGHWAY, STREET, FIELD LOCATION
 DATE 5/15/68

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING
WINTERS LANE & JOHNSON STREET
 5' WATER MAIN
 DATE 5/15/68

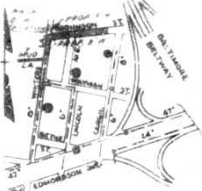
DATE	REVISION	BY

KEY SHEET	SHEET	NO.
W NE	1	10 3 372
POSITION SHEET	NO.	FILE
4.5 SW 24	1	3



NOTE: VALVES ON ALL FIRE HYDRANT LEADS SHALL BE TIED TO MAIN LINE TEES WITH 2" DIA. THREADED STEEL BODY ENDS AS DIRECTED BY THE ENGINEER.

NOTE: USE FULL TRENCH COMPLETION WITHIN LIMITS OF LOT FULLY EXPOSED.



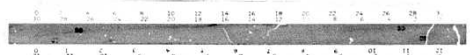
LOCATION MAP
 SCALE 1" = 500'

CROSSING #1

NOTE: VALVES ON ALL FIRE HYDRANT LEADS SHALL BE TIED TO MAIN LINE TEES WITH 2" DIA. THREADED STEEL BODY ENDS AS DIRECTED BY THE ENGINEER.

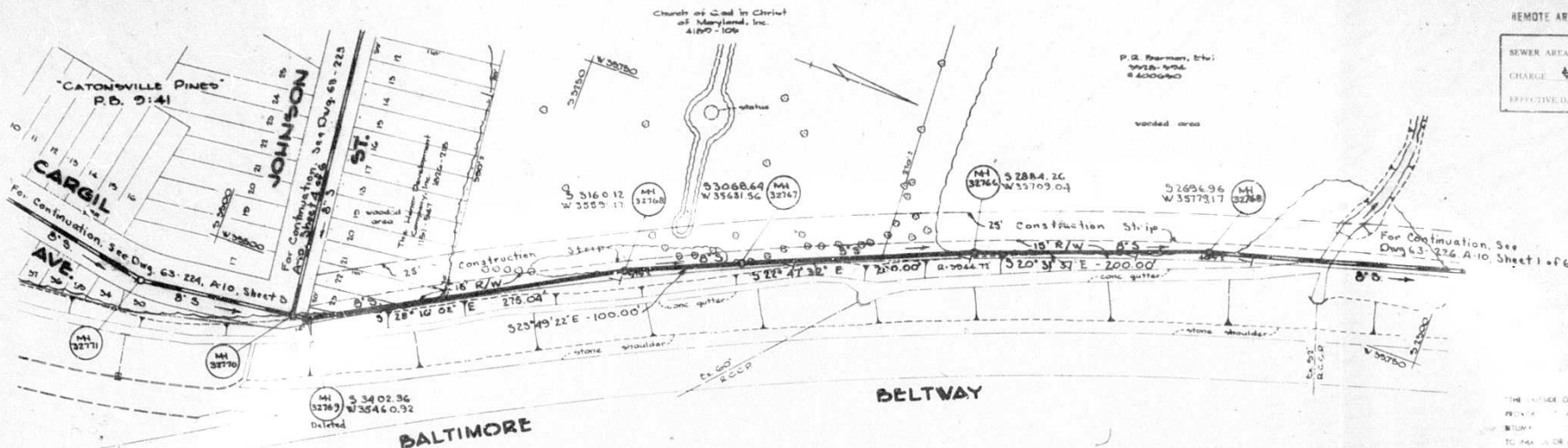
CROSSING #2

NOTE: USE FULL TRENCH COMPLETION WITHIN LIMITS OF LOT FULLY EXPOSED.

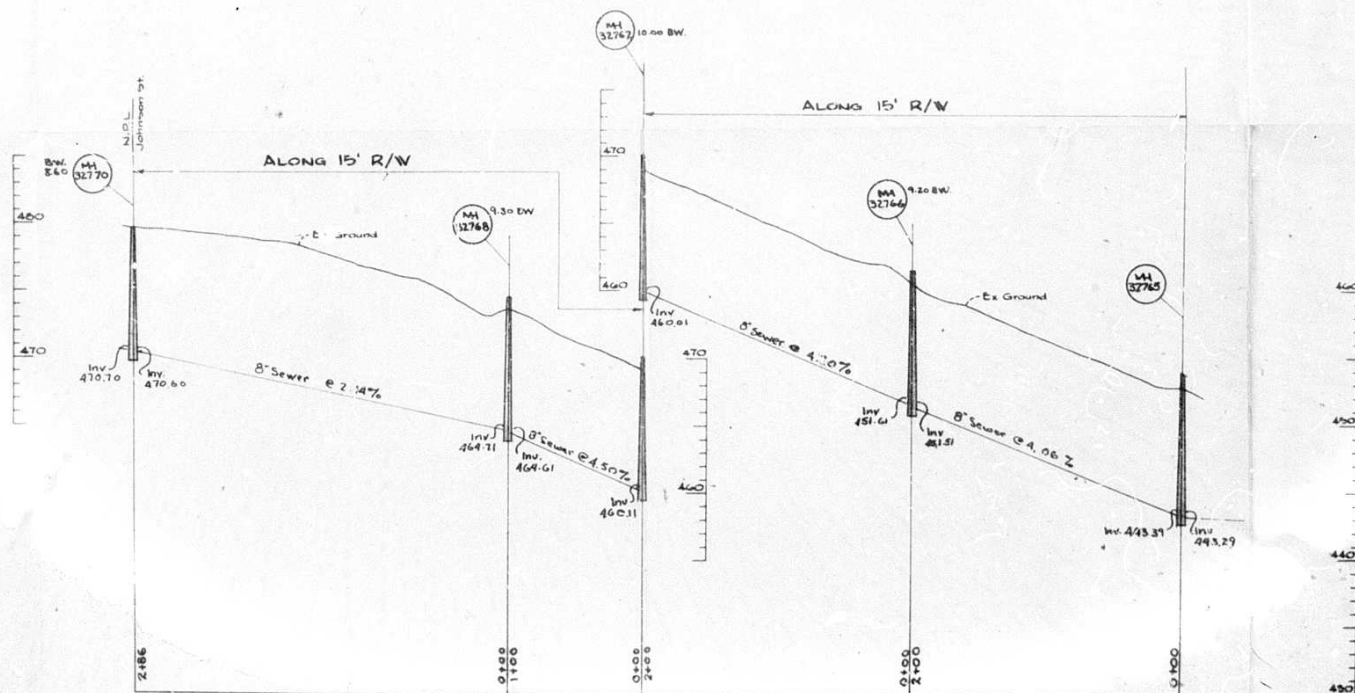


REMOTE AREA No. 55

SEWER AREA 4-3
CHARGE \$85 u.c./h.u.
EFFECTIVE DATE 9-8-61



PLAN
Scale: 1" = 50'



PROFILE
Scale: Hor. 1" = 50'
Ver. 1" = 5'

THE INSIDE OF ALL MANHOLES SHALL BE
PAINTED WITH A COATING OF WATERPROOF
BITUMY COMPOUND SIMILAR
TO THAT OR APPROVED EQUAL FROM THE
BASE OF MANHOLE TO THE UNDERSIDE OF
THE FRAME COVER.

CONNECTION OF THE SEWER TO THE EXISTING
SYSTEM SHALL NOT BE MADE UNTIL FINAL
SPECTION AND INSPECTION TEST HAS BEEN
SUCCESSFULLY COMPLETED.

SEE
NOTES
FOR
DETAILS
OF
CONSTRUCTION
AND
MATERIALS
TO BE USED.

PLEASE NOTE: ELEVATIONS
SHOWN ON THIS DRAWING
ARE IN FEET AND INCHES
UNLESS OTHERWISE NOTED.

MICROFILMED

ALL WORK TO BE DONE IN ACCORDANCE
WITH BALTIMORE COUNTY DETAIL STANDARDS
AND SPECIFICATIONS, DATED 1958.

D.P.W. Directive No. 1050
ROAD PERMIT AND GRADE

POINT ACQUIRED
POINT VISIBLE
GRADE ESTABLISHED
PROFILE SURVEY



ENGINEER <i>Samuel H. Collins</i> NO. 10-1774 DATE 5/23/63		DEPARTMENT OF PUBLIC WORKS DIRECTOR & CHIEF SANITARY ENGINEER DATE 5/23/63		BUREAU OF ENGINEERING CHIEF DATE 5/23/63		BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF DATE 5/23/63		BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF DATE 5/23/63		BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS CHIEF DATE 5/23/63	
--	--	--	--	--	--	---	--	---	--	---	--

Total Pipe Used 786'

15' RIGHT-OF-WAY

Stationary Court southerly along Beltway 2 1/2 to Johnson St.
Catonville Pines

DATE	BY	NO.	REV.
5/23/63	SA	1	1

