

73-125-A #60 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marian Mace, 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 Section 1802.3B (202.4) to permit a rear yard of 25' instead of the required 50'.

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

Reason for the above request is to ease the grading problem of the proposed driveway which is approximately 18' to 20' above street elevation. By moving the structure to the rear of the lot or 25' from rear property line, this will allow a flatter finish grade for a much safer driveway.

The working drawings have been completed with the garage located towards the front part of the residence. If my request is not granted, it will mean a new set of working drawings will have to be made at an added cost.

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.

John M. Hilliard Contract purchaser
2612 N. Charles Street
Baltimore, Maryland 21218

Marian Mace Legal Owner
8774 Philadelphia Road
Baltimore County, Maryland

John M. Hilliard Petitioner's Attorney
Marian Mace Protestant's Attorney

Address _____

FORWARDED By The Zoning Commissioner of Baltimore County, this _____ 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of November 1972, at 10:30 o'clock

John M. Hilliard
Zoning Commissioner of Baltimore County
(over)

JOHN M. HILLIARD
architect - AIA
2612 N. Charles Street - Baltimore, Md. 21218
Office: HQ 7-7771
Home: VA 3-5376

September 20, 1972

LOT DESCRIPTION

Said lot known as Lot 5, Block "C" V Windemere, 19 Glen Alpine Road, located on the west side of Glen Alpine Road, 220 feet north of Nantucket Garth, to the southern most property line, as recorded among the Land Records of Baltimore County in Liber O.T.O. No. 33 Folio 123, September 2, 1969.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: November 17, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-125-A, W/S Alpine Road, 220' Nantucket Garth
Petition for variance for a rear yard.
Petitioner: Marian Mace
11th District

HEARING: Monday, November 13, 1972 (10:30 A.M.)

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

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 9, 1972

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

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mrs. Marion Mace
8774 Philadelphia Road
Baltimore, Maryland 21221

RE: Variance Petition
Item 60
Marian Mace - Petitioner

Dear Mrs. Mace:

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 west side of Glen Alpine Road, 220 feet north of Nantucket Garth, in the subdivision known as Windemere, in the 11th District of Baltimore County. The proposed dwelling will be located at the top of a steep hill that overlooks Glen Alpine Road. There is a new dwelling currently under construction immediately to the south of this lot and there is an existing dwelling to the rear of the subject property. The property to the north of this site is unimproved woodland. Curb and gutter exist along Glen Alpine Road at this location.

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. Hilliard, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

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

Bureau of Engineering
ELLISWORTH N. DIVEN, P.E., CHIEF

October 31, 1972

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

Re: Item #60 (1972-1973)
Property Owner: Marian Mace
W/S Alpine Road, 220' N. of Nantucket Garth
Present Zoning: R.U.P.
Proposed Zoning: Var. from Sec. 1802.3B (202.4) to permit a rear yard of 25' instead of req. 50'
District: 11th No. Acres: 116' x 162'

Dear Mr. DiNenna:

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

General:

Baltimore County highway and utility requirements are as secured by Public Works Agreement #116-003, executed in conjunction with the development of Section 5, Windemere by Greenland, Inc.; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #60 (1972-1973).

Very truly yours,
Ellisworth N. Diven
ELLISWORTH N. DIVEN, P.E.
Chief, Bureau of Engineering

END:SAK:PW:res

U-SF Key Sheet
62 NE 15 Position Sheet
NE 15 D Topo
53 TAX Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

E. LEAF J. CLY AND P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

November 9, 1972

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

Re: Item 60 - ZAC - October 3, 1972
Property Owner: Marian Mace
Alpine Road N. of Nantucket Garth
Variance from Section 1802.3B (202.4)
to permit a rear yard of 25' instead of req. 50'
District 11

Dear Mr. DiNenna:

The subject petition is not expected to create any major traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

878-7510

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

Attention: Mr. Norman E. Gerber, Chairman
Zoning Advisory Committee

Re: Property Owner: Marian Mace

Location: W/S Alpine Road, 220' N of Nantucket Garth

Item No. 60

Zoning Agenda Tuesday, October 3, 1972

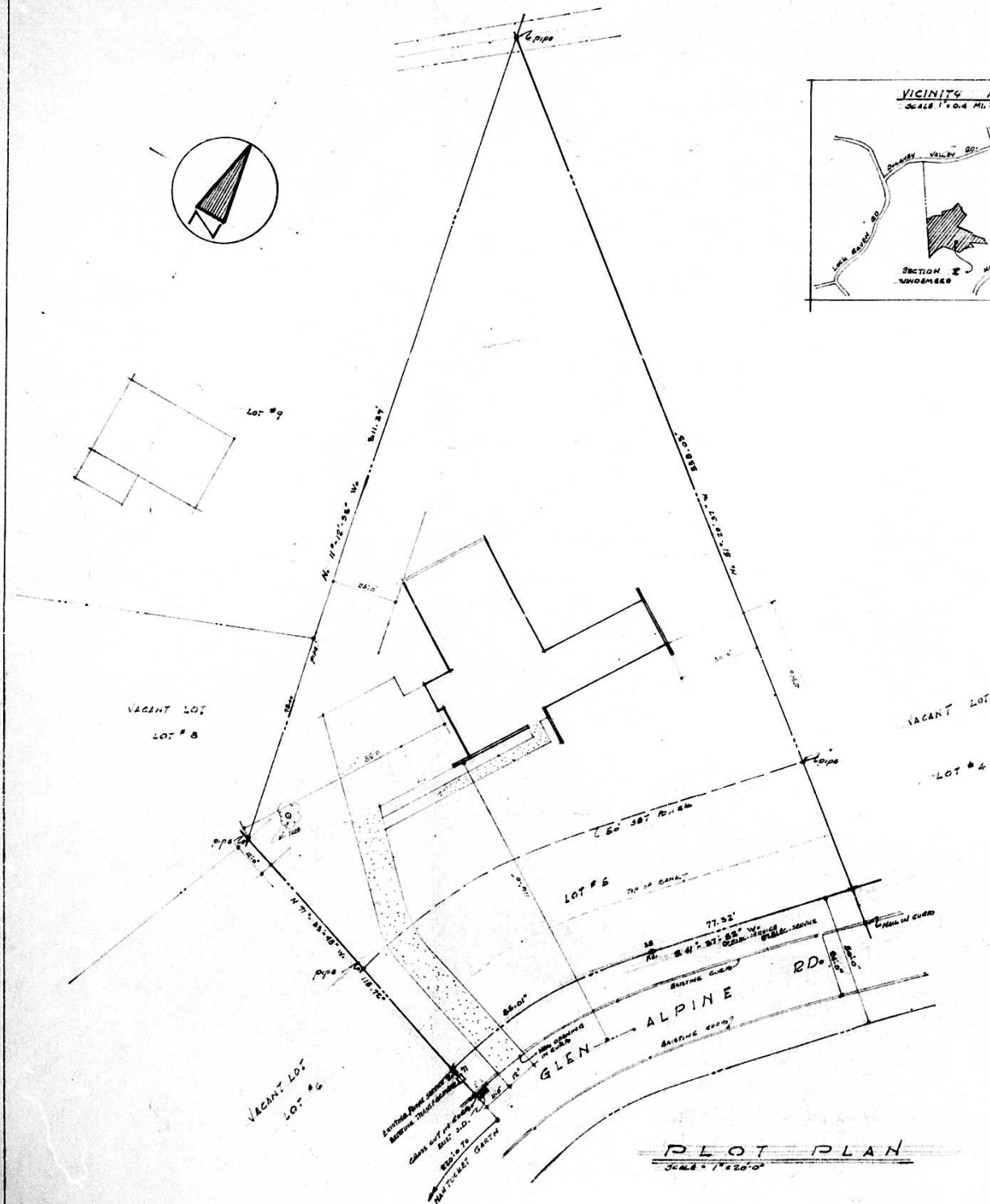
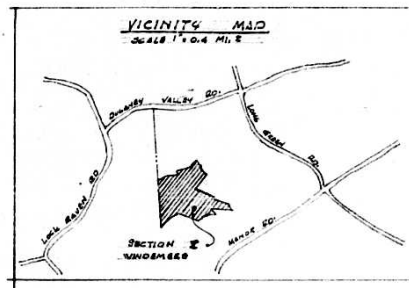
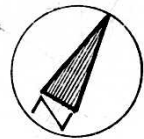
Gentlemen:

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

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

ms
4/25/72



NOTES:

19 GLEN ALPINE RD. BALTO. CO.
 11TH ELEC. DIST.
 LOT #5
 LOT AREA 1 1/8 AC.
 PROPERTY BONDED B.O.P.

DATE	7-19-72
SECTION	
DIST.	
TYPE	
REMARKS	
BY	
CHKD.	

PROPOSED RESIDENCE FOR		DATE	7-19-72
JOHN M. HILLIARD		JOB NO.	
19 GLEN ALPINE ROAD			
BALTIMORE COUNTY MD			
JOHN M. HILLIARD		SHEET	
ARCHITECTS		NUMBER	
STRUCTURAL ENGINEER			
MECHANICAL ENGINEER			

