PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS 73-13(4)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

setback of 21.7" instead of the required 30.0"

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

Unable to bulld a dwelling

See attack d description

Property is to be posted and advertised as prescribed by Zoning Regulations.

V. I.o. 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 roning regulations and restrictions of Rulmor's County adopted pursuant to the Zoning Law For Battimore County. Mabelle B. Kolleck Address 9304 Philadelphia Rd Townen, Maryland 21204 Balle 71d 21231 ORO Petitioner's Attorney Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this17th.... of October 197. 2, that the subject matter of this petition be advertised, as Oll Fequired by Ind 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 166, County Office Building in Towson, Baltimore 13th 197 2 at 10:45/clock 10.21 A. M. 10:11:373 MIN & Res . . .



73-126A

11 48

SAN & HOLDEFER, INC.

SURVEYORS AND SIVIL ENGINEERS

September 7, 1972

DESCRIPTION OF PROPERTY FOR ZUMING VARIANCE FROM D.R. 5.5 ZONE, 15TH ELECTION DISTRICT, BALTIMORS COUNTY, MARYLAND.

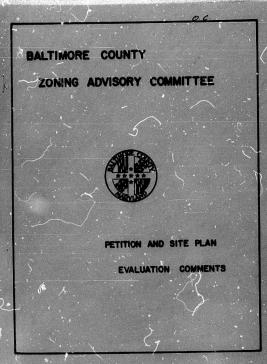
PRODUCTION for the same at the corner formed by the intersection of the southwest side Potomac Avenue (40.00 feet wide) with the southeast side of locust Avenue (40.00 feet wide) thence leaving said place of beginning and running and binding along the southwest side of Potorac Avenue (1) Southeasterly 75.00 feet, thence leaving the southwest side of Potomac Avenue and running for lines of division the 2 following courses and distances, vis: (2) Southwesterly at right angles to said southwest side of Potosae Avenue 100.00 feet and (3) Northwesterly parallel to said southwest side of Potomac Avenue 75.00 feet to the southeast side of locust Avenue, thence running and binding along the southeast side of said Locust Avenue (4) Northeasterly by 100.00 feet to the place of beginning.

Containing 0.17 acres of land, more or less.

Being lots No. 299, 300 and 301 on the Plat of Chesaco Park recorded among the Land ords of Baltimor, County in liber J.W.S. 6 folio 164.

This description has been prepared for zoning purposes only and is not intended to be

170



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 10, 1972

RE: Variance Petition
Ite: 42
Movement 16 B. Kollock, Trustee Estate of
the Peper - Petitioner

N's. Mabelle B. Kollock 9304 Philadelphia Road Baltimore, Maryland 21237

TALL MEAN CHICKS

Dear M's. Kollocks PATTIC ENGINEERS

CALL OF THECATION

INDUSTRIAL DEVELOPMENT

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on sits field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the southeast corner of Potome Avenue and incust Avenue, in the 15th District of Baltimore County. This unformood, woode inct is adjection of county wooded lots on afther side. Locust Avenue is an unimproved there is an extaining dealing to the rear of this property that is improved with other outbuildings and fronts on Putusent Avenue. There is also one other dealling on the north side of Potomo Avenue, and no curb and gutter exists along Potomac Avenue at this location.

Lucioses is a copy of a latter from the State Highway Administration dates by Tables, 1972 region to the possible clouds of Palapison Annue with regard conditraction by Palapison Annue with regard conditraction by Palapison Annue with regard conditraction by Palapison Annue with regard conditraction of Palapison Annue with Palapison Annue and P

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 ance than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

John J Dillon A John J Dillon A John J Dillon, JR., Chairman, Zoning Advisory Committee

JJD:JD

Baltimore County, Maryland Bepartment Of Bublic Borks

TOWSON, MARYLAND 21204 October 31, 1972

Bureau of Engineering

Mr. S. Eric DiMenna Zoning Counts:ioner County Office Building Towson, Maryland 21204

B:: Item 862 (1972-1973)
Property Owner: Nabella B. Kollock
5/83 Locust Avenue, 5/85 Potosac Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Var. From Sec. 1802,301 to print a rear
yd. setback of 21,71 in req. 30'
District: 15th No. Acres: 0.17 acres

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

Potomac Avenue, an existing public road, in proposed to be improved in the future 30-foot closed-type roadway cross-section on a h0-foot right-of-way.

Locust Avenue, an urimproved road, is also proposed to be ultimately improved as a 30-foot closed-type roadway cross-section on a MO-foot right-of-way. These roads are indicated on the recorded plat of Section 1 - Plan D Chessoo Park (W.P.C. & Filio 164).

Rightery improvements are not required at this time. However, highway right-of-way including a filled twas for sight distance at the corner, and including any measury revertible essenter for slopes, will be required in connection with any grading or building permit application.

Development of this property through stripping, grading and stabilisation could result in a seliment pollution problem, desaging private and public holdings downstream of the property. A grading parmit is, therefore, measury 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 nuisanose or desages to adjacent properties, especially by the concentration of surface waters. Correction of any probles which say result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Ttem #62 (1972-1973) Property Owner: Habelle B. Kollock Property Owner: Page 2 October 31, 1972

Public water supply is available to serve this property. It appears that additional fire hydrent protection say be required in this vicinity.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Very truly yours, Decement 55. Diver

END: EAM: FWR: 98

I-SW Key Sheet 9 NE 23 Position Sheet NE 2 F Topo 96 Tax Map

John Somers John Trenne John Loos

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

November 9, 1972

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

Re: Item 62 - ZAC - October 3, 1972 Property Owner: Mabelle B. Kollock Locust Avenue SWS Potomac Avenue Variance from Section 1802.3Cl to permit a rear yard setback of 21.7° instead of req. 30° District 15

Dear Mr. Di Nenna:

No traffic problems are anticipated from the requested variances.

Michael & flanger Michael S. Flenigen Truffic Engineer Associate

MSF:nc

Baltimore County Fire Department



Towson, Maryland 21204

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Mr. Subdeurontroppens, Chairman
Zoning Advisory Committee

Re: Property Owner: Mabelle B. Kollock

Location: S/W/S Locust Avenue, S/W/S Potomac Avenue

Zoning Agenda Tuesday, October 3, 1972

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "ye" 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 interval; 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 venicle access is required for the site.
() 3. The vehicle dead-end condition shown at

3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of the parts of 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 plana are approved as drawn.

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

eau has . Noted and Approved: Deputy Chief Fire Prevention Bureau

Planning Group Special Inspection Division

mls 4/25/72

DEG 26 1972

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners the above Variance should be had; and it further appearing that by eason of the granting of the !axiance requested not adversely affecting the health, safety, and general welfare of the community to permit a rear yard setback of 21. ? feet instead of Nariance the required thirty (30) feet IT IS ORDERED by the Zoning Commissioner of Bultimore County this day of November 1972 ... that the herein Petition for a Variance should be and the name is Branted, 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.

Diputy Zoning Commissioner of Baltimore County 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 th. * sing Commissioner of Baltimore C unty, this -----

STATE MIGHWAY ADMINISTRATION

300 WEST PRESTON STREET BALTIMORE MD. 21201

April 24, 1972 Ustendar RESERVEL

Contract No. Baltiance County Position File #102 - High Speed Ballrood Crocking Distantion -Demonstration Project, Section 322, Charter 3, Title 23, U.S.C. Losing of Protopoco Avenue and Construction of Protopoco Avenue and Construction of Bridge over Penn Central Baltical

This office is currently in the process of implementing the subject process of the process of implementing the subject process of county. The swinting grade crossing on Patapace Avenue over the Penn Central Railroad will be closed and replaced by a two Jano bridge and approaches either, on Line 7.2 which is, Patunent Avenue or Lire 'B' which is Potozac Avenue.

The proposed construction is indicated on the attached sap.

It is contemplated that this will be a Federal Aid Project.

As required by Federal regulations, we are soliciting your communications are soliciting your communications and recommendation with the velocity four suggestions and recommendations will be velocity. Four comments in conjunction with others will be considered so that this contract will be in the best interest of the grazing public.

In order to prepare final plans for this project, we have set Hay 25, 1972 as the date by which we must receive any reply you once to make. If we have not received any connents by this time, it will be assumed you have none to make.

Please be odvised that the Department of State Planning is requesting copies of any resulting correspondence be forwarded to Mr. Edwin L. Pewell, Jr., Chief, State Clearing Rouse, Maryland Department of State Planning, 301 West Presson Street, Balticore, Maryland 21701.

RECEIVED

· APR 26 1972

consists as acres

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH-

HVB:mnd

October 4, 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. DiNanna:

Comments on Item 62, Zoning Advisory Committee Meeting October 3, 1972, are as follows:

Property Owner: Mabelle B. Kollock Location: S/M/S Locust /venue, S/M/S /otomac Avenue Present Zoning: D.R. 5. Proposed Zoning: Variance from Sec. 1802.3C1 to permit a rear yard setback of 21.7' instead of req.10'. District: 15 No. Acres: 0.17

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Director

October 31, 1972

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

Comments on Item #62, IV Zoning Cycle, October 1972-April 1973, are as follows:

Property Owner: Mobelle B. Kollack Locations S/W/S Locust Avenue, 5/W/S Potomac Avenue Present Zoning, D.R.5.5 Proposed Zoning: Var. from Sect. 1802.3C1 to permit a rear yard serback of 21.7° in required 30°

The site plan should be revised to show all adjacent uses.

hn L. Wembley John L. Wimbley

BALTIMORE COUNTY, MARYLAND

IN ER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna Zoning Commissioner

Norman E. Gerber FROM. Office of Planning and Zoning

SUBJECT Petition #73-126A. Southeast corner of Locust and Potomac Avenues

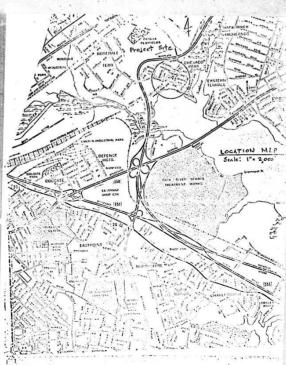
Petition for variance to permit a rear yard setback of 21.7 feet instead of the required 30 feet.

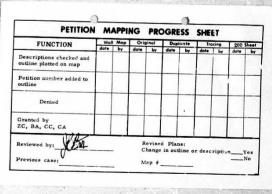
Petitioner - Estate of Annie Pense, Mabell B. Kollock, Trustee.

15th District

HEARING: Monday, November 13, 1972 (10:45 A.H.)

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





Your interest in this project is appreciated. If additional informa-tion is desired, please advise this Bureau.

Very truly yours,

MWodown. Howard H. Bowers, Chief Bureau of Bridge Design

MUR-HEK-vd

Mr. D.H. Fisher Mr. N.E. Woodford, Jr. Mr. H.G. Downs Mr. A.L. Gruhb Mr. H.J. Pistel Mr. N.B. Friese

APR 25 1/1

OFF ICH

CERTIFICATE OF PUBLICATION

OCCUPATION SHAPE OF A VARIANCE OF A VARIANCE

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Attorney - Positioner - Positio

CERTIFICATE OF POSTING

Location of Signs: They South Class of Signs: They Signs of Signs of Signs: They Signs of Sig

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72 ACCOUNT 01	662
AMOUNT	195.00
PINK - AGENCY	YELLOW - CUSTOMER
, Inc.	
	AMOUNT DISTRIBUTION

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE ARTHUR CHISCOLL AND SECULIAN COUS CASH RECEIPT

DATE NOV. 13, 1972 ACCOUNT 01-662

AMO : \$53.00

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AMO : \$53.00

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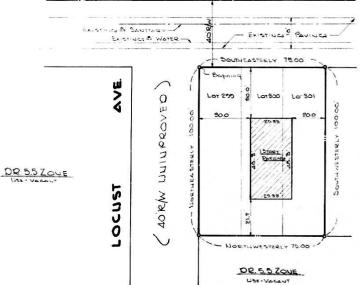
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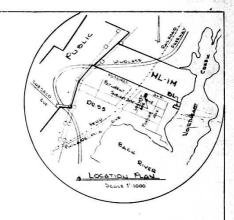
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DR 55 ZONE

POTOMAC

AVENUE





ZOWING NOTES:

DR.55ZONE

1. Ages de Paperty
2 Existing Use
5 Papers En Use
4 Existing Zone
5 Papers Zone

7,500 Sq Ft.
VACAUT
RESIDENCE
DO: 5:5
DP55 WITH READ YAGO
VACIAUCE

VARIANCE HOTES:

1 REAR YARD VAC AUCE OF 217 INSTEAD OF REGIO 300.

MARI ME PER INCTION TO THE PERSON OF THE PER

PLAT TO ACCOMPANY PETITION FOR ZOWING VARIANCE LOTS 299-301 CHESACO PARK J.W.S. 6/164

15# ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

WH. KOPPELMAU. JR. 41 WILLOW AVENUE TOWSOU, MID 21204

EVANS, HAGAN & HOLDEFER, INC.

SINCE OF THE PROPERTY OF THE PR