

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mabelle B. Kollock, Trustee Estate of  
I, or we, Anna Pepet, 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.

herby petition for a Variance from Section 1802.3C1 to permit a rear yard  
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 build a dwelling

See attached description

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

KOPPELMAN & KRUSE, INC.  
Contract purchaser  
Address: 61 Willow Avenue  
Towson, Maryland 21204  
Petitioner's Attorney  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of October 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-  
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning  
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  
County, on the 17th day of November 1972, at 10:15 o'clock

AL. M. V.  
Zoning Commissioner of Baltimore County  
(over)

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

October 31, 1972

Bureau of Engineering  
ELLENWORTH M. DIVER, P. E., CHIEF

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

Re: Item #62 (1972-1973)  
Property Owner: Mabelle B. Kollock  
S/MS Locust Avenue, S/MS Potomac Avenue  
Present Zoning: D.R. 5.5  
Proposed Zoning: Var. from Sec. 1802.3C1 to permit a rear  
yd. setback of 21.7' in req. 30'  
District: 15th No. Acres: 0.17 acres

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:

Potomac Avenue, an existing public road, is proposed to be improved in the future  
as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way.

Locust Avenue, an unimproved road, is also proposed to be immediately improved  
as a 30-foot closed-type roadway cross-section on a 40-foot right-of-way. These  
roads are indicated on the recorded plat of Section 1 - Plan D Chesaco Park  
(W.P.C. 6 Plats 124).

Highway improvements are not required at this time. However, highway right-of-way  
including a fillet area for eight feet at the corner, and including any necessary  
reversible easements 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, 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 damage 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.

# EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS  
4000 BELLEVUE ROAD BALTIMORE, MD 21206-1001  
1000 WILSON ROAD WILMINGTON, MD 21801-1001  
115 E. MAIN STREET WESTMINSTER, MD 21157-1001 BAR 1700  
115 WASHINGTON STREET EASTON, MD 21601-1001 822-5433

September 7, 1972

DESCRIPTION OF PROPERTY FOR ZONING VARIANCE FROM D.R. 5.5 ZONE,  
15TH SECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEING for the same at the corner formed by the intersection of the southwest side  
of 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 Potomac 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,  
viz: (2) Southwesterly at right angles to said southwest side of Potomac 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 acre of land, more or less.  
Being lots No. 299, 300 and 301 on the Plat of Chesaco Park recorded among the Land  
Records of Baltimore County in Liber J.L.S. 6 folio 154.

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

J. Carroll Hagan



ALAN EVANS, P.E., L.S.  
J. CARROLL HAGAN, L.S.  
GEORGE W. HOLDEFER, P.E.  
ASSOCIATES  
CAMBRIDGE AND EASTON  
JESSE W. HUNLEY  
RICHARD S. MOORE

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 10, 1972

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

RE: Variance Petition  
Item #62  
Mabelle B. Kollock, Trustee Estate of  
Anna Pepet - Petitioner

Dear M's, Kollock:

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 southeast corner  
of Potomac Avenue and Locust Avenue, in the 15th District of  
Baltimore County. This unimproved, wooded lot is adjacent to  
other wooded lots on either side. Locust Avenue is an unimproved  
40 foot road that only exists as a dirt path. At this date,  
there is an existing dwelling to the rear of this property that  
is improved with other outbuildings and fronts on Potomac  
Avenue. There is also one other dwelling on the north side of  
Potomac Avenue, and no curb and gutter exists along Potomac  
Avenue at this location.

Enclosed is a copy of a letter from the State Highway  
Administration dated April 24th, 1972 regarding the possible  
closing of Potomac Avenue with regard to construction of a  
bridge over the Penn Central Railroad. Should this specifically  
affect your property, you will be notified by the State Highway  
Administration.

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:JO

Enclosure

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING  
EUGENE J. CLIFFORD, P.E.  
DIRECTOR  
WM. T. MILLER  
DEPUTY TRAFFIC ENGINEER

November 9, 1972

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

Re: Item 62 - ZAC - October 3, 1972  
Property Owner: Mabelle B. Kollock  
Locust Avenue S/MS Potomac Avenue  
Variance from Section 1802.3C1 to permit a  
rear yard setback of 21.7' instead of req. 30'  
District 15

Dear Mr. DiMenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Associate

NSF:mc

# Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
872-7310

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

Attention: Mr. Jack Dillon, Acting  
Zoning Advisory Committee

Re: Property Owner: Mabelle B. Kollock

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

Item No. 62

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 applica-  
ble 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: Planning Group Special Inspection Division  
Noted and Approved: Deputy Chief Fire Prevention Bureau

nl  
4/25/72

Zoning Commissioner of Baltimore County

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

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

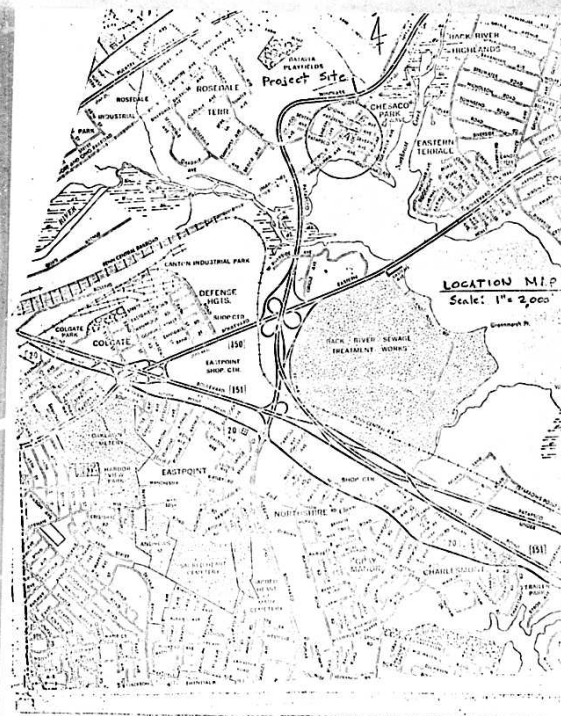
HYA:nnn®

Very truly yours,  
*John L. Wimbley*  
John L. Wimbley  
Planner I  
Project Planning Division  
Office of Planning and Zoning

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

## APR 26 1972

cc: Mr. D.H. Fisher  
Mr. W.E. Woodford, Jr.  
Mr. H.G. Downs  
Mr. A.L. Grubb  
Mr. H.J. Pistel  
Mr. N.B. Friese



| 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<br>ZC, BA, CC, CA                                                                       |          |    |          |    |           |    |         |    |           |    |  |
| Reviewed by:  |          |    |          |    |           |    |         |    |           |    |  |
| Previous case:                                                                                     |          |    |          |    |           |    |         |    |           |    |  |

Revised Plans:  
Change in outline or description \_\_\_\_\_ Yes  
\_\_\_\_\_ No

Map # \_\_\_\_\_





