

73-127-A #4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mabelle B. Kollock, Trustee Estate of
L. or we, Annie Paper, 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 1802.3C.2 (V.A.S.) to permit a side yard
setback of 14.7' from the property line and 34.7' from the centerline of street
instead of the required 25' and 50' respectively and Section 1802.3C.1 to permit
a rear yard setback of 21.7' instead of the required 30'
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 under present regulations

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: 61 Willow Avenue
Towson, Maryland 21204
Petitioner's Attorney
Address: _____

Mabelle B. Kollock
Legal Owner
Address: 9304 Philadelphia Road
Baltimore, Maryland 21237
Protestant's Attorney
Address: _____

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 had before the Zoning
Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 13th day of November, 1972, at 11:00 o'clock

11:00
11/13/72
Zoning Commissioner of Baltimore County.

(0947)



September 7, 1972

DESCRIPTION OF PROPERTY FOR ZONING VARIANCE FROM D.R. 5-5 ZONE,
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

BEGINNING for the same at the corner formed by the intersection of the southwest side of
Patuxent Avenue (40.00 feet wide) with the southeast side of Poplar Avenue (40.00 feet wide)
thence leaving said place of beginning and running and binding along the southeast side of
Patuxent Avenue (1) Southeasterly by 50.00 feet, thence leaving the southwest side of Patuxent
Avenue and running for lines of division the 2 following courses and distances, viz: (2)
Southeasterly at right angles to said southwest side of Patuxent Avenue 100.00 feet and (3)
Northeasterly parallel to said southwest side of Patuxent Avenue 50.00 feet to the southeast
side of Poplar Avenue, thence running and binding along the southeast side of said Poplar Avenue
(4) Northeasterly 100.00 feet to the place of beginning.

Containing 0.11 acres of land, more or less.

Being Lots No. 247 and 248 on the Plat of Chasaco Park recorded among the Land Records of
Baltimore County in Liber J.W.S. 6 folio 164.

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

J. C. Hagan



L. ALAN EVANS, P.E., C.S.
J. CARROLL HAGAN, C.S.
GEORGE W. HOLDEFER, P.E.

LAWBRIDGE
AND EASTON
JAMES W. HOLLEY
RICHARD L. HULL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner
Norman E. Gerber
FROM: Office of Planning and Zoning

Date: November 6, 1972

SUBJECT: Petition #73-127-A. Southeast corner of Poplar and Patuxent Avenues
Petition for variance for side and rear yard setback
Petitioner - Estate of Annie Paper, Mabelle B. Kollock, Trustee

15th District

HEARING: Monday, November 13, 1972 (11:00 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

COUNTY OFFICE BLDG.
111 S. CALVERT STREET
TOWSON, MARYLAND 21204

CLARENCE E. WEAVER
Chairman

MEMBERS

BALTIMORE COUNTY
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE DEPARTMENT OF
HIGHWAY CONSTRUCTION

HEALTH DEPARTMENT

PLANNING DEPARTMENT

BALTIMORE EDUCATION

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

November 10, 1972

Mrs. Mabelle B. Kollock
9304 Philadelphia Road
Baltimore, Maryland 21204

Re: Variance Petition

Item 64

Mabelle B. Kollock, Trustee Estate of
Annie Paper - Petitioner

Dear Mrs. 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 Patuxent Avenue and Poplar Avenue, in the 15th District
of Baltimore County. This unimproved lot is adjacent to an
existing one story frame garage on the east side of the subject
lot and just north of an existing dwelling that fronts on the
next street to the south. The properties on the northeast
corner of Patuxent Avenue and the southeast corner of Patuxent
Avenue are improved with residential dwellings. The northwest
corner is an unimproved vacant lot. No curb and gutter exist
in this area at this time.

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. Diller
Chairman
Zoning Advisory Committee

J10 JD

Enclosure

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

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

October 31, 1972

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

Re: Item #64 (1972-1973)

Property Owner: Mabelle B. Kollock
S/W Patuxent Ave., & S/ES of Poplar Ave.
Present Zoning: D.R. 5-5

Proposed Zoning: Var. from Sect. 1802.3C.2 (V.A.S.) to
permit a side yard setback of 14.7' from
property line and 34.7' from centerline of
st instead of req. 25' and 50' respectively
and Sect. 1802.3C.1 to permit a rear yard
setback of 21.7' instead of req. 30'

District: 15th No. Acres: 0.11 acre

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:

Patuxent Avenue and Poplar Avenue, existing public roads, are proposed to be
improved in the future as 30-foot closed-type roadway cross-sections on 40-foot
rights-of-way, shown on the recorded plat of Section 1 - Plan D Chasaco Park
(W.P.C. 6, Folio 164).

Highway improvements are not required at this time. However, highway right-of-way,
including a fillet area for sight distance at the corner, and any necessary reversible
permits 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 Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisances or dangers 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 #64 (1972-1973)

Property Owner: Mabelle B. Kollock
Page 2
October 31, 1972

Water:

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

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Very truly yours,

Ellsworth N. Diver
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:PM:iss

1-3M Key Sheet
2 NE 24 Position Sheet
N 2 F Topo
96 Tax Map

cc: John Scors
John Trenner
John Loos

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 DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 64 - ZAC - October 10, 1972
Property Owner: Mabelle B. Kollock
Patuxent Ave. SE of Poplar Avenue
Var. to permit side yard setback &
rear yard setback - District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

DEC 26 1972

Pursuant to the advertisement, posting of property, and public hearing on the above petition 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 reason of the standards of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit a side yard setback of 14.7 feet from the property line and 34.7 feet from the centerline of the street instead of the required 25 feet and 50 feet, respectively; and to permit a rear yard setback of 21.7 feet instead of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th 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.

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 the Zoning Commissioner of Baltimore County, this 24th day of November, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 27, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTH 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 64, Zoning Advisory Committee Meeting,
October 17, 1972, are as follows:

Property Owner: Habelle B. Kollock
Location: S/W/S Patuxent Avenue and S/E/S of Poplar Ave.
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3C.2(V.B.8) to permit a side yard setback of 14.7' from property line and 34.7' from centerline of street instead of required 25' and 50' respectively, and Section 1802.3C.1 to permit a rear yard setback of 21.7' instead of required 30'.

District: 15

No. Acres: 0.11

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:m

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

73-127-A

District: 154 Date of Posting: Oct. 26-72
Posted for: Henry M. M. 13, 1972, 2:11 p.m.
Petitioner: Estate of Annie Paper
Location of property: S/E. Co. of Poplar & Patuxent Ave.
Location of Sign: 1 Sign. Placed on S.E. Co. of Poplar & Patuxent Ave.
Remarks:
Posted by: M. J. M. Date of return: 11-2-72

Mrs. Habelle B. Kollock
934 Philadelphia Road
Baltimore, Md. 21207

Item 64

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 13th day of October, 1972.

S. Eric DiNenna,
Zoning Commissioner

Petitioner: M's Habelle B. Kollock, Trustee Estate of

Annie Paper

Reviewed by: J. J. M.
Advisory Committee

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221

October 30 - 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 week before the 30 day of October 1972 that is to say, the same was inserted in the issue of October 26, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Bill Morgan

PETITION FOR A VARIANCE 15TH DISTRICT

100000 Petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 14.7 feet from the property line and 34.7 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, and to permit a rear yard setback of 21.7 feet instead of the required 30 feet.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 14.7 feet from the property line and 34.7 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, and to permit a rear yard setback of 21.7 feet instead of the required 30 feet.

Advertisement for the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 14.7 feet from the property line and 34.7 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, and to permit a rear yard setback of 21.7 feet instead of the required 30 feet.

Advertisement for the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 14.7 feet from the property line and 34.7 feet from the centerline of the street instead of the required 25 feet and 50 feet respectively, and to permit a rear yard setback of 21.7 feet instead of the required 30 feet.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 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., once a week before the 13th day of November, 1972, the first publication appearing on the 26th day of October 1972.

THE JEFFERSONIAN

H. L. Lusk, Manager

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND No. 5710

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 21, 1972 ACCOUNT 01-669

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
Koppelman & Kruse, Inc.
11 Willow Ave.
Towson, Md. 21204
Petition for Variance for Estate of Annie Paper
#73-127-A

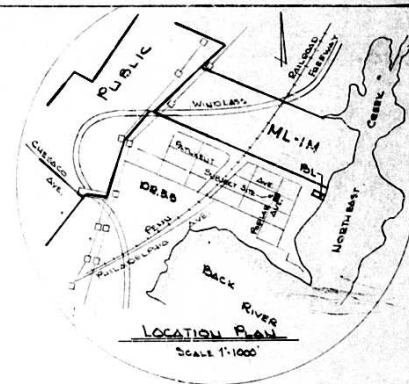
BALTIMORE COUNTY, MARYLAND No. 5794

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 13, 1972 ACCOUNT 01-662

AMOUNT \$61.25

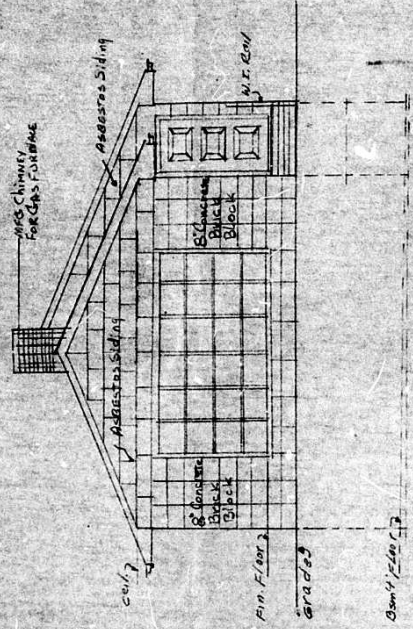
WHITE - CASHIER
DISTRIBUTION
Koppelman & Kruse, Inc.
11 Willow Ave.
Towson, Md. 21204
Advertising and posting of property for Annie Paper
#73-127-A



1. SIDE YARD VARIANCE OF 14.7 INSTEAD OF 30' AS REQ'D ON A CORNER LOT.
2. REAR YARD VARIANCE OF 21.7 INSTEAD OF REQ'D 30.0'

MAP: 40
NE-2-2
LECTION: 15
DISTRICT: 15
DATE: 10-2-7
TYPE: V
BY: 10
FINAL:
BY: 10

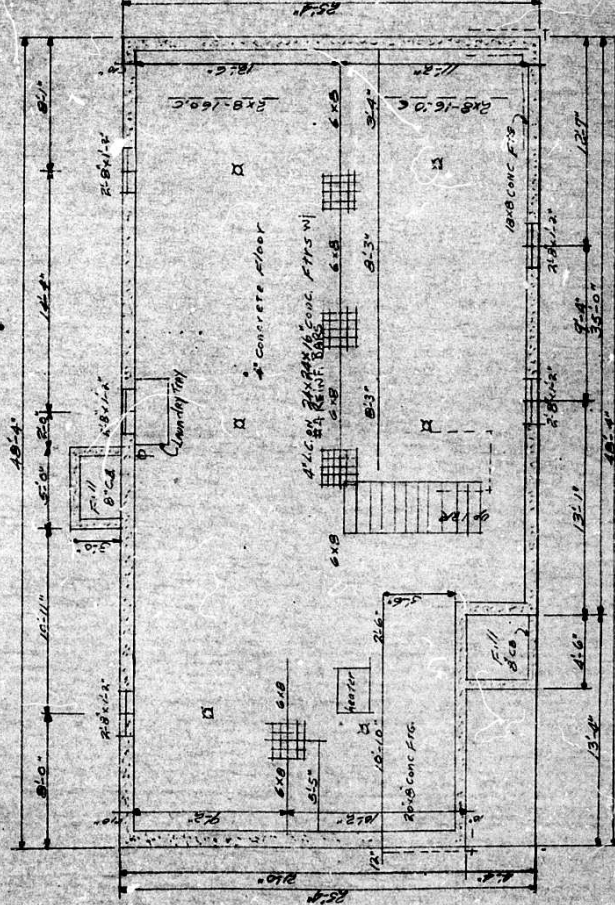
[illegible]



FRONT ELEVATION
1/4" = 1'-0"



JOHN W. COHEN
REGISTERED ARCHT. N.Y.
DATE 5-29-34
DRAWN BY J. W. COHEN
CHECKED BY J. W. COHEN

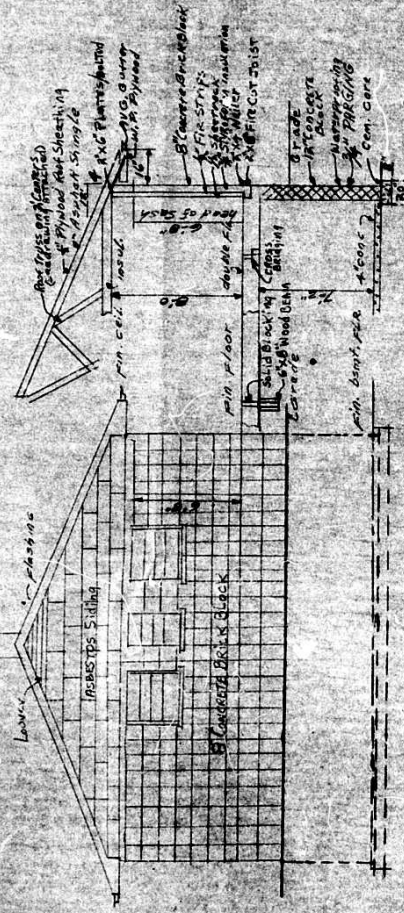
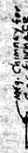
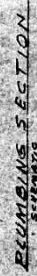


FLOOR PLAN
1/4" = 1'-0"



JOHN W. COHEN
REGISTERED ARCHT. N.Y.
DATE 5-29-34
DRAWN BY J. W. COHEN
CHECKED BY J. W. COHEN





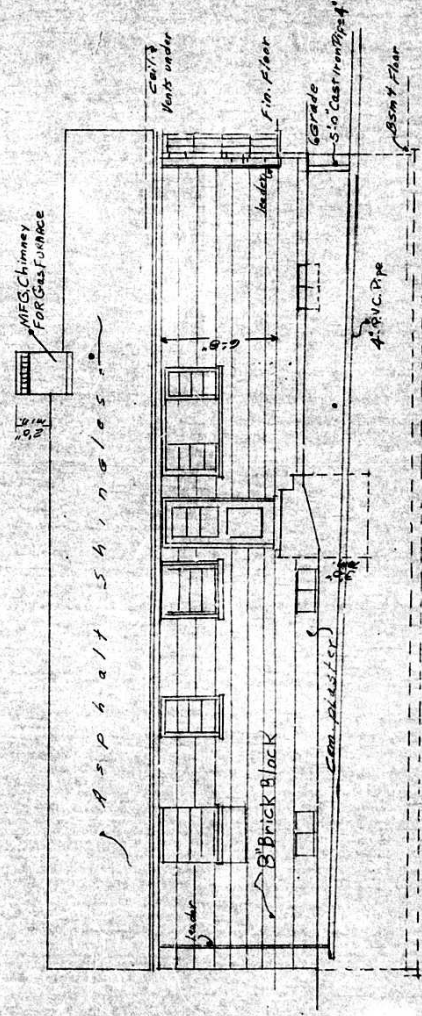
REACTION
1/4" = 1-0"

NO. 1355

NoTE:
Hem-f.v No. 1/umber

John

10402	LESTER GOMEN	DWG#
662	ALBERT	6/6



S L C E K A T I O N



Putnam C 2613
Registered Architect

9/15	ADRIAN R	FEJ
09/06/00	NEHOS BASTON	6/10/00

