PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSION 1 OF BALATMORE COUNTY:

I, or we. Walter and Brenda Scott legal owner. of the property situate in Baltimore County and which is described at the description and plat attached hereto and made a part hereof. hereby petition for a Variance from Section. B02.455, to permit a lot width of 40

fast instead of the required 55-feet; And to permit sideward setbacks.

on each side and a total of 10 feet instead of the required 20 feet
of 5-feet for the major hath sides.

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

purchased lot three years ago unaware of requirements for lot sizes and building setbacks.
 cannot acquire additional land to meet requirements.
 j=possible to build suitable house under current requirements.

See attached description

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

1, or we, agree to pay expenser of above Variance advertising, posting, etc., upon filing of this tion, and further agree to and are to be bound by the toning regulations and restrictions of the County adopted pursuant to the Zoning Law For Ballianger County.

m Walte Mas Bernde Leon Scott Address 8014 Norris lane , Balto, 21222

ERED By The Zoning Commissioner of Paltimore County, this__17th_ , 197 _2, that the subject matter of this petition be advertised, as

27th _day of __December__

A.M.

RECEIVED FOR FILING

RE: PETITION FOR VARIANCES NW/S of Beech Avenue, 40' NE of Cherry Street - 14th Election : Walter Scott, et ux - Petitioners NO. 73-147-A (Item No. 80)

BEFORE THE ZONING COMMISSIONED

111 111 111

OF

BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26 day of October, 1978, that the Petition be and the same is hereby DISMISSED with prejudice.

DESCRIPTION OF PROPERTY

Beginning at a point on the northwest side of Beech Avenue, 40 feet northeast of Cherry Street, thence running in a northwesterly direction a distance of 135 feet, thence running in a northeasterly direction a distance of 40 feet, plus or minus, thence running in a southeasterly direction a distance of 435 feet, plus or minus, thence running in a southwesterly direction a distance of 40 feet, plus or minus, to the point of hereit plus or minus, to the

point of beginning.

Being lo: 71 of Cherry Heights, containing approximately 5400 square feet of area

George J. Martinak Deputy Zoning Commissione

October 26, 1978

Mr. & Mrs. Walter Scott 8014 Norris Lane Baltimore, Maryland 21222

> RE: Petition for Variances NW/S of Beech Avenue, 40' NE of Cherry Street - 14th Election Walter Scott, et ux - Petitioners NO. 73-147-A (Item No. 80)

Dear Mr. & Mrs. Scott:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

> Very tally yours, ERIC DI NENNA Zoning Commissioner

SED:nr cc: Mr. Moses Chestnut, President Cherry Heights Community Association 7217 Linden Avenue Baltimore, Maryland 21206

John W. Hessian, III, Esquire People's Counsel

..., 1972..., at 10:00 o'clock

WEGE

12:27/72

Petitioner Wolter and Brands Spatt

SALTIHORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Meryland 21204

Your Petition has been received and accented for filing

JOHN J. DILLON, JA

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

RE: Variance Petition Item 80 Walter and Brenda Scott - Petitioners

Dear Mr. Scotts

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced polition 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 northwest side of Section Avenue, 40 feet northeast of Cherry Street, in the lith District of Baltinore County, This subject property is the center lot of three vacant lots the currently exist of this location. There are other residential homes that are constructed on lots of sishilar size in the area. Seem and water expear to be available, and there is no curb and gutter oxisting at this location.

This petition is accepted for filing on the date of the enclosed filing certificate. Matice of the hearing date and time, which will be high out 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 your John J. Bulon J. DILLON, JR. Chairmen, Zoning Advisory Committee

JJD:JU

Enclosur

Caltimore County, Margland Bepartment Of Public Works

COUNTY OFFICE BUILDING TOWSON, MAR 4D 21204

Bareau of Engineering

December 1, 1972

Mr. S. Eric DiNerna Zoning Commit Toner County Office Building Towson, Maryland 21274

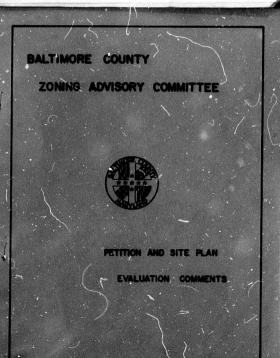
Item #80 (1972-1973)
Property Owner Walter and Brends Scott
N/MS of Recci Are., Not N/Z of Cherry Street
Present Zening: Dalk 5.5
Proposed Zening: Variance from Section 1802.le (1) to
Proposed Zening: Variance from Section 1802.le (1) to
provide Temperature of the Section 1802.le (1) to
provide the Section 1802.le (1) to
provide Variance Section 1802.le
provide Variance Se

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.

Beech Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-saction on a 50-foo. right-of-way. Highway improvements are not required at this time. However, highway rit teo-f-way, including any nocessary revertible easement for clopes will be required in connection with any grading or building permit application.

Development of this property through stringing, 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 scil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances or damages to adjacent properties, especially by the consentration of nurface vaters. Correction of any problem which may result, due to approach the properties of the problem which may result, due to the properties of the properties of



Item #80 (1972-1973) Property Owner. Walter and Brenda Scott December 1, 1972

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are svailable to serve this property. However, it appears that additional fire hydrant protection may be required in the area.

Very truly yours.

Die Die

END: BAM: FWR: ss

N-SE Key Sheet 23 NE 18 Position Sheet NE 6 E Topo

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

December 1, 1972

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

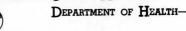
Item 80 - ZAC - November 14, 1972
Property Owner: Welter & Brends Scott
Beech Avenue NE of Cherry Street
Variance from Section 1802.3c (1) to permit
a lot width of 40 feet instead of the required 55 feet;
and to permit side yard setbacks of 5 Sect instead of
required 10 feet on each side - District A

No traffic problems are anticipated from the requested variances

Very tolly yours, Michael & Hangan Michael S. Flanigan Traffic Engineer Associate

MSF:nc

-BALTIMORE COUNTY, MARYLAND



November 15, 1972

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 80. Zoning Advisory Committee Meeting November 14, 1972, are as follows:

Property Owner: Walter and Brenda Scott
Location: NW/S of Beech Avenue, 40' NE of Cherry Street
Present Zoning: D.R. 50'
Proposed Zoning: Variance from Section 1802.Jc(1) to
permit a lot width of 40' instead of required 55'
and side yard setbacks of 5' instead of required 10'
on each side. District: 14 No. Acres: 40' x 135'

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

Very truly yours,

Thomas H. Devlint, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn/c

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Director BEAUTOCOCCOCCOCC Jefferson Building Suite 301 Towson, Md. 21204 474-3211

> Mr. S. Eric Dinana, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Committee on Item #80, Zoning Advisory Committee Meeing, November 14, 1972,

Property Gwner: Walter and Brenda Scott Location: NW/S of Beech Avenue, 40 feet NE of Cherry Street resent Zunings U.X.1.3.2
Proposed Zoning: Variance from Section 1802.3c(1) to permit a lot width of 40 feet instead of the required 55 feet; and to permit side yard setbocks of 5 feet instead of the required 10 feet on each side.

District: 14 No. of Acres: 40' X 135'

This plan has been reviewed and there are no sitn-planning factors requiring comment.

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

November 27, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Fric Di Nenno, Zessing Commissione: Date. December 8, 1972

FROM Frank H. Fisher, Planner

SUBJECT. Petition #73-147A. Northwest side of Beech Avenue 40 feet Northeast of Cherry Street. Petition for Variance for lot Width and Side Yards. Petitioners - Walter and Brenda Scott

14th District

HEARING: Wednesday, December 27, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and offer the following comments.

There are a number of houses existing in this development that appear to have the same astbacks being requested by the petitioner. If the variances would not be granted it would place an undue hardship on the petitioner and seriously jeopardize the development potential of the laft or a dwelling unit. Therefore the staff support this request.

FHF:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date_October 31, 1978 TO Fred Lease:

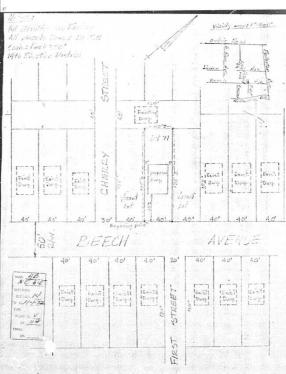
FROM ... MATY COMPANDA

SUBJECT Potition for Variances
NW/S of Bee A Avenue, 40' NE of Cherry Street
14th District Case No. 73-147-A (Item No. 80)

As per our talephone conversation, enclosed herewith is a copy of the Petition, Order and bill pertaining to the above referenced case. We have not had any ourcess in collecting the coct of advertising and posting.

If you have any further questions, please do not hesitate to controt me at

Campagne.









Wall date	Мор		inal	Dupl	icale	Tro	cina	200 5	
date i		Original		Duplicate		Tracing		200 Sheet	
	by	date	by	date	by	d. e	by	date	by

BALTIMO COUNTY OFFICE OF PLANNING DID ZONING

* This is not to be interperted as acceptance of the Petition for assignment of a hearing

Your Petition has been received * this 25th day of

County Office Building III W. Chesapeake Avenue Towson, Maryland 21204

1 Sign	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Morriand	#73-147-A
		,
District 144	Date of Posting	Dre. 14-72
Posted for: Heaving	Wed Dec 27, 1972 G 10'00 B	m.
Petitioner: Walte	r Sent.	
Location of property:	Web Dec 27, 1972 G 10,00 M Dec 27, 1972 G 10,00 M Destriction of Buch on 40' NE 2	Chery St
Location of Signa: 1.4	his Posts opport to ft Me of	Chey St
Remarks:	·	
Posted by Musl	H Mess Date of return: 1.2	14/72

DAL	IMORE COUNTY OFFICE OF PLAN	NING AND ZONING Item S
Mr. Witer Scott 8014 Horris Lane Baltimore, Haryland 2122	County Office Build	ling •
	Your Petition has been rec	elved and accepted for filing
17th	day of November	1972.
	ž. Zor	ERIC DIMENNA,
Petitioner Malter and	Brends Least 0	
Petitioner's Attorney		_Reviewed by for I Dilla

Christian Control of the Control of

CERTIFICATE OF PUBLICATION

H. Lease She Manager

Cost of Advertisement, \$_____

PETIT
A VAI
16th D
20NING, Pet
for Let Welsh as
LOCATION.
Beach Avenue of

LOCATION, Northwest ride of each Avenue 06 feet Northeast of erry Street. DATE 6 TIME: WEDNESDAY, CEMMER 27, 1972 at 10:00 EVENIOR TO THE TOTAL TO WEST OF THE TOTAL TO MANUAL TO THE TOTAL TO THE

Chesapeake Avenue, Towson, Maryland.
The Zeeing Commissioner of Baltimore County by authority of the Zeeing Act and Regulations of Baltimore County, will hold a public hearing.

Baltimere County, will hold a public heart Verzance from the Annual Regulations to premit a list width of of feet instead of the required 25 feet; and in permit a list with of a feet in the same of the required 25 feet; and in permit six yard statead of the required 26 feet to the same of both sides.

The Desing Regulation to be excepted in 5 feet; and \$11.29 in the county of t

for the men of both.

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Beginning at a point on the northwest side of Recen Avenue, 40

theore re-ainst in a northwester direction a solution of 13 feet direction a solution of 13 feet direction a distance of an other particular direction a distance of a feet, plus or misses. However, and the solution of 13 feet, plus or misses, then running in a sonetwoether of the misses, then running in a sonetwoether of the misses, then running in a sonetwoether direction, and the point of legislating, then the solution of th

ORIGINAL

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OFFICE OF

BESSEX TIMES

ESSEX, MD. 21221

THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Dinema Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper p blished in

THE ESSEX THES, a weekly newspaper p blished

week/ before the 11 day of December 19 72 that is to say, the same

was inserted in the issue/of December 7, 1972.

STROMBERG PUBLICATIONS, Inc.

By Buth Morgan

