

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
CONTRACT PURCHASER: SCHLESER CONSTRUCTION CO.

I, or we, Beatrice Spresser, 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, L 802.3C1

herby petition for a Variance from Section 1802.3C1 of Zoning Regulations to Permit a Minimum front lot width of 50 ft. instead of the required 55 ft. in a DR 5.5 zone in order to obtain a building permit to construct a one-family dwelling.

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

Subject lot is a vacant lot which has been platted and recorded since 1924 as a 50 ft. wide lot known as Lot 88 plat of Glasco, Book 7 Page 115. The adjacent abutting lots on either side of the Subject lot are each improved with a detached one family dwelling, in different ownership than subject. To deny the requested variance would result in unnecessary hardship and practical difficulty as the lot could not be developed in any fashion which would be tantamount to confiscation.

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.

Beatrice Spresser Contract purchaser
Beatrice Spresser Legal Owner

Rt. #1, 732 Honeysuckle Lane Address: Beatrice Spresser
Baltimore, Maryland 21221

Beatrice Spresser Petitioner's Attorney
Beatrice Spresser Protestant's Attorney

DATE _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of December 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1972, at _____ o'clock

_____ Zoning Commissioner of Baltimore County.

(over)

73-163-A
#105
7-10-72
11-2-73

ORDER RECEIVED FOR FILING

PROPERTY DESCRIPTION

Lot #8 - Glass Ave.

Being located on the north side of Glass Avenue, 350 feet west of Marlyn Avenue, and known as Lot No. 8 of the Plat of Glasco, recorded amongst the Land Records of Baltimore County in Plat Book W.P.C. 7, Folio 115 - being 50 feet wide by 150 feet long.

Petitioner: Schlessor Construction Co.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 5, 1973
FROM: Norman E. Gerber, Office of Planning

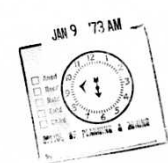
SUBJECT: Petition #73-163-A. North Side of Glass Avenue 350 feet West of Marlyn Avenue
Petition for variance for a Side Yard.
Petitioner - Beatrice Spresser

15th District

HEARING: Monday, January 22, 1973 (10:00 A.M.)

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

NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21284

JOHN J. DILLON, JR.,
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
WELFARE DEPARTMENT
PLANS OF EDUCATION
GENERAL ADMINISTRATION
JUDICIAL DEPARTMENT

Mrs. Beatrice Spresser
Item 105
Baltimore, Maryland 21221

RE: Variance Petition
Item 105
Beatrice Spresser - Petitioner

Dear Mrs. Spresser:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the north side of Glass Avenue, 350 feet west of Marlyn Avenue, in the 15th District of Baltimore County. This residential (DR 5.5) zoned property is presently unimproved. The properties surrounding the subject site are improved with residential dwellings. Glass Avenue is paved and has existing public utilities available to service this site.

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:rw:JGD

Enclosure
cc: Schlessor Construction Co.,
Rte. #1, 732 Honeysuckle Lane (21221)

**Baltimore County, Maryland
Department of Public Works**

Bureau of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

December 27, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #105 (1972-1973)
Property Owner: Beatrice Spresser
N/S Glass Avenue, 350' W. of Marlyn Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C1 to permit a lot width of 50' instead of required 55'
District: 15th No. Acres: 50' x 150'

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:

Glass Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, 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, 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 Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #105 (1972-1973)
Property Owner: Beatrice Spresser
Page 2
December 27, 1972

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this site. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,
Ellsworth H. Diver, P.E.,
Chief, Bureau of Engineering

RND:RAM:PM:iss

I-SW Key Sheet
5 NE 29 Position Sheet
NE 2 H Topo
97 Tax Map

cc: John Somers
John Looe

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21284
678-7916

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Beatrice Spresser

Location: N/S Glass Avenue, 350' W of Marlyn Avenue

Item No. 105 Zoning Agenda Tuesday December 19, 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 _____

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 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: A. J. Kelly Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21284



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELLEN
CHIEF DEPT. TRAFFIC ENGINEER

January 17, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item 105 - ZAC - December 19, 1972
Property Owner: Beatrice Spresser
Glass Avenue W. of Marlyn Avenue
Variance from Sec. 1802.3C1 to permit a lot width of 50' instead of required 55'
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to lot width.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 29, 1972

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

Re: Item #105 ZAC meeting of December 19, 1972
Property Owner: Beatrice Spresser
Location: N/S Glass Ave., 350' W of Marilyn Ave.
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3C1 to permit a lot width of 50' instead of required 55'

District: 15
No. Acres: 50' x 150'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
Wick Petrovich
W. Wick Petrovich
Field Representative

WHP:ld

L. DEANED WILLIAMS, JR., SUPERVISOR
RICHARD J. HENNING, SUPERVISOR
J. ERIC DINENNA, ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 28, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY 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 105, Zoning Advisory Committee Meeting December 26, 1972, are as follows:

Property Owner: Beatrice Spresser
Location: N/S Glass Avenue, 350' W of Marilyn Avenue
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3C1 to permit a lot width of 50' instead of req. 55'.
District: 15
No. Acres: 50' x 150'

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

Very truly yours,
Thomas H. Devita, Director
BUREAU OF ENVIRONMENTAL SERVICES

WNC:mg

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Ounby
Acting Director
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
46-2211

January 16, 1973

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

Dear Mr. DiNenna:

Comments on Item #105, Zoning Advisory Committee Meeting, December 19, 1972 are as follows:

Property Owner: Beatrice Spresser
Location: N/S Glass Avenue, 350' W of Marilyn Avenue
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1802.3C1 to permit a lot width of 50' instead of required 55'.
District: 15
No. Acres: 50' x 150'

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

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community

to permit a front lot width of fifty (50) feet instead of the required fifty-five (55) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of JANUARY, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order to permit a front lot width of fifty (50) feet instead of the required fifty-five (55) feet, 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 19th day of JANUARY, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland #73-163-A

District: 15 Date of Posting: Jan 4, 1973
Posted for: Beatrice Spresser, Jan 22, 1973 @ 10:00 AM
Petitioner: Beatrice Spresser
Location of property: N/S Glass Ave. 350' W of Marilyn Ave.
Location of sign: 1 sign posted April 3, 1973 at 11:00 AM on N/S Glass Ave.
Remarks: *Wick Petrovich*
Posted by: Wick Petrovich Date of return: Jan 11, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Item 105
A's. Beatrice Spresser
350 Glass Avenue
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of December 1972.

Petitioner: Beatrice Spresser
Petitioner's Attorney: *John L. Wimbley*
Reviewed by: *John L. Wimbley*
on behalf of Baltimore Construction Co., Inc. (21221)
Zoning Commissioner

PETITION FOR A VARIANCE
ZONING DEPARTMENT OF BALTIMORE COUNTY
LOCATION: North side of Glass Avenue 350 feet west of Marilyn Avenue
DATE & TIME: MONDAY, JANUARY 8, 1973 at 10:00 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

THE ESSEX TIMES
ESSEX, MD. 21221 January 8 - 19 73

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 8 day of January 1973 that is to say, the same was inserted in the issue of January 4, 1973.

STROMBERG PUBLICATIONS, Inc.
By: *Wick Petrovich*

CERTIFICATE OF PUBLICATION
TOWSON, MD. January 4, 1973

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 for one week before the 22nd day of January, 1973, the first publication appearing on the 11th day of January 1973.

THE JEFFERSONIAN
J. Eric DiNenna, Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Item 105
A's. Beatrice Spresser
350 Glass Avenue
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of December 1972.

Petitioner: Beatrice Spresser
Petitioner's Attorney: *John L. Wimbley*
Reviewed by: *John L. Wimbley*
on behalf of Baltimore Construction Co., Inc. (21221)
Zoning Commissioner

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		ZOO Show	
	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 ZC, BA, CC, CA										
Reviewed by: <i>John L. Wimbley</i>										
Revised Plans: Change in outline or description										
Previous case:										

John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 7013
DATE: Jan. 22, 1973
ACCOUNT: 01-662

AMOUNT \$37.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

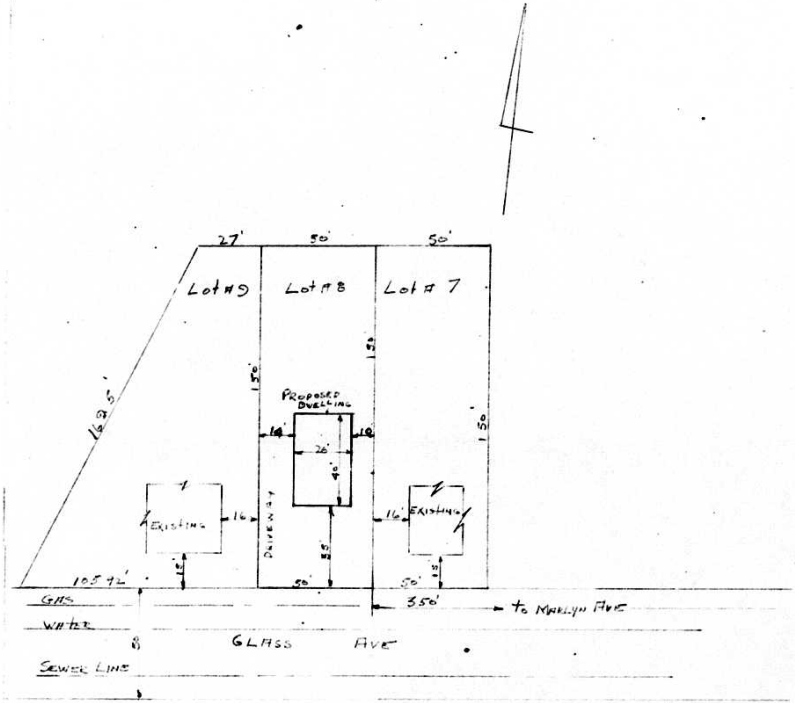
Baltimore Construction Co., Inc.
Box 728 Box 1
Baltimore, Md. 21221
Advertising and posting of property for Beatrice Spresser #73-163-A 372.50

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 5863
DATE: Dec. 26, 1972
ACCOUNT: 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Baltimore Construction Co., Inc.
Box 728 Box 1
Baltimore, Md. 21221
Petition for Variance for Beatrice Spresser #73-163-A 25.00



PROPOSED NEW DWELLING
 PLAT OF GLASS
 PLAT BOOK 7 PAGE 118
 DEED REFERENCE 727-284
 WILLS LIBER #17895
 15 DISTRICT BATH CO.
 SCALE 1" = 20'
 Sept. 2, 1974

MAP	20
NO.	16274
SECTION	
DATE	15
BY	10/23/74
TITLE	
SCALE	1"
BY	11/11
INCH	
BY	

