

73-176-A #119 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Ronald H. & Janet J. Hayes, owners 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 1B02.3A5 and C1. to permit a lot frontage of fifty (50) feet instead of the required fifty-five (55) feet.

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

1. Entire neighborhood developed on 50 foot frontage.
2. Property bought in good faith as 50 foot lot.
3. No additional footage available to comply with 55 foot requirement.

See attached description

MAP 22
SECTION 19
SUBSECTION 19
TOWNSHIP 19
RANGE 19
COUNTY 19
DATE 1/19/73
BY 19

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

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
BY
Petitioner's Attorney
Protestant's Attorney

Address
Baltimore, Maryland 21227

ORDERED BY THE Zoning Commissioner of Baltimore County, this 12th day

of January 1973, 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 11th day of February 1973, at 10:00 o'clock

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Property 2907 Virginia Avenue

BEGINNING for the same on the south side of Virginia Avenue and 436 feet West of the West side of Annapolis Road in the 13th District of Baltimore County. Said property being recorded among the Land Records of Baltimore County in Liber 5269, folio 651 and also known as lots 35 and 36 of the Plat of Baltimore Highlands.

Said lot containing 6750 sq. feet.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiMenna, Zoning Commissioner Date: January 30, 1973

FROM: Mr. Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-176-A. South side of Virginia Ave. 436 feet West of Annapolis Rd.
Petition for Variance for lot frontage.
Petitioner - Ronald H. and Janet J. Hayes.

13th District

HEARING: Wednesday, February 14, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.

NEG:rv



BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 17, 1973

Charles E. Norton, Jr., Esq.
5422 Carville Avenue
Baltimore, Maryland 21227

RE: Variance Petition
Item 119
Ronald H. & Janet J. Hayes - Petitioners

Dear Mr. Norton:

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.

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 of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the south side of Virginia Avenue, approximately 436 feet west of Annapolis Road, in the 13th District of Baltimore County. This residential (O.R.5.5) zoned property is an unimproved lot between two existing dwellings. All the houses in this area are developed on 50 foot lots and there is no curb and gutter existing at this location.

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

(Enclosure)

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

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

January 22, 1973

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

Re: Item #119 (1972-1973)
Property Owner: Ronald and Janet Hayes
2907 Virginia Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1B02.3A5 and C1 to permit a lot front of 50' instead of required 55'
District: 13th No. Acres: 50' x 125'

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:

Virginia Avenue, an existing public road, will ultimately be improved with a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements will not be required at this time; however, the dedication of road widening and slope easements 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 water. 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.

Although no storm drain improvements are required, normal storm drain assessments apply.

Item #119 (1972-1973)
Property Owner: Ronald and Janet Hayes
Page 2
January 22, 1973

Water and Sanitary Sewer:

Public water and sanitary sewerage are available to serve this property from the existing systems in Virginia Avenue.

Very truly yours,
Ellsworth H. Dyer
Chief, Bureau of Engineering

END:GAM:MK:iss

C-NE Key Sheet
2L SW 5 Position Sheet
SW 6 & 7 Top
109 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 119

Charles E. Norton, Jr., Esq.
5422 Carville Avenue
Baltimore, Maryland 21227

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

Your Petition has been received and accepted for filing

this 12th day of January 1973.

S. Eric DiMenna
Zoning Commissioner

Petitioner: Ronald H. & Janet J. Hayes

Petitioner's Attorney: Charles E. Norton

Reviewed by: John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

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 lot frontage of fifty (50) feet instead of the Variance requested fifty-five (55) feet. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of February, 1973, 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 16th day of February, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 119 - ZAC - January 2, 1973
Property Owner: Ronald & Janet Hayes
2907 Virginia Avenue
Variance from Section 1802.3A5 and C1 to permit a lot front of 50' instead of req. 55'
District 13

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 3, 1973

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 119, Zoning Advisory Committee Meeting
January 2, 1973, are as follows:

Property Owner: Ronald and Janet Hayes
Location: 2907 Virginia Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3A5 and C1 to permit a lot front of 50' instead of req 55'.
District: 13
No. Acres: 50' x 125'

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

dVB:nnq

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1973

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

Re: Item 119 ZAC Meeting of January 2, 1973
Property Owner: Ronald and Janet Hayes
Location: 2907 Virginia Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3A5 and C1 to permit a lot front of 50' instead of requires 55'

District: 13
No. Acres: 50 x 125

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/ml

H. EMILIE PARKER, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS H. ROTHSCHILD
JOSEPH N. MUGSBY
ALVIN LORICK
JOSHUA H. WHEELER, Superintendent

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WIERTEL

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13
Postel for: VARIANCE
Petitioner: RONALD H. HAYES
Location of property: 2907 Virginia Ave. 436 W. of Annapolis Rd.
Location of Sign: 2907 Virginia Ave.
Remarks:
Posted by: Charles H. Martin
Date of return: Feb. 2, 1973

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 25, 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., on one time, successive weeks before the 14th day of February, 1973, the first publication appearing on the 25th day of January, 1973.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., Feb. 15, 1973.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County Md., once in each of one successive weeks before the 14th day of February, 1973, the first publication appearing on the 25th day of January, 1973.

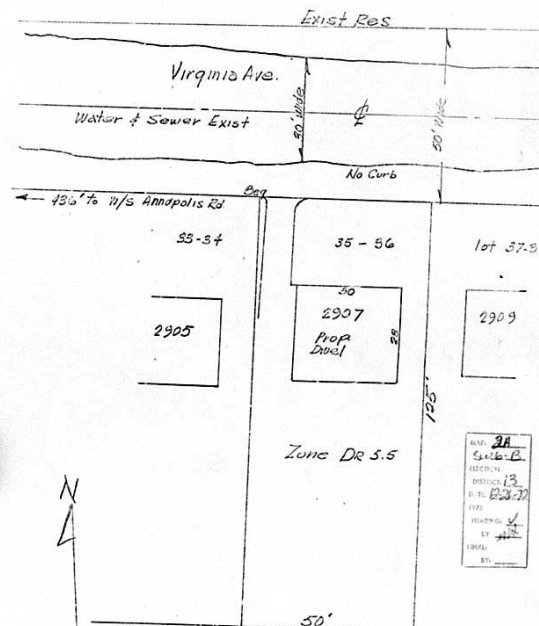
THE TIMES

Manager
John H. Martin

Cost of Advertisement \$ 15.00
PO K 7401 Req. # C2880

PETITION 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 ZC, BA, CC, CA										
Reviewed by:										
Previous cases:										
Revised Plans: Change in outline or description										
Map #										



Not to be used for
Petition for
Variance for
2907 Virginia Ave.
13 DIST Bldg Co

Scale 1"=20'

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 15, 1973 ACCOUNT 01-662

AMOUNT \$39.50

WHITE - CASHIER DIST. - AGENT YELLOW - CUSTOMER

James J. Hayes
2737 Hoffman Road
Baltimore, Md. 21227

Advertising and posting of property
973-176-4

39.50 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 21, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DIST. - AGENT YELLOW - CUSTOMER

Cash
Ronald Hayes
Petition for Variance

39.50 REC 21 25.00 REC