Baltimore County, Margiand Bepartment Of Fublte Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

De Henra

. . . .

ORDER

January 31, 1973

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

: Item #130 (1972-1973)
Proporty Owner: Semal and Anna Birchfield
MyZ cor. of North Dakota Avenue and Alma Avenue
Present Zoning: Dar. 5.5
Proposed Zoning: Variance from Section 1802.3.0.1 to
permit a front yeard of 16 instead of required 25; a rear
yeard of 10 instead of required 30 and a front setback
of 31 instead of required 50 and a front setback
Of 31 instead of required 50. 1802.30.2 (500 v.b.8)
District: 15th No. Acres 5,0000 q. ft.

The following c. ments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Also and North Diots Avenue, owinting public roads, are proceed to be improved in the fitting as 30-foot loaded-ups machine prosessantian on ind-tool right-network. Highway improvements are not required at this time. However, highway right-of-way, together with a sight distance filled are as the intersection and revertible casements for alongs, will be required in connection with any grading or building pertia application.

The plan should be revised to indicate the proposed highway right-of-way widenings. Storm Drains:

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

The property to be developed is losted adjacent to the water front. The Fettitomer is advised that the proper sections of the Bultimore Gounty Bullding Code must be followed whereby elevation, intuitions are placed on first floor levels of residential and commercial development and other special construction features are required.

Item #130 (1972-1973) Property Owner: Samuel and Anna Birchfield Page 2 January 31, 1973

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Dien ELLSWORTH N. DIVER, P.E.

A-NE Yey Sheet 28 SE 31 Position Sheet SE 7 H Topo 111 Tax Map

BALTIMORE COUNTY, MARYLAND

Petitioner's Attorney

DEPARTMENT OF TRAFFIC ENGINEERING

Ducene J. Currere. P.K. Wis. T. Manager

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

Item 130 - ZAC - January 9, 1973
Property Owner: Sausal & Anna Birchfield
forth Dabota Avenue & Alana Avenue
Variance from Section 1802,3,C. 1 to permit a
front yard of 16! Instand of required 35!;
a rear yard of 10! Instand of required 39! and
a front setback of 31! Instead of req. 50!
1802,3,C.2 (50% v.b.8) - District 15

No major traffic problems are unticipated by the requested variances.

DALTIHORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

Your Petition has been received and accented for filing

_1972.

Michael S. Fla Michael S. Flanigan Treffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN J. DILLON, JR

Mr. Samuel A. Birchfield 410 Cedar Avenue Baltimore, Maryland 21221

RE: Variance Petition

February 2, 1973

Item 130 Semuel & Anna Birchfield - Petitioners

BUREAU OF ENGINEERING DEPARTMENT OF STATE BOADS COMME

MEMBERS

SCREAD OF FIRE PREVENTION HEALTH DEPARTMENT

DESIRES BY AND DE SUILDING DEPARTMENT PUARD OF EDUCATION

ZONING ADMINISTRATION INDESTRIAL DEVALORMENT

The Zoning Advisory Committee has reviewed the plan, mitted with the above referenced petition and has made an site fixed inspection of the property. The following comments a result of this review and inspection.

These comments are not intended to indicite 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

The subject property is located on the northeast corner of North Dakota Avenue and Alma Ascume, in the 18th District of Baltimore County. This residential (20.2, 5.5) zoned property is currently unimproved. The adjoining properties are all improved with residential Auchlings. No cuch and gutter solits along either street and Alma Avenue ceed ends just north of the subject property.

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 time 90 days after the date on the filing certificate, will be formerded to you in the near future.

Very truly yours, Jan Dien 1. Nat JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

JJD:GAE:JD

(Enclosure)

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



January 10, 1973

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

Mr. S. Eric DiWenna, Zoning Commissioner Office of Planning and Zoning County Office Suilding Towson, Naryland 21204

Comments on Item 130, Zoning Advisory Committee Meeting January 9, 1973, are as follows:

Property Owner: Summel and Anna Birchfield Location: Mf corner Borth Dakota and Alma Avenues Location: Mf corner Borth Dakota and Alma Avenues Proposed Zeoing: Dat. 5.3 Proposed Zeoing: Variance from Section 1802.3.C.1 to permit a front yard of 16' instead of req 30' rear yard of 10' instead of req 30' rear yard of 10' instead of req 30' 102.3C.2(504v.b.8) District: 3 No. Actes: 3.000 sq.ft.

Since metropolitan water and sewer are available, an bealth hazard is anticipated.

Very truly years.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: ma

		2	
Parsuant to the advertisement, posting of	property, and public	nearing on the	above Petition
and it appearing that by reason or the followin			
with the Baltimore County Zonin			
cal difficulty and unreasonable			
Variances should be had; and if	further appear	cing_that_b	Y. Keason of
the granting of the Variances	equesica not as	iversely af	fecting the
health, safety, and general well to show the safety	fare of the co	munity, Va	riances to
permit a front yerd of sixteen	(16) feat instr	end of the	required.
twenty-five (25) feet; to permi	t.a.rear.yard.c	of.ten_(10)	fee: instead
of the required thursy (30) fee			
thirty-one (31) feet from the c	MAKKAMAKAKAKA KI	e street 1	histead of the
T IS CREEKED by the Zoning Commission	ner of Baltimore Cou		
day February 197 .3, that			
same # Granted, from and after the date of t teen (16) feet instead of the r mit a rear yard of ten (10) fee	equired wenty-	tive (1)	teet; to per-
instead of the required thirty	AZIN	1 fler	
instead of the required thirty (30) fact; and to permit a from setuck of thirty-one (31) feet stead of the required fifty "50 site plan by the Bureau of Publ	from the center feet, subject ic Services and	rline of the to the office	proval of a
and foring.			

the shoet distincts should shift bit. Obtains	Na .		
IT IS ORDERED by the Zoning Commission	er of Baltimore Coun	ty, this	day
of 197, that the ab	ove Variance be and	the same is her	reby DENIED.

Description of Property

Reing lot No. 45 of Chesapeake Terrace, Section A, and containing

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 10, 1973

Mr. S. Eric DiNenna Zoning Commi. Coner County Office Building Towson, Maryland 2120h

Re: Item 130
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Castel and Anna Birchfield
M/S corner of North Dakota Avenue and Alma Avenue
Daka 5.5
Farlance from Scotion 1803.20.1 to permit a front
yard of 10' intensa of required 55'; a roar yard
of 10' included required 50' and a front method
to 11' included of required 50' 1802.50.2 (50' valo)

No bearing on student population

BALTIMORE COUNTY, MARYLAND

TO. Mr. S. Eric DiNenna, Zonir Commissioner Dale. January 30, 1973

FROM Norman E. Gerber, Office of Planning and Zoning

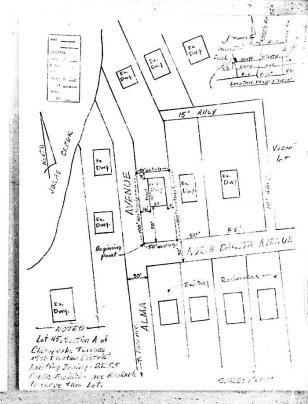
15th District

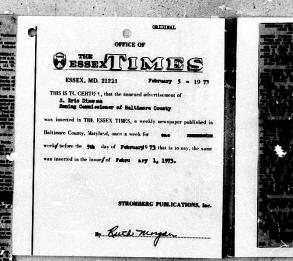
MEARING:

Wednesday, February 21, 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.









CERTIFICATE OF PUBLICATION

PETITION	M	MAPPING			PROGRESS		SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracina		200 Sheet	
	date	by	dois	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										-
Petition number added to outline										-
Denied	8 ~									_
Granted by ZC, BA, CC, CA									\dashv	-
Reviewed by:			С	hange	d Plan	dine o	r desc	riptio	n}	

MARTIMORE COUNTY, MARYLAND OFFICE OF PERSONS - REVOICE STATES MISSCELLAMEDUS CASH RECEIPT	7055
2012 Par 10 1013	<u>. </u>
AMOUNT SISTERY OF THE AMOUNT AND ASSESSED.	VALLEY - CONTRACT
Manual Actions of the Party of Land To	As found Manhelett 4625hx
MALTIMORE COUNTY, MURYLAND OTHER OF P. Just - MY-MINE STATES MISCELLÂNEOUS CASH RECEIPY	7021
OTHER OF F. Jun - SECURITY MISCELLANSOUS CASH RECEIPT SATE JOHNSON M. 1973 ACCOUNT.	
MISCELLÂNEOUS CASH RECEIPY	

	CONTIFICATE OF POSTURA ZOUGHO DEPARTMENT OF BALTHANDS COUNTY Trusts, Maryland	#73-183-A	Alders, A
District 15 M. Posted for Hilase Posteson: Marie	ing Ital July 21 1972 e. well Builfill. D.E. Kare of Clama one 4 M.	2-3-73 10: aa A.M.	S. i
Postote or see	in Postel in Mc Con f la	ana + Har	Petition Petition
Posted by Much	H New Date of return:	2-2-23	