PETITION FOR ZONING VARIANCE 73-7 7 10 800 FROM AREA AND HEIGHT REGULATIONS

I, or we Henry C. Martha J. Gablelegal owner Rof the property situate in Baltimorunty and which is described in the description and plat attached hereto and made a part hereof petition for a Variance from Section 1804-3C (1) to permit arrangements

hereby petition for a Variance from Section, 1986-180, 1821, 150, DETRIL SEXEMBERS AND ADDRESS ASSESSMENT ADDR

This would present a haddship to us as we would be giving these lots to our Son for the building of his home.

This would also present a practical difficulty for the proposed dwelling would be 24 feet in with and could not be built under present requirements for the set backs.

See attached description

R RECEIVED FOR FALING

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

L, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this

de, and further agree to and are to be bound by the zoning regulations and restrictions of

per County adopted pursuant to the Zoning Law For Baltimore County. Nerry C Hable

Marthe J Sable Legal Owner Address 2824 Tennessee Ave.

Jun

Baltimore, Maryland 21227

MAX-11.73 PM. , 197 3., that the subject matter of this petition be advertised, as

Serie Ca Lance Zoning Commissioner of Baltimore County.

Baltimore County, Maruland Bepartment Of Bublte Works

COUNTY OFFICE BUILDING

ELLSWORTH N. DIVER. P. E. CHIEF

THE PROPERTY OF

May 10, 1973

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

Re: Item #202 (1972 - 1973)
Property Owner: Henry and Martha Gable
Tennessee Avenue and Anne Arundel Street
Present Zoning: D.M. 5.5
Proposed Zoning: Variance from Section 1801.32 (1) to
purati a corner setback of 13' instead of required 25', a
side yard sebback of 5' and a lot with of 15' instead of
required 10' and 55' respectively, for Lot 27 % 7h, also
required 10' and 55' respectively. For Lot 71 % 7h, also
required 10' and 55' respectively. The follo' instead of
required 10' and 55' respectively.

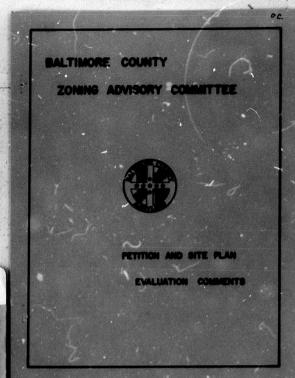
Dage Mr. Dillarma

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.

Amme Arundal Street and Tennessee Avenue, existing public streets are proposed to be improved in the Youtury, as 30-foot closed-type roadway cross-sections on 50-foot rights-of-way. Highway is provouents are not required at this time.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, designing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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



Ttem: #202 (1972 - 1973)

Water and Sanitary Sewer:

END:EAM: FWR: ss

Property Owner: Henry and Martha Gable Page 2 May 10, 1973

Public water supply and samitary sewerage are available to serve this property. ppears that additional fire hydrant protection may be required in the vicinity.

ELISAGRIH N. DIVER, P.E. Chief, Bureau of Engineering

Very truly yours,

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 24 1977

IOHN I. DILLON, JR

MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERIN

STATE ROADS CON BUREAU OF HEALTH DEPARTMENT

SUIT CING DEBUTTHEN BOARD OF EDUCATION ZUNING ADMINISTRATIV INDUSTRIAL DEVELOPMENT

Mr. Henry C. Gable 2824 Tennessee Avenue Baltimore, Haryland 21227

RE: Variance Petition Item 202 Henry C. and Martha J. Geble - Petitioners

Dear Mr. Gable:

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 node seare of plans or problems with regard to the development plans that new have a bearing on this case. The Jirector of Planning may file a written report with the Joning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast corner of Tennessee Avenue and Anne Arundel Street, in the 13th District of Baltimore County. The subject property has a total frontage along Tennessee Avenue of 85 feet and frontage along Anne Arundel Street of 125 feet.

These properties were originally recorded in the plat of Rosemont and consist of four (4) lots. Lots 71 and 72 are 20 feet each and are currently improved with an existing unimproved at this time. The existing houses in this area front on Tennessee Avenue. There is no curb and gutter existing along Tennessee Avenue or Anne Arundel Street at this location.

The petitioner is requesting a Variance for Lots 71 and 72 to permit a 40 foot width instead of the required 55 feet, with side yard estables of 8 feet, and a Variance on Lots 73 and 74 to permit a lot frontay, of 45 feet instead of the required 50 feet, and to permit an interior side yard setables of 8 feet, and a side street setback of 13 feet instead of the required 50 feet, and one side street setback of 13 feet instead of the required 25 feet, The cettioner sides to convey Lots 73 and 78 to his son to enert a dealthing at this location. This office has no further commands with regard to this action.

Mr. Henry C. Gable Item 202 Page 2 Hay 24, 1973

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.

John J. Dillon & (gé)
John J. Dillon, Ja., Chairman
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

May 30, 1973

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

Item 702- ZAC - April 24, 1973
Property Owner: Henry and Martha Gable
Property Owner: Henry and Martha Gable
Item 1975
Property Owner: Henry and Martha Gable
Variance from Section 1801, 2501, to receive a corner setback of 13'
Instead of required 25's, a side yard setback of 8' and a lot width
of 45' Instead of required 10' and 55' respectively for Lots 73 and
74; also side yard setbacks of 8' and a lot width of 40' instead of
required 10' and 55' respectively for Lots 71 and 72'
The state of the first owner of the 10' and 55' respectively for Lots 71 and 72'
The state of the 10' and 55' respectively for Lots 71 and 72'
The state of the 10' and 55' respectively for Lots 71 and 72'
The state of the 10' and 55' respectively for Lots 71 and 72'
The state of 10' and 1

District 13

Dear Mr. DiNenna:

MSF/pl

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michaels Flanger Michael S. Flanigan Traffic Engineer Associate

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 825-7210

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Henry and Martha Gable

Location: Tennessee Avenue and Anne Arundel Street

Item No. 202

Zoning Agenda Tuesday, April 24, 1973

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 which access is required for the site.

3. The vehicle dead-end condition shown at

() 3. The vehicle dead-end condition shown at

EXCELD3 'ne maximum allowed by the Fire Department.

() 4. The sits 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 Hational Fire Protection Association Standard No. 101

"The Life inderty 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 1. Cosp. M22 Leaf Approved:
Planning Probp
Special Inspection Division Pire Prevention Bureau

mls 4/16/73

MAP 2A

Site

7-0.7.16

D.R.10.5

14-BL 0.1. 5.5

BL ML

D.R.5.5

D.R. 5.5

D.R.1

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

April 25, 1973

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

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

Comments on Item 202, Zoning Advisory Committee Meeting April 24, 1973, are as follows:

Property Owner: Henry and Martha Cable
Location: Tennessee Ave. and Anne Arundel St.
Present Zoning: D.R. 5.7
Proposed Zoning: Variance from Sec. 1801.3C(1) to
permit a corner setback of 13' instead of req.25',
a side yard sutback of 8' and a lot width of 45'
instead of req. 10' and 55' respectively, for
Lots 73 & 74, also side yard setbacks of 8' and a
lot width of 40' instead of req. 10' and 55'
Prespectively for Lots 71 & 72. District: 13 No. Acres: 85' 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

HVB:mne

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 1, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Z.A.C. Meeting of: Tuesday April 2m, 1973

Re: Item 202
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Henry and Martha Gable Tennessee Arenue and Anne Arundel Street D.R. 5.5 Variance from Section 1801.3C (1) to permit a corner variance irus section 1807.36 (1) to permit a corner setback of 8 and a lot width of \(\text{in} \) 5; a side yard set-back of 8 and a lot width of \(\text{in} \) 5; instead of required 10; and 55' respectively, for lots 73 \(\text{Eq.} \), also side yard setbacks of 6' and a lot width of \(\text{lo} \) 0 instead of required 10' and 55' respectively for Lot 71 \(\text{Id} \).

District:

Dear Mr. Di Norna

No effect on student nonulation

Very truly yours. W. Nick Fetrovich Pield Representati e

FROM William D. Fromm, Director

netition at this time

WDF: NEG: rw

JOSEPH N. M.COWA IDSHUA B WHITE CR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Monday, June 11, 1973 (10:15 A.M.)

— JUN 1 73 AM

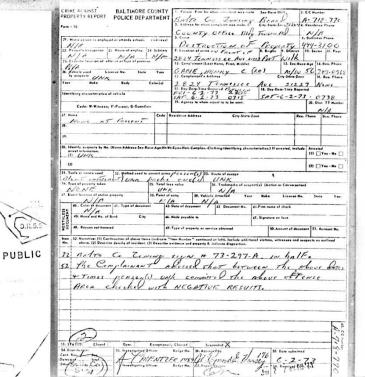
TO... S. Eric DiNenna, Zoning Commissioner Date... May 31, 1973

DESCRIPTION FOR VARIANCE:

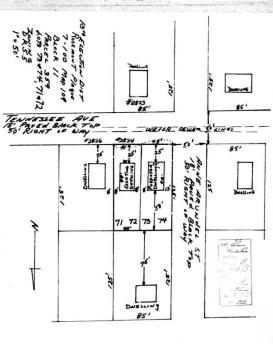
#2824 and # 2822

Beginning at a point on the northeast corner of Anne Arundel Street and Tennessee Avenue, and thence running casterly a distance of 85 feet olong the north isid of Tennessee Avenue, thence northerly a distance of 125 feet, thence westerly a distance of 85 feet to the east side of Anne Arundel Street, and thence running southerly along the west side of shall an Arundel Street a distance of 125 feet to the point of the heatinism.

Being Lots 71, 72, 73, and 74 of the revised plat of Rosemont in the 13th election district and recorded amongst the Land Records of Baltimore County in WPC Liber 7 Folio 100.



SUBJECT. Petition #73-297-A. Northeast corner of Anne Arundel Street and Tennessee Avenue Petition for Variance for Front and Side Yards. Petitioner - Henry C. and Mort No. J. Goble The staff of the Office of Planning and Zoning will offer no comment on this



feet.
The Zoning Regulation to be excepted as follows.
Section 11:02. C. I. & Wolths. 35 feet. Sole Vards. 18 feet.
All that parcel of land in the Distrement Section of Ballimore.

distance of 125 feet for the point of the beginning. Being Latt 31, 72, 73, and 31 of the evivined plat of Konemoni in the 13th election district and recorded amongst the Land Records of Baltimore Consty in NPC Liber 7 Point 100. Horing the prospecty of Henry C. and Marthu J. Gabbe, so there on plat plan third with the Zolling Department Latter Mentals, Jane 11. Department.
Hearing Date: Menday, June 11
1972 at 16-15 A.M.
Public Hearing: Room 106
Caunty Office Building, 111 W. ipeake Avenue, Townes, Me BY ORDER OI S. ERIC DINENN/ ZONING COMMISSIONET OF BALTIMO"E COUNTY

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., 10; 31, 19 73

THIS IS TO CERTIFY. That the annexed advertment was published in THE TIMES. a weekly newspaper printed and published in Baltimore County, Md., once in each of successive weeks before the 11th

day of Janas . 1975 . the first publicat. in appearing on the Same, day of 19 73

THE TIMES.

John M Martin Manager.

Cost of Advertisement. \$ 27.00

20 L 2881 Req. 40. 0 2749

CERTIFICATE OF PUBLICATION

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 incesch appearing on the 2140 day of Nay

THE JEFFERSONIAN.

Cost of Advertisement, \$

73 207-4

CERTIFICATE OF POSTING

15161

ZONING DEPARTMENT OF BALTIMORE COUNTY

| IN TH | |
|-------------------------------|---|
| District 13 TH | Date of Posting |
| Posted for . LABLANSE. | *************************************** |
| Petitioner HENRY C. C. | 1.5/4 |
| Location of property: NELCOR. | CE. ALLE Allerdia ST + TRANSSER AV |
| | TAKESSEE ALE JUST AUT ILE OF |
| Remarks: | *************************************** |
| D | 1/4 / 2 / // // // |

BALTIMORE COUNTY, MARYLAND No. 10834 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 12, 1973 ACCOUNT 01-6 AMDUNT \$14.00 DISTRIBUTION Milton A. Gable 37 Bird Knoll Court Baltimore, Md. 21227

Advertising and posting of property-\$73-297-A

| PETITION | MAPPING | | | PROGRESS | | | SHEE! | | | |
|--|----------|----|----------|----------|-------------------|----|---------|--------|-----------|-----|
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
| FUNCTION | 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: | | | | | ed Pla e in ou | | or des | cripti | | |
| Part of the same o | | | | | | | | | - | :40 |

DETITION MARCING PROPERTY CHEET

| BALL IMPRE | COUNTY OFFICE OF PLANNING AND | ZONING |
|------------|---|--------|
| | County Office Building III W. Chesapsake Avenue | |

March 1923. In

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filling

1 ten 202

BALTIMORE COUNTY, MARYLAND OFFICE OF FILE . REVENUE DIVISION MISCELLANEOUS CASH RECEIPT May 17,1973 \$25.00 PISTRIBUTION Henry C. Gable 2824 Tennessee Ave. Baltimore, Md. 21227 Petition for Variance 473-297-X 188 9 4888 18 25.0 CHSC