

AUG 17 1973

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 width of fifty (50) feet instead of the required fifty-five (55) feet. should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day

of July, 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 lot width of fifty (50)

feet instead of the required fifty-five (55) feet, subject to the approval of a site plan by the Department of Public Works 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 failure to show practical difficulty or unreasonable

hardship, the Variance to permit a lot width of twelve (12) feet instead of the

required fifty-five (55) feet should NOT BE GRANTED.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day

of July, 1973, that the above Variance be and the same is hereby DENIED.

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Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 27, 1973

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

John A. Dillon, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

M's. Nellie M. Ford
1018 Sumpter Avenue
Baltimore, Maryland 21237

RE: Variance Petition
Item 230
Nellie M. Ford - Petitioner

Dear M's. Ford:

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 as to the appropriateness of the requested zoning.

The subject property is located on the east side of Sumpter Avenue, 311 feet northwest of LaCott Lane, in the 15th District of Baltimore County.

The property owner apparently owns two lots, one which is improved with a dwelling known as 1018 Sumpter Avenue and is improved with a 1-1/2 story block and frame dwelling. This dwelling is situated on a 55 foot lot with acceptable setbacks on both sides. The petitioner also owns an additional 50.65 foot lot on the west side of the property that is unimproved and he proposes to develop this with a 28 foot 8" house which would allow 11 foot and 10 foot side yards.

M's. Nellie M. Ford
Item 230
Page 2
June 27, 1973

The Variance requested is for a 50 foot lot instead of the required 55. There are other existing dwellings along Sumpter Avenue at this location; however, curb and gutter does not exist along Sumpter Avenue at this time.

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

JJDjr:JD

Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

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

1-34 Key Sheet
7 MB 21 Pos. Sheet
MS 2 F Topo
89 Tax Map

June 11, 1973

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

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

Re: Item #230 (1972-1973)
Property Owners: Nellie M. Ford
2/8 of Sumpter Ave., 311' N/W of LaCott Lane
Present Zoning: D-1, S-5
Proposed Zoning: Variance from Section 1802.3C.1 to permit 50' and 12' lot widths instead of the required 55' District: 15th No. Acres: 0.31 acre

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

Sumpter Avenue, an existing public street 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. 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 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.

Water and Sanitary Sewer

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

Very truly yours,

Ellsworth H. Dyer, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

June 7, 1973

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

Re: Item 230 - ZAC - June 5, 1973
Property Owner: Nellie M. Ford
2/8 of Sumpter Avenue, 311' N/W of LaCott Lane
Variance from Section 1802.3C.1 to permit 50' and 12' lot widths instead of the required 55' District 15

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
872-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Nellie M. Ford

Location: E/S of Sumpter Ave., 311' N/W of LaCott Lane

Item No. 230 Zoning Agenda June 5, 1973

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 100 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 _____

4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Paul H. Renwick Noted: Paul H. Renwick
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 7, 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 230, Zoning Advisory Committee Meeting June 5, 1973, are as follows:

Property Owner: Nellie M. Ford
Location: E/S Sumter Ave., 311' N/W of LaCott Lane
Present Zoning: D-1, S-5
Proposed Zoning: Variance from Section 1802.3C.1 to permit 50' and 12' lot widths instead of req. 55' District: 15 No. Acres: 0.31

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



June 7, 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 #230, Zoning Advisory Committee Meeting, June 4, 1973, are as follows:

Property Owner: Nellie M. Ford
Location: E/S of Sumpter Avenue, 311' N/W of LaCotti Lane
Present Zoning: D.R.3.5
Proposed Zoning: Variance from Section 1B02.3C.1 to permit 50' and 12' lot widths instead of the required 55'
District: 15
No. Acres: 0.31 acres

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 5, 1973

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

Z.A.C. Meeting of: Tuesday June 4, 1973

Re: Item 230

Property Owner: Nellie M. Ford
Location: E/S of Sumpter Avenue, 311' N/W of LaCotti Lane
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1B02.3C.1 to permit 50' and 12' lot widths instead of the required 55'

District: 15
No. Acres: 0.31 acres

Dear Mr. DiNenna:

No effect on student population.

WNP/ml

Very truly yours,

W. Nick Petrovich
Field Representative