PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

70. 231)

Colem

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Jecob Prance legal owner...of the property situate in Daltime County and which is described in the description and plat attached hereto and made a part here

petition for a Variance from Section 1902.3C). To permit widths at the front building lines of 51.33 feet in lieu of the required 55 feet. (Location at

Lot Number 17, 18 - "Holder Park" Subdivision)

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

Lots are existing as shown and soon to be sold. The present zoning law will create a hardship, in that building permits cannot be issued on these

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 tion and further agree to and are to be bound by the zoning regulations and rules. 1547 Langford Ros Beltimore, Maryland-21207

197 _3 that the subject matter

Protestant's Attorney

BAL MORE COUNTY, MARYICAD

INTER-OFFICE CORRESPONDENCE

TO. Jacob France, Sergeant, Sheriff's Office Date. ... May 25, 1973

FROM John J. Dillon, Jr., Chairman Zoning Advisory Committee SURJECT. Petition for Zoning Variance

This is to advise you that because you are an employee of Baltimore County, this office cannot schedule your Petition for a Zoning Commissioners' hearing until you have clearance from the Baltimore County Council, pursuant to Section 2-6. Conflict of Interest, of the Baltimore County Code.

You are also advised to contact Mr. Thomas Toporovich. Administrative Assistant to the Baltimore County Council, with regard to this matter.

OHN J. DILLON, JR.

JJD:gc

Thomas Toporovich Administrative Assistant Baltimore County Council

> S. Eric DiNenna Zoning Commissions

James E. Dyer Deputy Zoning Commissioner

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Sesaion 1973, Legislative Day No. 9 RESOLUTION NO. 12-73

Mr. Bartenfelder

By the County Council, June 4, 1973

WHEREAS, Jacob France, Sergeant, Sheriff's Office of Baltimore County is the owner of property known as 2109 St. Luke's Lane, more particularly described a: Lots 17 and 18 as recorded among the Land Records of Baltimore County in Plat Book W. P. C. #4, folio 38; and

WHEREAS, Jacob France desires to file a Petition for Variance with the Office of Zoning to have the front setback to said lots reduced from 55 feet to 53 feet in order to construct a residence on said property; and

WHEREAS, pursuant to Section 1001 (b) of the Baltimore County Charter, Jacob France has, by this Resolution, made a full public disclosure of all pertinent facts to the County Council of Baltimore County, Maryland;

BE IT RESOLVED, by the County Council of Baltimore County, Marylan i that Jacob France does not violate the public interest.

DIE COUNTY OFFICE OF PLANNING AND ZO

day of Elkins

METES AND BOUNDS DESCRIPTION

Beginning at a point on the east side of St. Lukes Lane, 253.16 feet north of Windsor Hill Road and thence running the following courses and distances: thence 79° 30'E, 206.16 feet; thence N 20° 30'W. 100.0 feet; thence 5 79° 30'W, 183.0 feet; thence \$ 23° 30' W, 102.66 feet to the point of beginning. being Lots 17 and 18 of the subdivision of Holder Park, W.P.C. 4, Folio 38.

BADIMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

TO 3. Eric DiNenna, Zoniny Commissioner Date July 2, 1973

FROM William D. Fromm, Director

SUBJECT. Petition #73-6-A. East side of St. Lukes Lane, 253.16 feet North of Windsor Petition for Variance to permit widths at the front building lines Petitioner - Jacob France

2nd District

HEARING: Monday, Jul. 9, 1973 (10:30 A.M.)

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

William D. Fromm. Director Office of Planning and Zoning

WDF :NEG : rw



10844 June 15, 1973 Acc 2500m

BALTIMORE COUNTY, MARYLAND M. 10881 TE July 2, 1973 DISTRIBUTION

CERTIFICATE OF PUBLICATION

19.73

0 L 1669

CERTIFICATE OF PUBLICATION

Pikesville, Md. June 21

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a eekly newspaper printed and published in Pikes ville, Baltimore County, Maryland, once in each one time before the 9th , 19 73 the first publication appearing on the 21st

THE NORTHWEST STAR

Cost of Advertisement, \$ 22.75

Pursuant to the adverta nent, posting of	property, and public h	earing on the above	Petition	37
and it appearing that by reason of the following	g finding of facts that	strict_complianc	e. with	-
he Baltimore County Zoning Regulation	ons would result in	practical_difficu	lty.and	
oreasonable bardship upon the Petiti	oner.	L.A. FIL		
·				5 5
he shore Variance should be had; and it furt	her appearing that by	reason of the granti	ne.of.	1
e Yarizoces requested not adversely	y_affecting the heal	th, safety, and ge	neral	Er I
elfare of the community.				
to permit widths at the front	hullding lines of 6	1 22 6-1		2
iance instead of the required fifty.	five (55) feet for L	at Nos. should be		123
17 and 18 Deputy T IS ORDERED by the Zoning Commission	ner of Baltimore Coun	ty, this 10%	-	11
July 197 .3, that				Es
11				
and is Gravled, from and after the date of t in mes of 51.33 feet instead of the r				
18, sk bject to the approval of a se	fe /	3111		
an by the Department of Public Wor of the Office of Planning and Zoning.	Do dty Zoning Comm	issioner of Baltimore	County	
ā '				
Pursuant to the advertisement, posting of p	property and public he	earing on the above	petition	
nd it appearing that by reason of			au \$	
			1 3	
ne above Variance should NOT BE GRANTE	D.			
IT IS ORDERED by the Zoning Commission	er of Baltimore Count	y, this	day	
197 that the ab	ove Variance be and t	he same is hereby D	ENIED.	
	Zoning Comm	issioner of Baltimore	County	F.
				2
				De :

15180 0 74.6-8PH

CERTIFICATIE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 2 ND

Date of Posting. SANCE 23-1973

Posted for: VARIANEL ...

Posting of Property: F/S. 01 - ST. Listle 3 Listle 453, 16FT. N. 05.

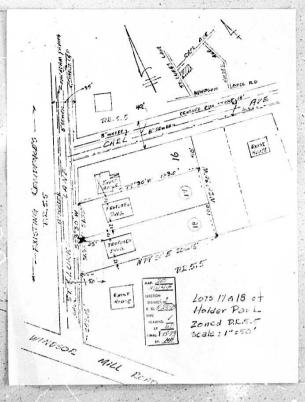
Location of property: F/S. 01 - ST. Listle 3 Listle 453, 16FT. N. 05.

Location of Signa: F/S. 01 - ST. Listle 3 Listle 275 FT. T. N. 05.

Remark:

Posted by Elbardon II. Theel. Date of return. Statle 29. 1573.

FUNCTION	Wall Map		Orig	inal	Duplicate		Tracing		200 Sheet	
	date	by	date		date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										e de
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: Previous case:	_			Chang	ed Pla ge in or	tline	or des	cript	ion_	



MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 V. Chempcake Ave. Towner, M. ryland 21204

JOHN J. DILLON, Jk

MEMBERS

BUNEAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISSION

MAJEAN OF THE PARVENTION HEALTH DEPARTMENT PROJECT PLANNING SUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINISTRATION INDUSTRIAL DEVELOPMENT June 28, 1973

Mr. Jacob France 1547 Langford Road Baltimore, Maryland 21207

RE: Variance Petition Item 231 Jacob France - Petitioner

Dear Mr. France:

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 roning action requested, but to assure that all titles are made aware of plans or probay 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 St. Lukes Lane, 253 feet horth of Mindsor Mill Road, in the 2nd District of B althour County. The subject property of the subject property of the subject property of the subject o

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be neld not less than 30, nor more than 90 days after the date on the

Mr. Jacob France Item 231 Page 2 June 28, 1973

on the filing certificate, will be forwarded to you in the near future.

John J DILLON, JR., Chairman Zoning Advisory Committee

Very truly yours,

JJDJr.:JD Enclosure

Baltimore County, Margland Bepartment Of Bublic Borks

TOWSON, MARYLAND 21204

LEWONTH M. DIVER. P. E. CHIEF

June 12, 1973

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

Re: Item #231 (1972-1973)

Property Owner: Jacob Prance
5/3 of 51. Lakes Lane, 253' 1, of Windsor #11 Rd.

Proposed Zonfar: Variance from Section 1802,327 to permit
tidths of the from bidding lines of 51.33' in lies of
the required 55'
District: 2nd No. Acres: 2 lots, each 51' x 205'

Dear Mr. DiNenna:

The following comments are formished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This is essentially the same property for which comments were supplied in connection with Item #112 (1971-1972).

Highways:

St. Lukes Larm, an existing County road, is proposed to be improved in the future as a 36-foot close, type roadway cross-section on a 50-foot right-of-way.

Carl Avenue, an existing road partially improved with crusher run stone on a Lo-Loot right-of-way is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 10-foot right-of-way.

Highway improvements and highway right-of-way widening including a fillet area for sight distance at the interaction and any necessary revertible essecutes for class will be required for those roads in connection with any grading or building point application. Further information may be obtained from the Saltimore County Eureen of Engineering. The plan must be revised accordingly.

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.

Item #231 (1972-1973) Property Owner: Jacob France Fage 2 June 12, 1973

Storm Drains:

The Politicer must provide necessary drainage facilities (temporary or permanent) to prevent creating any missance or desages to adjacent properties, capsulally by the concentration of surface waters. Correction of any provises which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Politicers.

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.

Donnie Diver SLISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: BAM: FAR: 83

cc: G. Reier J. Somers J. Tranner J. Loos

L-NE Key Sheet 13 NM 24 Pos. Sheet NW 4 F Tope 88 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WH. T. MELZER

June 7, 1973

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

Re: Item 231 - ZAC - June 5, 1973 Property Owner: Jacob France E/S of Lukes Lane, 253 N of Windsor Mill Road Variance from Section 1802, SCI to permit widehs of the front building lines of \$1.33 in line of the required 55'

Dear Mr. DiNenna:

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

14 101C1)

Very truly yours. michalls the

Michael S. Flanigan Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department



423-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Jacob France

Location: E/S of St. Lukes Lane, 253' N of Windsor Mill Road

Zoning Agenda June 5, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below nurked with an "x" are applicable and required to be corrected or incorporated into the final plans for

- () 1. Pire 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 a published by the Department of Public Works.

 1 2. A second nears of vehicle access is required for the site.

 3. The vehicle dead-end condition shown at
- The vehicle dead-end condition snown at
 EXCESS! 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 operations.
 The buildings and structures existing or proposed on the later of the first or proposed on the first own for the protection Association Istandard No. 101
 "The Life Safety Code", 1970 Edition prior to occupancy.
 Site plans are approved as drawn.
 The Fire Prevention Bureau has no comments at this time.

Reviewer: AR Programmer Mee hold, Robert Approved: Special The Court Approved: Special Translated Group Special Inspection Division Fire Prevention Sureau

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

June 7, 1973

DONALD J. NOOP, 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 231, Zoning Advisory Committee Meeting June 5, 1973, are as follows:

Froperty Ouner: Jacob France
Location: EfS St. Lukes Lu., 253' N of Windsor Mill Rd.
France Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1302.3Cl to
permit widths of the front building lines of 51.33'
instead of required 52. District: 2 No. Acres: 2 lots: each 51' x 206'

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

WILLIAM D. FROM



June 7, 1973

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

WILTE 301 JEFFERSON BUILDING

unts on Item #231, Zoning Advisory Committee Meeting, June 4, 1973, are as follow

Property Owner: Jacob France Location: E/S of Lukes Lane, 253' N of Windsor Mill Road Location: (2) of under lawn, to a first present Zoning: D.R.5.5 Proposed Zoning: Variance from Section 1802.3C1 to permit widths of the front building lines of 51.33 in lieu of the required 55'

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

PLANHING 494-3211

No. Acres: 2 lots, each 51' X 206'

has bec: reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Zellimbly 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 2120h

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

Re: I'em 231

Property Jacob Prance Process Jacob Prance Property Jacob Prance Property Jacob Present Zoning: No. 25 of Likes Iane, 253' N of Windsor Mill Road Proposed Zoning: Wariance from Section 1802,301 to permit widths of the Front building lines of 51.33' in lieu of the router 55'

Districts

2 lots, each 51' x 206

No effect on student population.

W Tuck tetroid W. Nick Petrovich Field Representativ

WNP/nl

MARCUS M. BETHAMS

PARTIE PARKS, PRINCES