

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 widths at the front building lines of 51.33 feet instead of the required fifty-five (55) feet for Lot Nos. 17 and 18. Deputy 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 widths at the front building lines of 51.33 feet instead of the required fifty-five (55) feet for Lot Nos. 17 and 18, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, County Zoning Commissioner of Baltimore County.

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.

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.

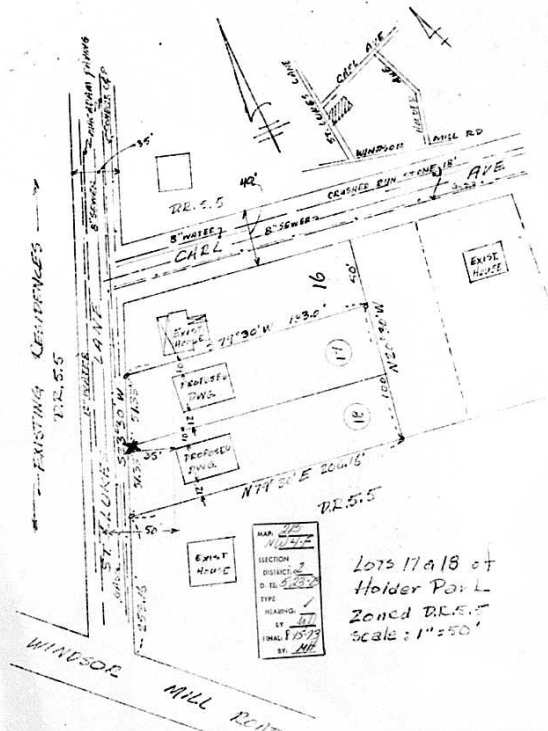
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2ND Date of Posting: JUNE 23-1973
Posted for: VARIANCE
Petitioner: JACOB FRANCE
Location of property: E/3 OF ST. LUKES LANE 253.16 FT. N. RT. WINDSOR MILL RD.
Location of Sign: E/3 OF ST. LUKES LANE 253.16 FT. N. RT. WINDSOR MILL RD.
Remarks:
Posted by: Charles M. Hook Date of return: JUNE 29, 1973

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: <i>AC</i>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
131 N. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. 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

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 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 St. Lukes Lane, 253 feet north of Windsor Mill Road, in the 2nd District of Baltimore County. The subject property is currently unimproved and is proposed to be developed with two single family dwellings. There is an existing dwelling on the corner of Carl Avenue and St. Lukes Lane. This petition was before this Committee on Item #112, 1971-72. There is no curb and gutter existing along Carl Avenue or St. Lukes Lane 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

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

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:JDD
Enclosure

MICROFILMED

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

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

June 12, 1973

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

Re: Item #231 (1972-1973)
Property Owner: Jacob France
E/S of St. Lukes Lane, 253' N. of Windsor Mill Rd.
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'
District: 2nd No. Acres: 2 lots, each 51' x 206'

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.

General:

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

Highways:

St. Lukes Lwy, 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
40-foot right-of-way is proposed to be improved in the future as a 30-foot close-type
roadway cross-section on a 40-foot right-of-way.

Highway improvements and highway right-of-way widening including a fillet area
for sight distance at the intersection and any necessary reversible easements for slopes
will be required for these roads in connection with any grading or building permit
application. Further information may be obtained from the Baltimore County Bureau of
Engineering. The plan must be revised accordingly.

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.

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

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 waters. 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 N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END/STAFF/PA/MS

cc: G. Reier
J. Somers
J. Trimmer
J. Long

L-42 Key Sheet
13 WY. 24, Pos. Sheet
WS & F Tape
88 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

June 7, 1973

Mr. 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 1802.3C1 to permit widths of the front
building lines of 51.33' in lieu of the required 55'
District:

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
822-7218

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

Item No. 231 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 _____ 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. The site 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
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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
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 231, Zoning Advisory Committee Meeting
June 5, 1973, are as follows:

Property Owner: Jacob France
Location: E/S St. Lukes La., 253' N of Windsor Mill Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C1 to
permit widths of the front building lines of 51.33'
instead of required 55'
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 N. Devlin
Thomas N. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mn

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

Property Owner: Jacob France
Location: E/S of Lukes Lane, 253' N of Windsor Mill Road
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'
District:
No. Acres: 2 lots, each 51' x 206'

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

Very truly yours,

John L. Wimbley
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 231
Property Owner: Jacob France
Location: E/S of Lukes Lane, 253' N of Windsor Mill Road
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'

District:
No. Acres: 2 lots, each 51' x 206'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WHP/ml