

74-19-A
(Volume 16, 229)

74-A-A
(Column No. 239)

MAP: 56.6-1
SECTION
DISTRICT: 13
C.T. 6-12-13
TYP.
H.L. & Co. ✓
LT. 218
FINAL 27-2
BY: 146

See attached description

DATE Aug 24 1983
BY John P. Lawrence
Address ADDY 10-21-172 ADDY 10-21
Baltimore C

JOHN J. WELLS Legal Owner
Address 2002 Salisbury Ave.
21219

Protestant's Attorney

JOHN J. VELLE #71-19-A
MR./COR. of Armstrong Rd. and
Ballynary Ave. 15th

ore County. 10:30A
7/23/73

74-19-A
(Q 26-70.229)

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t width of
feet for
of ten (10)
Nos. 27 and 28.

MAP: 5064
 SECTION
 DISTANCE: 15
 to Table 5064
 TYP.
 PLANT: ✓
 BY gth
 FINAL 8-D-2
 NO. 44

See attached translation

1) or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

JOHN J. WELLS Legal Owner
Address 2902 SHELLEY BLVD

Protestant's Attorney

[Signature]
Zoning Commissioner of Baltimore County
(over)

(over)

INTER-OFFICE CORRESPONDENCE

Date July 12, 1973

FROM: Office of Planning and Zoning

15th District

HEARING: Monday, July 23, 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
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:DW

Being located at the intersection of the northeast side of Armistead Road and the northwest side of Salisbury Avenue and known as Lot Nos. 25-28, inclusive, of Block 11 of the Second Revised Plat of Cedarcrest, recorded amongst the Land Records of Baltimore County in Plat Book C.W.B. No. 12, folio no. 31.

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

The Petition has been received this 14th day of June
1978 from James
H. D. N.
 J. Eric Williams
 Acting Commissioner
 Petitioner: Williams Submitted by: Williams
 Petitioner's Attorney: _____ Received by: JBN

* This is not to be interpreted as acceptance of the Petitioner for assignment of a hearing date.

No. 11125.

AMOUNT	\$50.00
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WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

John J. Wells
2902 Salisbury Ave.
Baltimore, Md. 21219
Advertising and posting of property
#74-19-A

No. 10876

\$25.00

WHITE - CASHIER
John J. Wells
2902 Salisbury Ave.
Baltimore, Md. 21219
Petition for Variance #74-19-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

2500

25.00MSEC

FUNCTION	Wait Map		Original		Duplicate		Tracing		100 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and line plotted on map									
Station number added to line									
Denied									
Entered by BA, CC, CA									
Reviewed by: <i>JB</i>									
Previous case: _____									

Revised Plans:
 Change in outline or description _____ Yes
 _____ No
 Map # _____

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 11, 1973

COUNTY OFFICE BLDG.
101 W. Chesapeake Ave.
Towson, Maryland 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF

DEPARTMENT OF

STATE ROADS COMMISSION

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Mr. John J. Wells
2902 Salisbury Avenue
Baltimore, Maryland 21219RE: Variance Petition
Item 239
John J. Wells, et ux - Petitioner

Dear Mr. Wells:

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 northwest corner of Armistead Road and Salisbury Avenue, in the 15th District of Baltimore County. The subject property contains 4 lots. Lots 25 and 26 are currently improved with an existing two-story frame structure that fronts on Salisbury Avenue. It is located on a 50 foot wide lot with 10 foot side yards on each side. Lots 27 and 28 are on the corner of Salisbury Avenue and Armistead Road. There is a proposed dwelling to be located on this site that would front on Armistead Road with its rear yard against the property at 2902 Salisbury Avenue (Lots 25 and 26). Curb and gutter currently exist along Salisbury Avenue and Armistead Road at this location. There are several other dwellings in

Mr. John J. Wells
Item 239
Page 2
July 11, 1973

in this vicinity that are similar in character to the dwelling on the subject site.

The petitioner has requested a Variance for front, side, and rear yards, center line and street setbacks; and also to permit two 50 foot lots instead of the required 55 feet.

Barring any adverse comments from other members of this Committee, this petition is accepted for filing.

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.
JOHN J. DILLON, JR.,
Chairman, Zoning Advisory Committee

JJD:JR.:JD

Enclosure

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DAVIS, P. E. CHIEF

July 9, 1973

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

Re: Item #239 (1972-1973)
Property Owner: John J. Wells, et ux
N/W corner Armistead Road and Salisbury Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, lot sizes; front and rear yard setbacks
District: 15th No. Acres: 50' x 132' (2 Parcels)

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:

Salisbury Avenue is improved as a 30-foot closed-type roadway cross-section on a 10-foot right-of-way; no further highway improvements are required at this time.

Armistead Road is an existing partially improved public road which is proposed to be improved in the future also as a 30-foot closed-type roadway cross-section on a 10-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way, including a fillet area for sight distance at the street intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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 Sewers:

Public water supply and sanitary sewerage are available to serve the proposed dwelling and are serving the existing dwelling.

Very truly yours,

Ellsworth N. Davis
ELLSWORTH N. DAVIS, P.E.
Chief, Bureau of Engineering

END:BAH:W:R:iss

cc: J. J. Treener/J. A. Somers

Baltimore County Fire Department



Towson, Maryland 21204

813-7316

J. Austin Deitz
ChiefOffice of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John J. Wells, et ux

Location: NW/C Armistead Road and Salisbury Ave.

Item No. 239 Zoning Agenda June 19, 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.

Reviewed: *St. Peter* and *Deitz*
Planning Group Special Inspection Division
Approved: *Paul H. Deitz*
Deputy Chief Fire Prevention Bureau

m/s
4/16/73BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 1973

DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 239, Zoning Advisory Committee Meeting June 19, 1973, are as follows:

Property Owner: John J. Wells, et ux
Location: NW/C Armistead Rd and Salisbury Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, lot size; front and rear yards setbacks
District: 15
No. Acres: 50' x 132' (2 parcels)

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mdg

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

June 26, 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 #239, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: John J. Wells, et ux
Location: NW/C Armistead Road and Salisbury Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, lot size, front and rear yards setbacks
District: 15
No. Acres: 50' x 132' (2 Parcels)

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 19, 1973

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

Z.A.C. Meeting of: Tuesday June 19, 1973

Re: Item 239
Property Owner: John J. Wells, et ux
Location: NW/C Armistead Road and Salisbury Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, lot size; front and rear yards setbacks

District: 15
No. Acres: 50' x 132' (2 Parcels)

Dear Mr. DiNenna:

No effect on student population

WNP/ml

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 486-2811 ZONING 486-2881H. ENGLISH, FURNACE PRESIDENT
J. ENGLISH, FURNACE VICE PRESIDENT
J. ENGLISH, FURNACE SECRETARYM. ENGLISH, FURNACE PRESIDENT
J. ENGLISH, FURNACE VICE PRESIDENT
J. ENGLISH, FURNACE SECRETARYF. ENGLISH, FURNACE PRESIDENT
J. ENGLISH, FURNACE VICE PRESIDENT
J. ENGLISH, FURNACE SECRETARY