## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Maryin & Jean Neater \_\_\_\_legal owner\_of the property situate in Baltimore ounty and which is described in the description and plat attached hearto and made a part hereof

hereby petition for a Variance from Section. 303.1 to permit a front yard

depth of 41 feet instead of the required 55 feet. (average - see

RECEIVED FOR FILING

DATE

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

Need more room for family.

See attached description

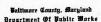
Property is to be posted and advertised as prescribed by Zoning Regulations rroperty is to no posset and severused as preserrone by Zonna Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and fur-aer agree to and are to be bound by the zoning regulations and restrictions of Baildore Country adopted pursuant to the Zoning Law For Bailtimore Country. Jean nester Marvin Mules Contract purchaser Address 1600 Rosewick Ave Balto MD 21237 Petitioner's Attorney Protestant's Attorney ORDERED By The Zoning Commissioner of Baltimore County, this 3rd

J-NE Key Sheet 11 NZ 19 Pos. Sheet

NE 3 E Topo 89 Tax Map

D-114-22-2



COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item #1 (1973-1974)
Property Owner: Marvin and Jean Nester
1500 Rosentck Merma
Present Zoning: Did. 5.5
Proposed Coning: Variance from Section 303.1 to permit
a front yard of ha! Instead of the required 55!
District: 12th No. Acres 50! x 175!

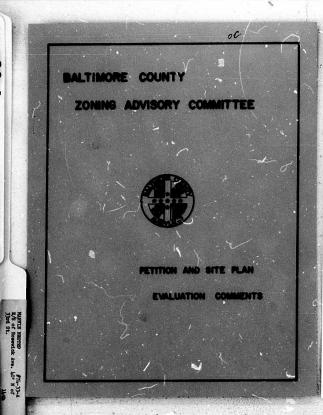
Dear Mr. DiNenna:

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.

Reservick Arenus, an existing public street is proposed to be improved in the future as, a 30-foot closed-type reasonsy cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way, including any necessary reworkthe easements for slopes will be required in connection with any grading or building pormit application. Further information may be obtained from the Baltimore County Sursess of Engineering. The plan should be revised accordingly.

The Petitioner must provide necessary drainage facilities (temporary or perminent) to prevent creating any missances 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 busponsibility of the Petitioner.

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



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 2, 1973

COUNTY OFFICE BLDG

JOHN J. DILLON, 19

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMME SUREAU OF

PROJECT PLANNING BUILDING DEPARTMENT TOURD OF EDUCATION ZONING ADMINISTRATION INDUSTRIAL DEVELOPMENT

Mr. Marvin Nester 1600 Rosewick Averue Baltimore, Maryland 21237

RE: Variance Petition Item 1 Marvin & Jean Nester - Petitioners

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 commends are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but appropriateness of the zoning action requested, but proposed to the development 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 west side of Rosewick Avenue Avenue, 40 feet north of the intersection of 33rd Street and in the 14th Dir.trict of Baltimore County.

This property is currently improved with an existing two-story frame evenling, and is requesting a Variance to allow a pure land and the football reduce the front yard to a setback of 41 feet instead of the required 55 feet to the center line of the street.

There are existing dwellings on either side and across the street from the subject property. There is no curb and gutter existing along Rosewick Avenue or 33rd Street at this location.

Mr. Marvin Nester Item 1 Page 2 August 2, 1973

This partition is accepted for filling on the date of the enclosed filling contification to the enclosed filling contification of the hearing date and time, which falls to not less than 30, nor more than 90 days after the date on the filling certificate, will be forwarded to you in the near future.

John & Willer OHN J. DILLON, JR., Chairman

JJDJr.:JD

(Enclosure

Baltimore County Fire Department

J. Austin Deitz



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

Attention: Hr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Marvin and Jean Nester

Location: 1600 Rosewick Avenue

Zoning Agenda Tuesday, July 3, 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 laterval of the feet along an analysis of the state of the sta

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

EXCESSO the maximum allowed by the Fire Department.

() 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 attructures existing or proposed on the site shall comply with all applicable requirements of the site shall be protection Association Standard No. 101

"The Life Safety Code", 19/9 Sadition prior to occupancy.

() 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: A. J. Kella Noted and Approved: Paul M. Couche Special Inspection Division Pire Prevention Bureau

BALTIMORE COUNTY, MARYLAND



July 9, 1973

DEPARTMENT OF HEALTH-

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

Dear Mr. DiNenna:

Comments on Item 1, Zoning Advisory Committee Meeting July 3, 1973, are as follows:

Property Owner: Marvin and Jean Nester Location: 1600 Rosewick Avenue Fresent Zoning: D.R. 5.5 Proposed Zoning: Variance from Section 303.1 to present a front yard of 41' instead of req. 55' District: 14 No. Acres: 30' x 175'

Since metropolitan water and sever are available, no health hazard is articipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mne



July 5, 1973

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

Comments on Item #1, Zoning Advisory Committee Meeting, July 3, 1973, are as follows:

Property Owner: Marvin and Jean Nester Location: 1600 Rosewick Avenue Present Zoning: D.R.5.5 Proposed Zoning: Variance from Section 303.1 to permit a front yard of 41' instead of the required 35'

No. Acres: 50' X 175'

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

Very truly yours,

John LeVinbles John L. Wimbley

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

mls 4/16/73

ing that by reason of the following finding of facts \_that\_atrict\_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 to permit a front yard setback of forty-one (41) feet nee instead of the required fifty-five (55) feet should be granted Deputy
EIS ORDERED by the Zoning Commissioner of Baltimore County this August ...... 197 .3, 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 front yard setback of fortisione (41) feet instead of the required fifty-five (55) feet, subject to the approprial of a site plan by the Department of Public Works and the Office of Tublic Works and the Office o suant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissione. of Baltimore County, this ..... ..., 197 ... that the above Variance be and the same is hereby DENGED

BOARD OF EDUCATION OF BALTIMORE COUNTY

> TOWSON, MARYLAND - 21204 Date: July 3, 1973

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

Z.A.C. Meeting of: Tuesday July 3, 1973

Item 1
Property Oner: Marvin and Jean Nester
Location: 1000 Receive Avenue
Present Joning: D.R. 5.5
Proposed Zoning: Variance from Section 305.1 te permit a front yard of hi intends of the required 55'

District

Bear Mr. DiNenna:

No effect on student population.

Very truly yours, W. Nick Petrovich Field Representative

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E. WM. T. MELZER

August 2, 1973

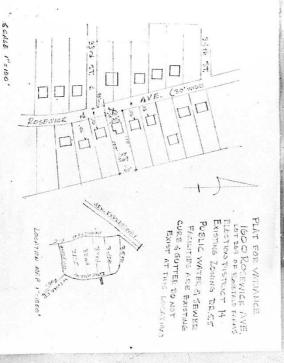
Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 1 - ZAC - July 3, 1973 Property Owner: Mervin and Jean Hester Variance from Section 303.1 to permit a frunk yard of 41° instead of the required 50° District 14

No major traffic problems are anticipated by the requested variance to the front yard.

Michael S. Flanigan Traffic Engineer Associate

MSF/pk



DESCRIPTION OF PROPERTY

Beginning at a point on the east side of Rosewick

BALTIMORE COUNTY, MARYLAND

TO S. Eric DiNenna, Zoning Commissioner Date July 19, 1973

FROM William D. Fromm, Director

Office of Planning and Zoning SUBJECT Petition \*74-33-A. East side of Rosewick Avenue 4. feet North of 33rd St.

Petition for Variance for a Front Yard. Petitioner - Marvin and Jean Nester

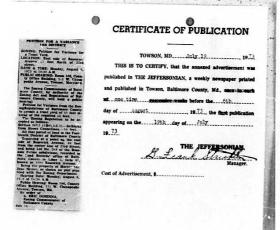
14th District

HEARING: Monday, August 6, 1973 (10:30 A.M.)

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

WOF :NEG: NE







# CERTIFICATE C PUBLICATION Essex Times THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinema Zoning Commissioner of Bollmore County ESSEX TIMES a weekly news-23rd day of the same was inserted in the issues of July 19, 1973.

1973 ; that is to say,

July 23 - 19 75

OFFICE OF

#74-33 A CERTIFICATE OF POSTURE ZONING DEPARTMENT OF BALTIMORE COUNTY

				8819-23
District	4.		Date of Posting.	AND PM
Posted for: -	Heavy Just	daylleey.le.	19.1.2.5	102.36.61.61
Petitioner:	marrier Mich	0 11		1 2210 IL
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			1 11 - 1.	1 01
Location of Si	ens I Sugar But	J. lis Hand.	10.8.9 12.8.	
Remarks:		·····	Date of return: Feel	1 10-42
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Wig. Hom - D
S. Eric DiNamed
Posttioner Merrin Netter Submitted by Margin Norte
Patitioner's Attamey Reviewed by Cichia
* This is not to be interpreted as acceptance of the Patition for assignment of a hearing date.

BALTIMOSE COUNTY OFFICE OF PLANNING ND ZONING

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

PETITION	M	PPI	NG	PRC	GRE	22	2HE			_
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FUNCTION	date	by	date	by	date	by	date	by	dote	
Descriptions checked and outline plotted on map										_
Petition number added to outline	Ĺ									_
Denied										-
Granted by ZC, BA, CC, CA										

	111 W. Che	fice Building sapaske Avenue sryland 21204
	Your Petition has	been received and accepted for filling
this		
		10 1 21
		S. ENTE DI HENNA,
		Zoning Commissioner
Petitioner	1.	4. 404
Petitioner's Attorne		Reviewed by

BALTIMORE COU OFFICE O.: FINANCE - MISCELLANEOUS		<b>Mo.</b> 11152
DATE Aug. 6, 1	973 ACCOUNT 01=	662
	AMOUNT 83	7.25
WHITE - CASHIER	AMOUNT \$3	7.25 YELLOW - CUSTOMER
Cash	DISTRIBUTION	YELLOW - CUSTOMEN

BALTIMORE COUNTY, M. OFFICE OF FINANCE - REVENUE, MISCELLANEOUS CASH F	DIVISION
PATE June 18, 1973	account 01-662

PINK - AGENCY Coah Petition for Variance for Marvin Hester 1600 Hosowick Ave. Relitimore, Mt. 21237

89 8 6RAN 18 25.00 MSC