

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

A. Elizabeth Erdman, Edith Erdman, Margaret Erdman
I, or we and Thomas Erdman, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802.3.C.1. to permit a lot front

line width of 50.02' instead of the required 55 feet on lots 53,

54, 55, 56, 57, 58, 59, as shown on the Plat of Erdman which is recorded

in Plot Book No. 14, folio 50

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

1. Said property was subdivided at a time when 50' lot widths were permissible.
2. The owners do not own sufficient adjoining land to conform substantially with the width requirements. As A. Elizabeth Erdman and Edith Erdman own lots 55 and 58, which are not contiguous, Margaret Erdman owns lot 53; and Thomas Erdman owns lots 54 and 59, which are not contiguous.
3. The majority of the lots in the subdivision are of a width of 50' or less.
4. Water and sewer services are available.
5. All other requirements and specifications will be observed.

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 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.

Contract purchaser
Address
W. Miles Cole
Petitioner's Attorney
Address 406 Jefferson Building
Towson, Maryland 21204

Protestant's Attorney
Address
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of August, 1973, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1973, at 9:00 o'clock

at 9:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 25

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

Your Petition has been received and accepted for filing

this 2nd day of August, 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner: A. Elizabeth Erdman, et al

Petitioner's Attorney: W. Miles Cole

Reviewed by: *John J. Dillon, Jr.*
Chairman, Zoning Advisory Committee

cc: B. D. Lynch Co., Inc.
8203 Harford Rd., Baltimore, Md. 21234

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 20, 1973

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 25
A. Elizabeth Erdman, et al

Dear Mr. Cole:

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 northeast side of Alverta Avenue, 128 feet southeast of Wilbert Avenue, in the 9th District of Baltimore County.

The properties are five(5) unimproved lots that were previously in on an earlier item number and were rejected because revised plans had not been received. The new site plans appear to reflect the comments of the Committee at that time, and, therefore, are acceptable for a hearing.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

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

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

August 15, 1973

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

Re: Item #25 (1973-1974)
Property Owner: A. Elizabeth Erdman, et al
128.23' and 378.23' S/E Wilbert Ave.
Existing Zoning: D-1, S-5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a lot width of 50' instead of the required 55'.
District: 9th No. Acres: Five (5) lots with an average depth of 160'

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:

The subject plan is a revision of the plan submitted as Item #171 (1972-1973) as requested by the Zoning Advisory Committee.

The remaining comments supplied for this property in connection with Item #171 (1972-1973) are valid and applicable to this Item #25 (1973-1974) and are referred to for your consideration.

Very truly yours,

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

ENCLOSURE

cc: J. Somers
C. Harfield

NOTE: Key Sheet
39 x 18 and 19 Pos. Sheets
at 10 x Top
71 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 7, 1973

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

Re: Item 25 - ZAC - July 24, 1973
Property Owner: A. Elizabeth Erdman, et al
NE/S Alverta Avenue, 128.12 and 378.23 feet S/E Wilbert Avenue
Variance from Section 1802.3C.1 to permit lot widths of 50 feet
Instead of the required 55 feet
District 9

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the widths of the lots. Alverta Avenue is poorly graded and paved and will have to be improved some time in the future.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
833-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: A. Elizabeth Erdman, et al

Location: NE/S Alverta Avenue, 128.12 and 378.23' S/E Wilbert Ave.

Item No. 25 Zoning Agenda July 24, 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 plan 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 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.
- () 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 by: *John J. Dillon, Jr.* Noted and Approved: *John J. Dillon, Jr.*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

Zoning Commissioner of Baltimore County

HYB:mpc

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281

WIP/21

WDF : NEG : r.m.

Cost of Advertisement, \$.....

By Luth Morgan

BEING KNOWN AND DESIGNATED as lots 53, 54, 55, 56 and 59 as shown on a plat entitled "Erdmanor", which plat is recorded among the Land Records of Baltimore County in Plat Book 14, folio 50, said lots being situated on the northeast side of Alverta Avenue, located 585, 635, 736, 786, and 836 feet northwesterly from the intersection of the northeast side of Alverta Avenue with the West side of Harford Road, each lot running northwesterly 50.2 feet with an average depth of 160.66 ft.

**PETITION FOR A VARIANCE
WITH RESPECT**

SIGNING: Petition for Variance to
be signed by the following persons:
J. M. McCall, Jr., 1000 N. 10th
Ave., Wm. 15-29; Joe J. McCall,
1000 N. 10th Ave., Wm. 15-29.

DATE & TIME: Tuesday, September
15, 1936, 10:00 a. m.

PUBLIC HEARING: 1936 County
Commissioners' Office, 1000 N. 10th
Ave., Atlantic, Wm. 15-29.

The Shading "Contestants" are
J. M. McCall, Jr. and Joe J. McCall,
who will hold a public hearing
before the Board of Commissioners.

**Petition for Variance from the
Shading Regulations:** The Board of
County to permit a lot in the
Shading Regulations to be shaded
with a color other than white, to
occupy 35 feet on lots 34, 35, 36, 37,
38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48,
49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59,
60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70,
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[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-84-A

District: 9N Date of Posting: Aug. 26, 73
Posted for: Housing Town Sept. 18, 1973 @ 9:00 A.M.
Petitioner: A. Elizabeth Erdman
Location of property: N.E. 1/4 of Charles 1250.69' Widg. Hgt. 18'
Location of Signs: 1 sign Post at house 2912 + 2412 Charles
Remarks: _____
Posted by: Michael H. Huns Date of return: 9/4/73
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <u>ETH</u>	Revised Plans:									
Previous <u>date</u> : <u>7/17/73 (R.B.)</u>	Change in outline or description: Yes _____ No _____									
	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 25th day of

July 1973. Item # _____

S. Eric DiNenna
Zoning Commissioner

Petitioner: Erdman Submitted by: Cole
Petitioner's Attorney: Cole Reviewed by: ETH

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

Previous Item # 171

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 11159

DATE: Aug. 13, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

E. Scott Moore, Esq.
106 Jefferson Building
Towson, Md. 21204
Petition for Variance for A. Elizabeth Erdman
#74-84-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 12416

DATE: Sept. 18, 1973 ACCOUNT 01-662

AMOUNT \$14.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

E. Scott Moore, Esq.
106 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for
A. Elizabeth Erdman, et al - #74-84-A, O.C. 1973

