PETITION FOR ZONING VARIL NICE 74-93, ASPH (Dury, 31) FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, ME NEW, LOFFAIDE. C. Hiller....legal owner...of the property situate in Baltimorunty and which is described in the description and plat attached hereto and made a part hereof.

petition for a Variance from Section 1892.3 (subsection C.1) pertaining to hereby petition for a Variance from Section 1892.4. 1.54058.5.1.0. 1.1.8678.6.1.103.105
Lot No. 1 for a side yeard setback of 7.85. feet instead of the required 10 feet;
Lot No. 2 for a front yeard setback of 7.85.7. 1.5. feet instead of the required 55
seet, and side yard setback of 7.85.5 feet, instead of the required 10 feet; and
Lot No. 3 for a front yeard setback of 7.85.7. 1.5. feet instead of the required 55
feet; and Lot No. 4 for a front yeard meadmant of 33.83 feet instead of the
required 55 feet.

Lot Midth

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

That the above variances should be granted due to the hardship and practical difficulty which the Petitioner would have in attempting to move the present dwelling that are now located on said lots.

See attached description

. 76.

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of tition, and further agree to and are to be bound by the zoning regulations and restriction imfere County adopted pursuant to the Zoning Law F - Baltimore County. Truccus

Lorraine C. Miller

Address 700 Regester Avenue

Baltimore, Maryland 21212

Robert J. Rollyone's Atte 809 Fastern Boulevard

Baltimore, Maryland 21221

August 1972, that the subject matter of this petition be advertised, as recujered by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Domnishoper of Baltimore County in Room 106, County Office Baltiding in Towson, Baltimore, 197 3, at _10:145 clock

10:45 F

KELLER & KELLER

State Registered Land Surveyors

2014 WOODLEA AVENUE BALTIMORE, MARYLAND 21206

DESCRIPTION OF LOT #3

July 28th. 1973.

9125/72

n. 8/3/3

#1118 Mace Avenue.

BESINGER for the same at a point on the Morthwest side of Mace Avenue as now widehed, distant 299,531 Southwestority, measured along the said Morthwest side of and a lose Avenue, from the Southwest side of and a lose Avenue, from the Southwest side of and these Avenue, from the configuration of the said Morthwest side of said Mace Avenue, and the said Morthwest side of said Mace Avenue, from the corner formed by the intersection of the said Morthwest side of said Mace Avenue, and the lat line of the whole treat of land of which the lot now being described is a part and windle of the said Morthwest the Common side of the said Mace Avenue, and the lat line of the whole treat of land of which the lot now being described is a part and windle of the said for the said for the said for the said will be said place of beginning being (so in the center of a 12' drivewer to be used in common with others entitled therete; and running thence from said place of beginning, briding on the said Morthwest side of and Mace Avenue and running for lines of division, the three following courses and distances, viz:- Morth 69-512-00 West 67-00; Morth 52-49/13/7 West 31.00; the first of lines of 10-10-10 intersect the 2nd lines of said whole the said with the said wi

SUBJECT to Temporary Resement for supporting slopes along deid Routhwest side of said Mace Avenue. CONTAINING 7392.68 SQUARE FERST of Land, more or less.

BEING improved by a dwelling and garage, all known as #1118 Mace Ave.

Dung affects

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

itute in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Rearing Under Section 500.7 of the Zoning Regulations of Baltimore to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Commissioner should approve the validity of a non-conforming use for twofamily dwellings on each of the four lots as set out on the enclosed

zoning plot plan

See attached description

Property is to be posted and advertised as prescribed by Soming Regulations. ST. ME Regulations.

In or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be sound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Lorraine C. Hiller Contract Purchaser Legal Owner

Address 700 Regester Avenue Baltimore, Maryland 21212

Petitioner's Attorney Robert J. Romadka Protestant's Attorney Address 809 Eastern Soulevard

Soulevard

Soulevard

Soulevard

ORDERED By the Zoning Commissioner of Baltimore County, this 17th ____

Seni la Pensea at 10:45 o' clock 4- M.

271.13 pm .

Zoning Commissioner of Baltimore County

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEA AVE'UE BALTIMORE, MARYLAND 21206



DESCRIPTION OF LOT #1

July 28th, 1973.

#1174 MACE AVENUE

BUNINGIES for the same at a noist on the Northwest side of Mace Avenue as now widehead, distant 383.70% Southwesterly, measured along the acts Northwest side of and Mace Avenue, from the South end of band at the Southwest carrier of Golden Mace Rowsens. From the South end of band at the Southwest carrier of Golden Mace Rowsens. The South end of band at the Southwest side of acts Mace Rowsens and at all mace and the last line of the whole treat of and Mace Rowsens. From the conver found by the interacetion of the each street of land of width the lat new being decorated is a part and intell side dupled treat of land and described in a bead dated July lad, 1007 and recorded smoot the Land Records of Baltimore County and Mace Rowsens and Mandales, 90.20 to interacent the 3rd line of anid Mace Avenue and Mandales Possesson and Mace Rowsens and Mandales Possesson and Mandales Possesson and Mace Rowsens and Mandales Possesson and

SUBJECT to Temperary Essement for supporting slopes along andd Northwest side of said Mace Avenue.

COMMAINING 10,175,40 SQUARE PERT of land, more or less.

BEING improved by a dwelling and garage all known as #1114 Mace Ave.

Deery atelle

KELLER & KELLER

State Registered Land Surveyors BALTIMORE, MARYLAND 21206

DESCRIPTION OF LOT #2

1116 Made Avenue

ASSIBLY for the same as a moint on the Morthwest side of Mose Avenue as now udiamed, direct 30%,00% Southwesterly, measured along the said Morthwest tide of said Mose Avenue, Front the Southwest course of Golden Ming Road and the said Mose Avenue; read place of beninning being also distant 76,95% Southwesterly, measured along the said Mose here and a fact of a said Mose Avenue; From the course forward along the said Most here and a fact of a said Mose Avenue; Then the course forward along the said Most here to death of the Most here forward as a purt and which said whele tract of lead is described in a bead dated july 3rd, 190% and moorded name the Land Records of Bailthoom County in Liber \$4.70% folio 25 from Title Trustons, Inc., to John W. Schauer, Jr. 1819 and Most Mose and Mose

SUBJECT to Temporary Basement for supporting slopes along said Northwest side of said Mace Avenue.

CONTAINING 8,009.79 SQUARE FEET of lend, more or less.

BEING improved by a duelling and garage all known as #1116 Mace Ave.

KELLER & KELLER

State Registered Land Surveyors 3914 WOODLEA AVENUE ALTIMORE, MARYLAND 21206

July 28th, 1973.

1120 MACE AVENUE

SUBJECT to Temporary Resement for supporting slopes along said Northwest side of said Mace Avenue. CUMTAINING 11,019.5% SQUARE FERT of Land, more or less. BRING improved by a dwelling and gerage, alt known as #1120 Mace Ave.

Lony atoen



Baltimore County, Maryland Bepartment Of Bublic Works COUNTY OFFICE BUILDING

August 30, 1973

Mr. S. E 'c DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Hem 837 (1973-1978)
Treporty Connect Lerraine C. Miller
Throaty Connect Lerraine C. Miller
Throaty Connect Lerraine
Throaty Connect Lerraine
Exiting Ending: D.M. 156
Proposed Zending: D.M. 156
Proposed Zending: Narianese on Ec., (h) lots for front
and side yard setbacks; also pecial Results to
determize the non-conforming use for two (2) family
declings on each of the four (h) lots
District: 15th No. Acres: 1. No.175 eq. 15.
2. 1924-26 eq. 15.
2. 1924-26 eq. 15.
2. 1924-26 eq. 15.
2. 1924-26 eq. 15. Re: Item #37 (1973-1974)

Dear Mr. DiNenna:

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

General:

The comments supplied for this property in connection with Item #52 (1971-1972) remain walld and applicable to this I'em #37 (1973-197h). Those comments are referred to for your consideration.

Very truly yours.



END: BAM: FMR: 65

I-MW Koy Sheet 11 NE 27 & 28 Pos. Sheets NE 3 G Topo 90 Tax Map

ent posting of property, and public hearing on the above Petition ing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreast table hardship upon the Petitioner, the Variances should be had; and, it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community. Variances to permit a side yard setback of 7.85 feet in lieu of the required ten (10) feet for Lot No. 1; to permit a front yard lot width of 40.75 feet in lieu of the required fifty-five (55) feet and a side yard setback of 7.85 feet in lieu of the required ten 1101 feet for Lot No. 2: to permit a front yard lot width of 43, 12! in lieu of the required fifty-five (5°) feet for Lot No. 3; and to permit a front yard low width of 33, 83 feet in lieu of the required fifty-five (55) foet for Lot No. 4 IT IS ORDERED by the Zoning Commissions. of Baltimore County, this _20. day of November. 197 that the herein Petition for Variances to permit a side yard setback of 7.85 feet in lieu of the required ten (10) feet for Lot No. 1; to permit a front yard lot width of 40,75 feet in lieu of the required fifty-five (55) feet and a side yard setback of 7.85 feet in lieu of the required fifty five (55) feet and 31.21 in lieu of the required width of 31.21 in lieu of the required width of 31.21 in lieu of the required fifty-five (55) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning Commissioner of Baltimere County (10) feet for Lot No. 3; and Zoning County (10) feet for Lot No. 3; and Zon to permit a front yard lot width of 33.83 feet in lieu of the required fifty-five (55 feet for Lot No. 4, should be and the same is GRANTED, from and after date of this Order, subject to the approval of a site plan by the Department Public Wo:ks and the Office of Planning and Zoning. the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... 197 ... that the above Variance be and the same is hereby DENIED

Pursuant to the advertisement, posting of property, and public hearing on the above Betition and it appearing that by reason of the following finding of facts that the requirements of Section 500.7 of the Baltimore County Zoning Regulations have been met and the healtn, safety, and general welfare of the community have not been adversely affected, therefore, the shows Special Hearing for establishing a non-conforming use of two-family dwellings for Lot Nos. 1, 2, 3, and 4, as herein netitioned for, should be granted FRUNG IS IS CODERED by the Zoning Commissioner of Baltimore County, this _day of November , 196 73 , that the herein Petition for Hearing, as set forth above, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the plan by the Department of Public Works and Spring Commissioner of Baltimore County ORCE Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of__

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Soning Commissioner of Baltimore County, this _day of_____, 196__, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 4, 1973

jour J. Dillon, 18 Chairman

DEPARTMENT OF TRAFFIC ENGINEERIN

STATE BOADS COMMISS

BUREAU OF

PEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUARD OF EDUCATION

ZONING ADMINISTRATION

Robert J. Romadka, Esq., 809 Eastern Boulevard Baltimore, Maryland 21221

RE: Variance Petition Item 37 Lorraine C. Miller - Petitioner

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, not problems with regard 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 northwest side of Mace Avenue, 266 feet southwest of Golden Ring Road, in the 15th Clistrict of Baltimore County. This property is currently improved with four frame structures, all of which contain two apartments. The property is zoned DR 5.5 and is requesting a Variance for front yard widths and a side yard setback; also, a Special Houring to determine non-coulorminy use for the apartments.

This petition was before this Committee approximately a year to a year and a half ago, and was returned for reasons outlined in the letter to the petitioner at that time, and these comments will be made a part of this file.

FOR

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

FUGSING J. CLIFFORD, P.E. Wm. T. MELZER

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

Re: Item 37 - ZAC - August 14, 1973
Property Owner: Lorraine C., Miller
NU/S Nacc Avenue, 266 feet SW of bend at Golden Ring Roed
Variances on % lots for front and side year satbacks; also Special
Hearing to determine the non-conforming use for 2 family Gwellings on
each of tim 4 lots.
District 5

MSF/pl

The requested variances to the front and side yards are not expected to cause any traffic problems.

Very truly yours,

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

August 15, 1973

DONALD J. ROOP, M.D., M.P.H.

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

Dear Mr. DiNenna:

Comments on Item 37, Zoning Advisory Committee Meeting August 14, 1973, are as rollows:

Property Owner: Lorraine C. Hiller
Location: NM/S Mace Ave., 256' SW of bend at Golden
Fresent Zoning: D.R. 106' SW of bend at Golden
Froposed Zoning: Variances on 4 lots for front and
side yard sathacks: Special Hearing on non-conforming
use for 2 family dwellings on each of the 4 lots.
Disc. 256: 11 10.13 cs. 55. 238 200 200 200 200 No. Acres: 1) 10,175 sq.ft.; 2)8,009.79 sq.ft.; 3)7,392.68 sq.ft.;4) 11,019 sq.ft.

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

Very truly yours,

Thomas H. Devlia, Director BUREAU OF ENVIRONHENTAL SERVICES

HVR:mn&



August 15, 1973

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

Comments on Item #37. Zoning Advisory Committee Meeting, August 14. 1973 are as follows:

Property Owner: Lorroine C. Miller Location: NW/S Mace Avenue, 266 feet. SW of bend at Golden Ring Road Existing Zoning: D.R.16 sed Zoning: Variances on four (4) lats for front and side yard setbacks; also Specail Heading to determine the non-conforming use for two (2) faully dwellings on each of the four (4) lots.

Election District. 15

10, 175 square feet

8009.79 square fee 7392.68 square fee 4. 11.019 square feet

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

Very truly yours John Zevimbles John I. Wimbley

WNP/ml

JOSEPH N. McGOWAN

No adverse effect on student population

Robert J. Romadka, Esq., Re: Item 37 - Lorraine C. Miller September ., 1973

JJDJr.:JD Enclosure cc: Keller & Keller 3914 Woodler Avenue Baltimore, Maryland 21206

BOARD OF EDUCATION OF BALTIMORE COUNTY

Property Owner: Lorraine C. Miller Location: see agenda Present Zoning: D.R. 16

Mr. S. Tric DiNenna Zoning Commissioner County O Pice Building Towson, aryland 21204

District: 15

Re: Item 37

Barring any serious objections from members of this Committee, this petition will be accepted for filing.

Curb and gutter exists along Mace Avenue 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 filing certificate, will be forwarded to you in the near future.

Very truly yours,

Very truly yours,

John f Lelen fr. (Jd.)

John J DILLON, JR. Chairmon
Zoning Advisory Committee

TOWSON, MARYLAND - 21204

Date: August 16, 1973

Z.A.C. Htg. of August 14, 1973

Very truly yours,

lo Tim tetral W. Nick Petrovich

RICHARD W. TRACEY, V.M.O.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

EUGENE C. HESS, SOLVER MRS. HOBERT L. BERNEY

BALTIN RE COUNTY, MARYLAN

TO S. Eric DiNenna, Zoning Commissioner Date September 11, 1973 FROM William D. Fromm, Director of Planning SUBJECT. Petition #78-93-ASPM. Northwest side of Mace Avenue 266 feet Southwest of Golden Ring Road.

Petition for Variance for Side and Frant Yards.

Petition for Special Mearing for validity of a ron-conforming use.

Petitioner - Lurralme C. Hiller

15th District

HEARING: Tuesday, September 25, 1973 (10:45 A.M.)

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

WDF:NEG:N

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARYLAND

Lorrisme C. Hiller 700 Regester Ave. Beltimore, Md. 2:212

Advertising and posting of property

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Sept. 25, 1973 ACCOUNT 01-662

DATE MUMET 23, 1973 ACCOUNT 01-6

OFFICE OF F .NCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

11178

M. 12437

AMOUNT_\$212.00 PINK - AGENCY

Baltimore County, Maryland, once a week for one

BESSEX TIMES

74-93-ASEH

ESSEX, MD. 21221 THIS IS TO CERTIFY, that the annexed advertisement of

S. Eric Binenna Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in

weeks before the 10 day of Sept. 1973, that is to say, the same was inserted in the issue/of September 5, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

| PETITION | MAPPING PR | | | | OGRESS | | SHE | T | | |
|--|------------|----|----------|--------|----------------|-------|---------|--------|-----------|----|
| 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: | - | - | • | Change | d Pla in ou | tline | or desc | riptic | n | |

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #74-93-ASPH Date of Posting Sept - 6-23 Posted for Hearing Lans Sept 25 1973 C. 10:45. Ash. Location of property. N. N. S. J. marse are 264 & N. J. Selder Com Rel I scalled at Signe I Segar IN FRONT No 1114 1 in Front of No 1114. Posted by Mark X Mass Date of return 141. 13-73

| obert 7. Rosella, 10 09 Sectors Bouleverd | Control of | Y OFFICE OF PLA | | a Item 1 |
|--|-------------|-------------------------------------|-----------------|----------------|
| eltimore, Maryland 2 | 1227 111 | W. Chosopaska A on, Maryland 21: | Venue |) |
| | Your Potiti | en has been rec | elved and accep | ted for filing |
| thrs 1700 | day of | |) | 979. |
| | | | 10 1 | 21 |
| | | A | ZU | |
| | | Zeni | ng Commissione | 2 |





