PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-99-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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ounty	and	which	is	describe	in th	e	description	n and	plat :	attache	ed he	ereto :	nd	made :	a part	hereof.

hereby petition for a Variance from Section, 1302.3C.1 to permit lot widths of fifty feet instead of the required fifty-five feet.

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

Plot plan of two moved dwellings indicates that only 50' is available because of dividing five 20° lots. This allows a maxumum of 50° per dwelling which is 5' short of the zoning requirement for each house.

See attached description

FOR

1VED

088

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Property is to be justed 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 Balloopin County adopted pursuant to the Zoning Law For Ballimore County.

EDGEMERE HOLDING COMPANY
JAMES A. NARUTOWICZ, VICE PRESIDENT logar owner Contract purchaser Address \$200 SPARROWS POINT BLVD. BALTIMORE, MARYLAND Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this. . 197 3., that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-quity, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the A. M.

BALTMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Petition #74-99-A. East side of Marine Avenue 322.46 feet North of Sparrows Point Road.
Petition for Variance for Low Middhs.
Petitioner - The Edgenere Holding Co.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to make at this time.

TO S. Eric DiNenna, Zoning Commissioner Date October 12, 1973

HEARING: Wednesday, October 17, 1973 (10:15 A.M.)

FROM William D. Fromm, Director

Office of Planning

15th District

WDF:NEG:rw

E/S of Marine Avenue, 322, 36' N of Sparrows Point Road -15th Election District ZONING COMMISSIONER OF The Edgemere Holding Company - : BALTIMORE COUNTY

The Petitioner requests Variances from Section 1802. 3C. 1 to permit lot widths of fifty feet in lieu of the required fifty-five feet for a parcel of property located on the cast side of Marine Avenue, 322.36 feet north of Spar rows Point Road, in the Fifteenth Election District of Baltimore County. Said Land Records of Baltimore County, in Liber 4067, folio 71, consists of Lot Nos. 395 through 399, in the subdivision of Sparrows Point Manor.

prior to the hearing, but were unoccupied. Testimony did not indicate that there was any practical difficulty and/or unreasonable hardship upon the Peti-

Subsequent to the hearing, a personal observation and inspection by the strict compliance with the Baltimore County Zoning Regulations would not and the Variances should NOT BE GRANTED.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25 day of June, 1974, that the Variances be and the same are hereby DENIED,

Baltimore County

...

20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Advisory Committee

SUBJECT Lots 424 and 425 Sparrows Point Road

OCT 15 73 AM -

William D. Fromm, Director Office of Planning and Zoning

RE: PETITION FOR VARIANCES BEFORE THE

Testimony indicated that two dwellings had been placed on these Lots

Zoning Commissioner revealed that the houses had been removed. Therefore result in practical difficulty and/or unreasonable hardship upon the Petitioner,

Check Goe H. ?

Date August 28, 1973

FROM Joseph M. Nolan

F and M. Enterprises moved three (3) houses on property they own in Edgemers without obtaining the required penalts. All (3) three buildings have evidence of rot and decay and will require extensive work to alter the buildings to comply with the present building code.

A permit for one of these structures was issued on July 11, 1973 . As of August 23, 1973 ne wor't had been done. Al buildings are vacant, vandalized and open to the cublic and are developing into a nuisance to the neighborhood.

The Soning Advisory Committee, invostigating the two houses that wars moved from Sparrows Point to Marian Avenue, also cheeched the storeling of the same character directly behind the about manifold properties on Sparrows Point Road. Your office should probably investigate.

BALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE

0 0

John J. Dillon, Jr., Chairman Zoning Advisory Committee

SURJECT The Edgemere Holding Company - Item 24

Joseph M. Nolan, Dep. Bldg's. Engr.

JOHN J. DILLON, JR.,

August 23, 1973

JJDJr.:JD

PLOT PLAN OF PROPOSED DWELLINGS 2621 + 2623 ELECTION DIOT 15 MARINE AVE. LIBER 4067 FOLIO 71 OWNER EDGEMERE HOLDING CO.

June 25, 1974

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

181

S. ERIC DI MENNA

RE: Petition for Variances
E/S of Marine Avenue, 322.36'
N of Sparrows Point Road 15th Election District
The Edgemere Helding Company -

Petitioner NO. 74-99-A (Item No. 24)

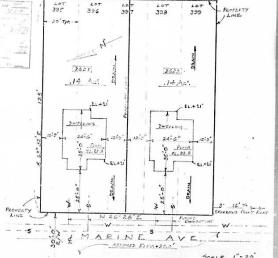
Mr. James A. Narutowics, Vice President Edgemere Holding Company 5200 Sparrows Point Boulevard

nore, Maryland 21219

Dear Mr. Narutowicz:

cc: William C. Littleton, Esquire 2500 Riva Road, S. E. Annapolis, Maryland 21401

SED/sw



SCALE 1"= 20

no zming on Plato -

CERTIFICATE OF POSTING

PARTMENT OF BALTIMORE COUNTY #74-99-A Townen, Maryland

Posted for Heavy West Oct 17 1973 & 10:15 RM Petitioner Al Edgemen Holding Co. Location of property 515 & marker on 32234 No. f. Sparrow at Location of Signe 2 Segre Partie on 6/6 of marine are sport 322, 36 No of Sperion Gt El

Mush H New

BALTIMORE COUNTY ZONING ADVISORY COMMITTE

August 22, 1973

DOOR L. DR. LOS., 10

Mr. James A. Narutowicz, Vice President The Edgemere Holding Company 3200 Sparrows Point Blvd. Baltimore, Maryland 21:19

> RE: Variance Petition Item 24. The Edgemere Holding Company -

Dear Mr. Narutowicz:

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 Marine Avenue, 322 feet north of Sperious Point Road, in the 15th District of Baltimore County. This property consists of two(2) adjoining fifty foot lots that were originally recorded in the subdivision known as Sparrows recorded in the subdivision known as Sparrows Point Manor. There are existing dwellings located on Marine Avenue in this vicinity; however, there is also a vacant lot on the east side of the subject property.

Curb and gutter does not exist along Marine Avenue at this location.

The houses in question were apparently moved from the Sparrows Point complex and are currently located on the site. Mr. James A. Narucowicz, Vice President Item 24 August 22, 1973

- 2 -

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., Chairman Zoning Advisory Committee

JJDJr.:JD Enclosure

The Petitioner must provide necessary drainage facilities (temporary or pormament)

Water and Sanitary Sewer:

Down Soner Chief, Bureau of Engineering

END: EAM: FWE: 88

August 3, 1973

Towson, Maryland 21204

Comments on Item #24, Zoning Advisory Committee Meeting, July 24, 1973, are as follows:

Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50 ft. instead of the required 55 ft.

No. Acres: 0.28 acres

John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 494-3211 ZONING 484-3351

Baltimore County Fire Department

J Austin Deitz



Towson, Maryland 21204 875-7310

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

Attention: Hr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Edgemeer Holding Co.

Location: E/S Marine Ave. 322.46 N. Sparrows Pt. Rd.

Item No. 24

Zoning Agenda July 24, 1973

Pursuant to your request, the referenced property has been surveyed by this Sureau and the connents below marked with an "%" 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 Books. () 2. A second means of which eacess is required for the site. () 3. The vehicle dead- ad condition shown at

EXC250; 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 structures existing or proposed on the

ane obligings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "The Life Safety Code", 1979 Edition prior to occupancy. Site plans are approved as drawn. The Pire Prevention Sureau has no comments at this time.

Reviewer: LA Roy Mark 1 Noted and Approved:
Planning Group
Planning Group
Special Inspection Division
Pire Prevention Bureau

MSF/pk

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

August 7, 1973

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

Re: Item 24 - ZAC - July 24, 1973 Property Owner: Edgemeer Holding Company
E/S Marine 'venue, 322.46 feet north of Sparrows Point Road
Variance From Section 1802.3c.: to permit lot widths of 50 feet
instead of the re-wired 55 feet
District 15

No traffic problems are anticipated by the requested variance to

Very truly yours,

· Vaniaco Michael S. Flanigan Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING TOWSON, MARYLAND 21204

August 2, 1973

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

Dear Mr. DiNenne.

Comments on Item 24, Zoning Advisory Committee Meeting July 24, 1973, are as follows:

Property Owner: Edgemeer Holding Co. Location: I/S Marine Ave. 322.46' N of Sparrows Pt. Rd. Present Zoning: D.R. 5.5' Proposed Zoning: Variance from Section 1B02.3C.1 to permit lot widths of 50' instead of required 55' District: 15 No. Acres: 0.28

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

Very truly yours,

Aloman # Levling
Thomas H. Devlin Director
BUREAU OF ENVIRONMENTAL SERVICES

HVR:mn

mls 4/16/73

August 1h, 1973

Baltimore County, Margland

Bepartment Of Bublic Works

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

Bureau of Engineering

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Haryland 2120h

Re: Item #21 (1973-1974)
Property Owner: Edgemere Molding Co.
E/S Marine Ave., 322.MG N. sparrows Ft. Ed.
Existing Zening: D.R. 5.5
Proceed Zening: Variance from Section 1802.30.1 to
permit lot widths of 50' instead of the required 55'
Cistrict 15th No. Acres: C.25 acre

24 SE 31 Pos. Sheet

111 Tax Map

Dear Mr. DiMensa:

The following comments are furnished in regard to the plat susmitted to this office for review by the Joning Advisory Committee in commention with the subject (tem.

Marine Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a bo-foot right-of-way. Highway improvements are not required at this time. Highway improvements are not required at this time. Highway right-of-way identing including any necessary revertible casements for slopes will be required in connection with any grading or building permit explication. Dutter information says be obtained from the Baltimore County Nurseu of Engineering. The plan should be revised accordingly.

The Fettitioner must provide measure fractions invitites (temporary or permanent to prevent resting any missiones or demangs to adjacent respective, specially by the concentration of surface waters. Correction of any recibes which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Fettitioner.

Public water supply and sanitary sowerage are avoidable to serve this property. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours.

cc: J. Somers

WILLIAM D. FROMN

S. ERIC DINENNA



Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Dear Mr. Di Nenna:

Property Owner: Edgemeer Holding Co. Location: E/S Marine Ave. 322.46 N. Sparrows Point Road Existing Zoning: D.R.5.5 Election District: 15

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

Very truly yours. John I Wimbleye

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 2, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of July 24, 1973

Re: Item 24
Property Owner: Edgemeer Holding Co.
Location: see agenda
Present Zoning: D.R. 3.5
Proposed Zoning: Variance

District: 15 No. Acres: 0.28

Dear Mr. DiNenna:

No effect on student population.

CIP/n1

Very truly your,

W Rick Petrovien
Pield Representative

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100

PETITION	M	APPI	NG	PRO	GRE	SS	SHE	ET		
	Wall Map		Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	Ьу	date	by	date	by	date	by	date	pA
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, GA										
Reviewed by:					ed Pla ge in o		or des	cript		Yes
Previous case:				Мар	#				(c) (con-	

Beginsing for the same on the east side of Marine Avenue 322.46 north of Sparrows Point Moad in the 1'th District of Baltimore County. Property Known as 2621 and 2623 Marine Avenue and recorded among the Land Eacords of Baltimore County in Liber 4067-Poils 71 consisting of lots 395-399 in the subdivision of Sparrows Point Manor.



CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$_____



ORIGINAL

OFFICE OF

THE ESSEX [] [M E S

ESSEX, MD. 21221 October 1,

THIS IS TO CERTIFY, that the annexed advertisement of
S. Zric
Dinenna, Zoning Commissioner
of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper punished in

Baltimore County, Maryland, once a neek for One

weeks before the lat day of Oct., 1973 that is to say the same was inserted in the issues of September 27, 1973.

STROMBERG PUBLICATIONS, Inc.

B, Buth Morgan

BALTIMO COUNTY OFFICE OF PLANNING ND ZONING

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

Your Patition has been received * this 24th day

July 1972. Irom "

Zoning Commissioner

Edgemens Molding Submitted by Transataring

 This is not to be interperted as acceptance of the Petition for assignment of a hearing date. James A. Marutowide Timbs County Office of PLANTISG AND ZONING Them 26 Across President County Office building 11 V. Chaspesta Aronus Temes, Nat. 21215

Your Patition has been received and accented for filing this and day of the last 1975.

St. D. Z.
Start Britania,
Zening Count satoner

Potitioner's Attorney____

Reviewed by He 18:4. |

DATE JULY 24 1973 ACCOUNT 01-662

AMOUNT 155.00

THE CASHIER POPULATION OF THE MIGHT CO.

AMOUNT 155.00

THE CASHIER POPULATION OF THE MIGHT CO.

25.00 THE CASHIER OF THE MIGHT CO.

BALTIMORE COUNTY, MARYLAND
OPICE OF PHANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DAYE Que. 17, 1973 ACCOUNT 01-662

AMOUNT \$38.75

AMOUNT \$38.75

PINE CASHIER PINE AGENCY YELLOW C

Magemere Holding Co. 5200 North Point Blvd. Baltimore, Md. 21219 Advertising and mosting of property 774-99-A

3 8.75 kg