

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Frances Nilles, legal owner 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 1, B02.1.C1 to D00.1.A, a lot width of 50 feet instead of the required 55 feet on Lot 313 as shown on the Plat of the resubdivision of Lots 28, etc., as shown on Plan "C" of Rosedale Terraces which is recorded in Plat Book W.P.C. No. 6, folio 133, 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 foot lots widths were permissible.
2. The owner does not own sufficient adjoining land to conform substantially with the width requirements.
3. The majority of the lots on the aforesaid Plat are of a width of 50 feet.
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.

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: Frances Nilles
Legal Owner: Frances Nilles
Address: 1021 Rosedale Avenue
Baltimore, Maryland 21206

Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

October 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 26th day of November, 1973, at 10:15 o'clock

Zoning Commissioner of Baltimore County
(over)

BEGINNING for the same at a point along the Southwest side of Rosedale Avenue 50 feet from the Western corner of the intersection of Riverdale Avenue and Rosedale Avenue running thence South 62 degrees 30 minutes West 200 feet, thence North 27 degrees, 30 minutes West 100 feet, thence North 62 degrees 30 minutes East 200 feet and thence South 27 degrees 30 minutes East 100 feet to the place of the beginning.

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: November 23, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 74-121-A Southwest side of Rosedale Avenue 50' West of Riverdale Ave.
Petitioner for Variance for Lot Widths
Petitioner - Frances Nilles

15th District

HEARING: Monday, November 26, 1973 (10:15 A.M.)

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

William D. Fromm
Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 6, 1973

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

RE: Variance Petition
Item 65
Frances Nilles

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 southwest side of Rosedale Avenue, 50 feet west of Riverdale Avenue, in the 15th District of Baltimore County.

This property consists of two (2) 50 foot lots - Lot Nos. 312 and 313, as noted on the plat of "Rosedale Terraces". Lot No. 312 is currently improved with an existing one story brick dwelling. Lot No. 313 is unimproved and is proposed to be improved with a 26x42 foot building, with 10 and 14 foot side yards.

There being no other adverse comments, this petition is accepted for filing.

W. Miles Cole, Esq.,
Item 65
November 6, 1973

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

JJDjr:JD

Enclosure

cc: B. D. Lynch & Co.
8203 Harford Road
Baltimore, Maryland 21234

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

Bureau of Engineering
ELLSWORTH B. DIVER, P. E. CHIEF

October 25, 1973

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

Re: Item #65 (1973-1974)
Property Owner: Frances Nilles
1775 of Rosedale St., 50' S. of Riverdale Ave.
Existing Zoning: D.B. 5.5
Proposed Zoning: Special Exception to permit 50' minimum lot width instead of required 55'
District: 15th

Dear Mr. DiMenna:

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 submitted plan must be revised to depict the location of this property properly oriented prior to comments being supplied by this office for this item #65 (1973-1974).

Very truly yours,
Ellsworth B. Diver
ELLSWORTH B. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:PM:res

J-SE Key Sheet
6 BY 20 Pos. Sheet
NE 2 T Topo
96 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. Wm. T. MELTZER DIRECTOR DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 65 - ZAC - September 25, 1973
Property Owner: Frances Nilles
NE/S Rosedale Street, 50 feet S of Riverdale
Special Exception to permit 50 feet minimum lot width instead of required 55 feet
District 15

Dear Mr. DiMenna:

No major traffic problems are anticipated by the requested special exception for a 50 foot lot width.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

COPIES RECEIVED FOR FILING
DATE 11-24-73 BY 2012

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner as the majority of lots in the area are improved with dwellings on 50 foot lots,

the above Variance should be had; and it further appearing that by reason of the reasons of the Variances requested not adversely affecting the health, safety and general welfare of the community

to permit lot widths of 50 feet instead of the required 55 feet on Lots 312 and 313 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of November, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 28, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 65, Zoning Advisory Committee Meeting
September 25, 1973, are as follows:

Property Owner: Frances Milles
Location: NE/S of Rosedale St., 50' S of Riverdale
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception to permit 50' minimum lot width instead of required 55'
District: 15

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

Very truly yours,
Thomas H. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THS:mn

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 25, 1973

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

Z.A.C. Meeting of: September 25, 1973

Re: Item 65
Property Owner: Frances Milles
Location: NE/S of Rosedale Street, Fifty (50) feet S. of Riverdale
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception to permit Fifty (50) feet minimum lot width instead of required Fifty-Five (55) feet.

District: 15
No. Acres: N/A

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Mick Petrovich
Field Representative

WMP/ml

H. EMBEL PARKS, JR. PRES.
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. DENNEY

MARCUS M. BOTHAIRIS
JOSEPH M. MCGOWAN
ALVIN LOBECK
JOSEPH A. WHEELER, TREASURER

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.O.
MRS. RICHARD W. TRACY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Form 65
W. Milles Ogle, Esq.,
446 Jefferson Building
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing
this 28th day of September 1973.
S. Eric DiNenna
Zoning Commissioner
Petitioner: Frances Milles
Petitioner's Attorney: W. Milles Ogle
Reviewed by: [Signature]
Chairman
Zoning Advisory Committee
G.W.B. D. Lynch & Co.
6203 Harford Road
Baltimore, Md. 21234

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 November 12, 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 12th day of Nov., 1973 that is to say, the same was inserted in the issue of November 8, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 8, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time before the 28th day of November 1973, the first publication appearing on the 8th day of November 1973.

THE JEFFERSONIAN
H. Leand Shuster
Manager

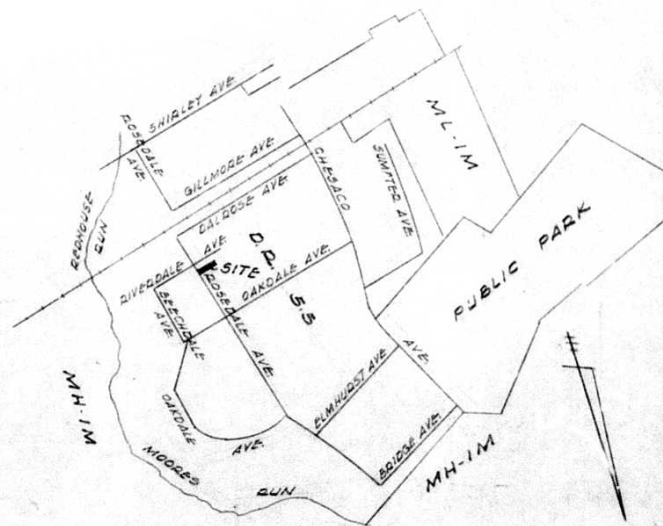
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 11-8-73
Posted for: Hearing Monday Nov. 26, 1973 at 10:15 A.M.
Petitioner: Frances Milles
Location of property: NE 1/4 of Rosedale Ave. SE 1/4 of Riverdale Ave.
Location of Sign: 1 Sign posted on Rosedale Ave. on NE 1/4 of Riverdale Ave.
Remarks: [Signature]
Posted by: [Signature] Date of return: 11-15-73

BALTIMORE COUNTY, MARYLAND No. 12713
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Nov. 2, 1973 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
L. Scott Moore, Esq.,
406 Jefferson Building
Towson, Md. 21204
Petitioner for Variance: Frances Milles
#74-121-A

BALTIMORE COUNTY, MARYLAND No. 12744
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Nov. 25, 1973 ACCOUNT 01-662
AMOUNT \$12.25
DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER
L. Scott Moore, Esq.,
406 Jefferson Building
Towson, Md. 21204
Advertising and posting of property for Frances Milles - 406 Jefferson Building - 406



SCALE: 1"=1000'

GENERAL NOTES

PLAT TO
ACCOMPANY PETITION FOR ZONING VARIANCE

LOT N^o 313 & 312
AS SHOWN ON PLAT "C"

ROSEDALE TERRACES

6/133

8203 HARFORD ROAD

BALTIMORE, MARYLAND 21234

SCALE: 1"=50' DATE: 8-24-73

