

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Albert & Helen Reymann, legal owner of the property situated 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 1004.9 to permit a rear yard setback of twelve (12') feet instead of the required thirty (30') in D.R.S. 5.

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

The proposed 16'x20' addition is to extend off of the rear of the present structure and is to include one bedroom, one full and one half bath. This addition is made necessary due to a large family size, six (6) children and two (2) adults see attached description

The proposed addition can only be placed on the south east as shown so as to tie into the existing bedrooms and hallways and to allow a harmonious blend with the existing structure.

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 Albert & Helen Reymann
Address 3513 Newburg Ave.
Caronsville, Md.
Petitioner's Attorney _____
Protector's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day

of November, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of January, 1974, at 10:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 14, 1973

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

Re: Item 89
Property Owner: Albert & Helen Reymann
Location: Intersection of S.W./S of Brandford Rd. & the S.E./S of Newburg Ave.
Present Zoning: D.R. 5
Proposed Zoning: Variance to permit a rear yard setback of twelve (12) ft. instead of required thirty (30) ft.

District: 1st
No. acres: 70.79' x 104.68'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/al

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 7, 1973

Albert C. Reymann
513 Newburg Avenue
Catonsville, Maryland 21223

Re: Item 89
Zoning Variance
Albert & Helen Reymann

Dear Mr. Reymann:

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 corner of Brandford Road and Newburg Avenue, in the 1st District of Baltimore County. This property is improved with an attractive two story frame dwelling, facing the intersection at an angle, which is causing the necessity of the variance for the proposed rear addition to the dwelling. The rear of this property is undeveloped woodland.

Gurb and gutter exist along Brandford Road and Newburg 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,
John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JDD:shr
Enclosure

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 16, 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 89, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: Albert & Helen Reymann
Location: Int. of SW/S of Brandford Rd. & SE/S Newburg Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit rear yard setback of 12' instead of required 30'
No. Acres: 70.79' x 104.68'
District: 1

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amr

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 15, 1973

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

Dear Mr. DiNenna:

Comments on Item 89, Zoning Advisory Committee Meeting, November 13, 1973, are as follows:

Property Owner: Albert & Helen Reymann
Location: Intersection of S.W./S of Brandford Road & the S.E./S of Newburg Avenue
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit a rear yard setback of twelve (12) feet instead of required thirty (30) feet
No. of Acres: 70.79' X 104.58'
District: 1

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 109 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3281

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

November 28, 1973

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

Re: Item 89 (1973-1974)
Property Owner: Albert & Helen Reymann
Intersection of S.W/S of Brandford Rd. & the S/E/S of Newburg Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 12' instead of required 30'
District: 1st No. of Acres: 70.79' x 104.68'

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:

Baltimore County highway and utility improvements are not involved. However, it appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 89 (1973-1974).

Very truly yours,

Ellsworth H. Diver
Ellsworth H. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FW:ee

cc: J. Loos
H-CE Key Sheet
15 SW & Poe. Sheet
SW & P Topo
101 Tax Map

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

877-7310

November 15, 1973

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Albert & Helen Reymann
Intersection of S.W./S of Brandford Road & the S.E./S of Newburg Avenue

Item No. 89

Zoning Agenda November 13, 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 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 Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at _____
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 site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1971 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John L. Winkley Noted and Approved: John L. Winkley
Planning Division Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

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 welfare of the community

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of January, 1974, that the herein Petition for a Variance should be and the

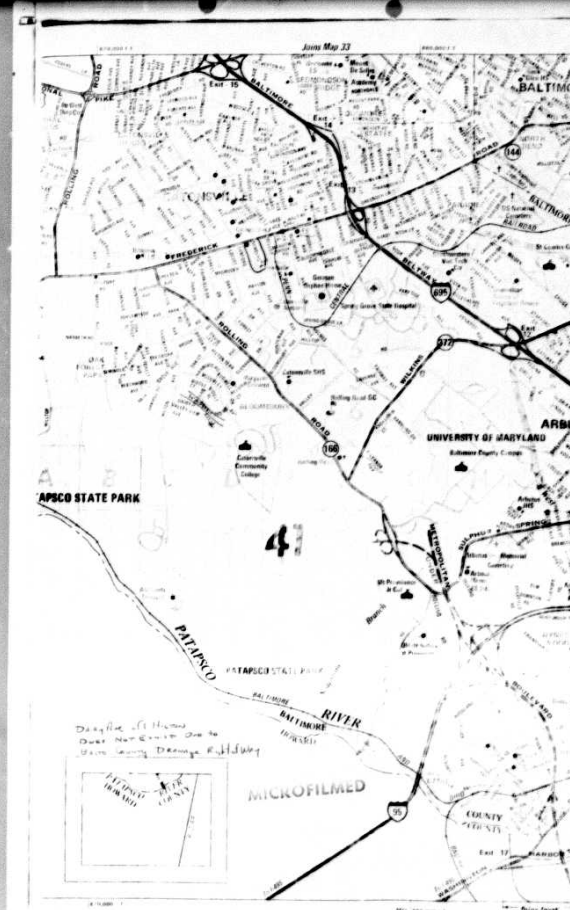
same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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, thisday
of, 197 .., that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County



INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 26, 1973

FROM William D. Fromm, Director of Planning

SUBJECT: Petition #74-145-A. Southeast corner of Newberg Avenue and Brandford Road.
Petition for Variance for a Rear Yard.
Petitioner - Albert and Helen Reynann

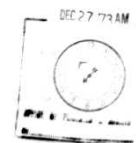
1st District

HEARING: Wednesday, January 2, 1974 (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
William D. Fromm, Director of
Planning

WDF : NEG : no



513 Newburg Avenue
Catonsville, Maryland 21228
January 31, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

On January 14, 1974, my petition for variance No. 145 was approved for an addition to my house. I am writing this letter to ask your permission to apply for a building permit prior to the thirty-day waiting period. I will assume responsibility and pay any damages resulting from the early issuance of a permit during the thirty-day appeal period. This request is made to alleviate a financial hardship resulting from an additional delay.

Thank you for your consideration.

Yours truly,

Albert C. Reisman

ACR : c 99%

21st Feb. January 1974
J. H. Mammant Mining Co.
Pine Bluff, Arkansas

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 89 - ZAC - November 13, 1973
Property Owner: Albert & Helen Keymann
Bradford Rd. & Newburg Avenue
Variance to permit a rear yard setback
District 1

Dear Mr. DiNenna:

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

Very Truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nlc

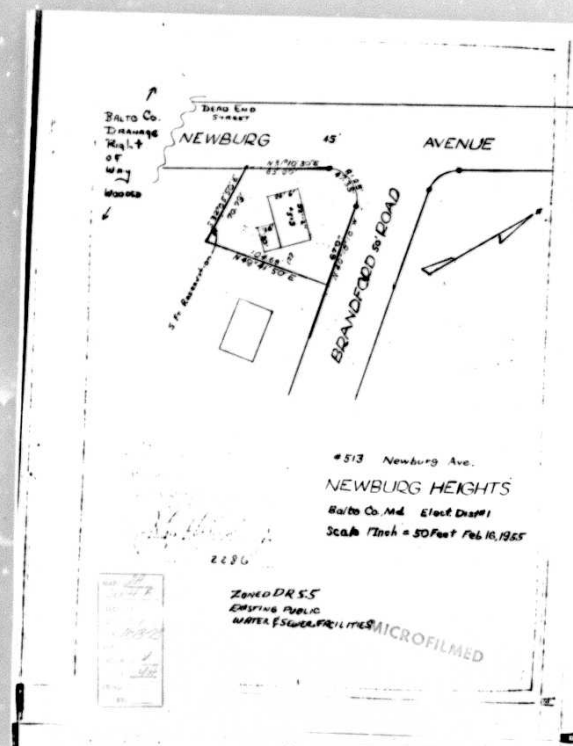
HILCO CONSTRUCTION CO., INC.

GENERAL CONTRACTING AND ALTERATIONS

934 DUNELLEN DRIVE
TOWSON, MD. 21204
TELEPHONE (301) 828-8363

Description as required in a petition for zoning variance from area and height regulations.

Being located at the intersection of the southwest side of Brandford Road and the southeast side of Newburg Ave. and known as Lot #1 of Block#5 of the plat of Newburg Heights, recorded amongst the land records of Baltimore County in Plat Book GLB 19, folio 85.



PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Series	
	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, RA, CC, CA										
Reviewed by: <i>[Signature]</i>										
Previous case: <i>[Signature]</i>										
					Revised Plans: Change in outline or description				Yes _____ No _____	
					Map # <i>[Handwritten]</i>				Yes _____ No _____	

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 13, 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., on the 13th day of December, 1973, the first publication appearing on the 13th day of December, 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE
1ST DISTRICT
SOMERSET Building for Variance for a New Yard
LOCATION: Southwest corner of Newburg Avenue and Broadfield Road
DATE & TIME: Wednesday, January 3, 1974 at 10:15 A.M.
PUBLIC HEARING: Room 146 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The zoning Commissioner of Baltimore County, by authority of the zoning act and regulations of Baltimore County, will hold a public hearing on the petition for variance from the zoning regulations of Baltimore County to permit a new yard on lots 117 and 118 of Block No. 1 of the plat of Newburg Heights, recorded against the land records of Baltimore County in Plat Book 618 B on the 13th day of December, 1973, at 10:15 A.M.
Hearing Date: Wednesday, January 3, 1974 at 10:15 A.M.
Public Hearing: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
By Order of
S. ERIC DINENBA
Zoning Commissioner of Baltimore County.
Dec. 13

PETITION FOR A VARIANCE
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Public Hearing: Room 146, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
By Order of
S. ERIC DINENBA
Zoning Commissioner of Baltimore County.
Dec. 13

OFFICIAL
OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 Dec. 17, 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, on the 17th day of December, 1973, the first publication appearing on the 17th day of December, 1973.

STROMBERG PUBLICATIONS, Inc.

Dr. Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14E
Tracked for Petition for Variance
Petitioner ALBERT C. REYNOLDS
Location of property SE/4 COR. of NEWBURG AVE. & BRANFORD RD.
Location of Signs Front 513 NEWBURG AVE.
Remarks
Posted by Thomas F. Distand
Date of return Dec. 21, 1973

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 13th day of December, 1973. Item #

S. ERIC DINENBA
Zoning Commissioner

Petitioner Submitted by
Petitioner's Attorney Reviewed by

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

Albert C. Reynolds
213 Newburg Ave.
Catonville, Md. 21228

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 19th day of November 1973.

S. ERIC DINENBA
Zoning Commissioner

Petitioner Albert C. Reynolds
Petitioner's Attorney Reviewed by
Chairman
Zoning Advisory Committee

BALTIMORE CO. NTY, MARYLAND No. 13012

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE DEC. 11, 1973 ACCOUNT 01-75-662

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION
FIRM AGENCY YELLOW CUSTOMER

Albert C. Reynolds
3 Newburg Ave.
Catonville, Md. 21208
Petition for Variance
#71-145-A

BALTIMORE COUNTY, MARYLAND No. 14032

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 2, 1974 ACCOUNT 01-662

AMOUNT \$20.75

WHITE CASHIER DISTRIBUTION
FIRM AGENCY YELLOW CUSTOMER

Albert Reynolds
513 Newburg Ave.
Catonville, Md. 21208
Advertisement and posting of property
#71-145-A

