FROM AREA AND HEIGHT REGULATIONS 74-21-4

CORNAY

I, or we, Nanny, Lw, and 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_1B023C.1.to_permit_a_sida_sat_ankfor a corner

of fifteen (15) feet instead of the required twenty-five (25)

feet and Section 1802.3C.2 (504-V.B. 9) to permit a setback mfr for

the center of a side street of thirty-five (35) feet instead of the of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the required following reasons: (indicate hardship or practical difficulty)

- 1. Gannot increase living space with a basement because of an existing problem with water in the now present crawl space under the house.
- 2. Increased living space is needed for children.
- 3. The indicated area is the only area present on said lot which can be used to increase the living area of the house.

see attached description

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

I, br 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 etc.

Ballander County adopted pursuant to the Zoning Law For Ballanore County. Yerry Lynn Contage Patrick florway for RECEIVED F 300 Patapaco Ave Balto Md. 21237 ORBER

1/14-24

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 21, 1974

newissioner of Baltimore County. 3/14/74

Mr. Patrick J. Conway, Jr., 300 Patapsco Avenue Baltimore, Maryland 21237 xxxxxxxxxxx

RE: Variance Petition Item 125 Nancy L. & Patrick Conway, Jr. -Petitioners

Dear Mr. Conway:

THE PREVENT

PRODUCT PLANNING

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 inde 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 wated at the inter-section of the northeast side of Poplar Normus and the northeast side of Patapsco Avenue and is presently improved with a one-story residence. The adjacent properties are similarly improved and the area is without curbs and gutters.

The petitioners' request is for a Variance to pormit a side yard setback for a corner lot of fifteen (15) feet from the property line and thirty-five (35) feet from the center line of the street instead of the required twenty-five (25) feet and fifty (50) feet, respectively. A twenty-four (24) fool by twenty-three (23) foot addition is

Beginning at a point on the North side of New Section Road, said point distant 830 feat, more or less, east of Seneca Road, and being Lot No. 210 of Plat of Sowleys Quarters, Liber 9 Folio 12. Also Ynown as #211 New Section Road, and Port Office Box No. 661.

Mr. Patrick J. Conway, Jr. Re: Item 125 Page 2 Pebruary 21, 1974

cc: John D. Bresnan 8905 Carlisle Avenue Baltimore, Maryland 21236

JBB:JD

Enclosure

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the neering date and the enclosed filing certificate and held not less than 10, nor more than 10 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Brown B. Brown

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

BALMMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date March 19, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition #74-211-A. Northeast corner of Patapaco and Poplar Avenues.

Petition for Variance for Side Yard. Petitioner - Patrick Conway and Nancy L. Conway

15th District

HEARING: Tuesday, Match 26, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

There are no planning issues in this petition which would directly affect the master plan.

William D. From

WDF . NEG : TH

River WIRE FENCE W. PROPERTY ž PATRICK J NANCY L CONWAY PLAF LOT 111, 112, 113, 114 D 8 3 57 30 00 5 PATAPSCO (MAC) AVE SCALE P. ZO AUG 29, 1973 LoT 11, 112, 115, 114 CHESACO PARK JOHN D BRESHAN PLAT BOOK WRC NOS-

Baltimore County, Maryland Benartment Of Bublic Borks COUNTY OFFICE BUILDING

ELLSWORTH N. DIVER. P. E. CHIEF

February 15, 1974

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

Re: Item #125 (1973-1974) Property Coner: Mancy L. & Patrick Consay N/A corner of Patapase Are. & Popler Are., 300 Patapase Are. Existing Zoning: D.R. 5,5 Proposed Zoning: Wartane to permit a sideyard setback of 15: instead of required 55: and to permit a setback for the center of a side street of 35: instead of required for the center of a side street of 35: instead of required

No. of Acres: 70' x 100' District: 15th

Dear Mr. DiNema:

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.

Fatapaco and Foplar Avenues, existing public roads, are proceed to be improved in the future as 30-foot and h2-foot closed-type roadway cross-sections on the present L0-foot and 60-foot rights-of-way shown on the recorded plats of Chesaco Park, W.P.C. 3, Folio 111, and W.P.C. 6, Folio 164.

Highway improvements are not required at this time. Highway right-of-way videning consisting of a fillet area for sight distance at the intersection and any macessary revertible easements for slopes will be required in connection with any grading or building permit application.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaring private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the attripping of top soil.

The Fetitioner must provide necessary drainings facilities (temporary or personent) to prevent creating any nuisanous or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to reproper grading or improper install—iton of drainings facilities, would be the full representability or the fettitions.

Iten #125 (1973-1974) Property Owner: Nancy L. Patrick Conway Page 2 February 15, 1974

Water and Sanitary Sewer:

DISTRICT NO 15

ENLIMORE CO ME

1624

Public water supply and sanitary sewerage are serving the dwelling on this

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

ELLSWORTH N. DIVER, P.F. Chief, Bureau of Engineering

END-PAM-PAP-es

I-SW Key Sheet 5 NE 23 Pos. Sheet NE 2 F Topo 96 Tax Map

cc: J. Somers

SHEET 2.f2

AND SURVEYOR FAL

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 2120



DEPARTMENT OF TRAFFIC ENGINEERING

January 31, 1974

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

Re: Item 125 - Jah. - January 22, 1974.
Property Owner: Bancy and Patrick Convay
Mi corner of Patapsco Avenue and Poplar Asenue
Variance to permit a sideyard setabeck of 15 feet instead of required
25 feet and to permit a setabeck for the center of a side street of
35 feet instead of required 50 feet. District 15

The subject petition is a request for a variance to the side yard setback and setback from the center line of the street, which are not expected to cause traffic problems.

Very truly yours.

MSF/pk

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Cwner: Nancy L. Patrick Conway

Location: NW corner of Patapaco Ave. & Poplar Ave.

300 Patapscs Ave. Zoning Agenda 1/22/74

Fursuant to your request, the referenced property has been surveyed by this Bureau and the consents below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for

() 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 in required for the site.
() 3. The vehicle dead-end condition shown at

BROWN the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire American 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 Hational Fire Protection Association and addition 1011.

(*The Life Safety Code", 1979 Edition prior to occupancy.

(*xx) 7. The Fire Prevention Dureau has no comments at this time.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Reviewer: Lt Thomas E. Kelly App
Planning Group
Special Inspection Division

Hoted and Paul H Rouse

mls 4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 25, 1974

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

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

Comments on Item 125, Zoning Advisory Committee Meeting January 22, 1974, are as follows:

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

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WIFE FENCE MAC PROPERTY PATRICK J NANCY L œ CONWAY LOT 111, 112, 113, 114 , od 3 47- 50-05 10 PATAPSCO (MAC)

SCALE 1"- 20"

LoT 11, 112, 113, 114

CHESACO PARK PLAT BOOK WR.C NOSH

BALTIMORE CO MD

DISTRICT NO 15

AUG 29, 1975 JOHN D BRESHAP AND SURVEYOR BOM

S. ERIC DINENN.



January 29, 1974

Mr. S. Eric Di Nenna, Zoning Commissions Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building on, Maryland 21204

Dear Mr. Di Nenna:

Comments on Item #125, Zoning Advisory Committee Meeting, January 22, 1974, are as follows:

Property Owner: Nancy L. and Patrick Conway
Location: NW comer of Pataptico Ave. and Poplar Avenue 300 Pataptico Ave.
Existing Zoning: D. R.5.5
Proposed Zoning: Variance to parmit a sideyard setback of fifteen (15) feet instead of
required hearty-five (25) feet and to permit a setback for the center of a
side sixest of thirty-five (35) feet instead of required firity (50) feet.
No. of Acress: 70 feet X 100 feet

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

Very truly yours,

John Levembly

John L. Wimbley
Planning Specialist II
Project & Development Plans

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SHITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

H. EMBLIE PARKS, PRESIDENT CUSENE C. HESS, respectives MRS. ROBERT L. BERNEY

WNP/ml

JOSEPH N. MICOWAN ALVIN LORECK

PATARS 3 8 8 - & POPLAR AVENUE

TOWSON, MARYLAND - 21204

Data: January 23, 1974

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

Z.A.C. Meeting of: January 22, 197h

Re: Item 125

Proporty Omer: Nancy L. & Patrick Comway Location: MW corner of Patapaco Ave. & Poplar Ave. Present Zoning: D.R. 5.5 Proposed Zonto Works

Present Zoning: D.R. 5.5 Proposed Zoning: Wariance to permit a sideyard setback of fifteen (15) ft. intend of required twenty-five 125) ft. and to permit a setback for the center of a side street of thirty-five (35) ft. instead of the required fifty (30) ft.

No. Acres:

Bear Mr. DiNenna:

No bearing on student population.

Wery truly yours, W. Nick Petrovich Field Representative

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CERTIFICATE OF PUBLICATION

	PUBLIC MEARING
TOWSON, MD March_7, 1974	Marytand. The Zouing Comm
THIS IS TO CERTIFY, that the canesed advertisement was	Boltimore County, by the Ecoing Act and Ite Baltimore County,
published in THE JEFFERSONIAN, a weekly newspaper printed	Politica for Variant Engine Regularisms of
and published in Towson, Baltimore County, Md., constants	County to person a si- back for a corner tot o stend of the reserved 20
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day of	The Seeing Regulations of Service (BMLSC 1 - 2
appearing on the 7th day of March	Section (300.3C.5 () Sections from existing
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L. Leanh Structure	Beginning for the sa corner of Patapore , Papier Avenue; as theore northeasterly
Manager.	anthorst side of Pep 76 feet; these our parallel eith Patapoer feet to be an 115; if
Cost of Advertisement, \$	to the northwan Line

ORTGINAL.

OFFICE OF

@ESSEXTCHMIES

ESSEX. MD. 21221

THIS IS TO CERTIFY that the appeared advertisement of

S. Rrio DiNenna Zoning Commissioner of Baltimore County

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

Raftimore County, Maryland, once a week for one processor

weeks before the 11th day o' March 1974, that is to say, the same was inserted in the issued of March 7, 1974.

STROMBERG PUBLICATIONS Inc.

Br futh Morgan

BALTING HE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chasapeake Avenue Tousan, Maryland 21204

* This is not to be interperted as acceptance of the Patition for assignment of a hearing

MALTIMORE COUNTY OFFICE OF PANTING AND MANING

Item 125

Mr. Patrick J. Commay, Jr., 300 Patapoto Avenue Baltimore, Maryland 21237

County Office Building 111 W. Chesapoete Avenue Tousen, Maryland 21204

Your Petition has been received and accepted for filing

Petitioner's Attorney oc: John D. Breanen (Lend Surveyor) 8/05 Carlisle Avenue Beltimore, Maryland 21236

CERTIFICATE OF POSTING TOWNS DEPARTMENT OF BALTIMORE COUNTY

1124-211-A

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ALTIMORE COUNTY, MARYLAND	No.	13169
FFICE OF FINANCE - REVENUE DIVISION		
ISCELLANEOUS CASH RECEIPT		

Karch 26, 1974 ACCOUNT 01-662

AMOUNT \$52.75

PINK - AGENCY ******* CUSTOMES Patrick J. Commy, Jr. 300 Patapsoo Ave. Baltimore, Md. 21237 Advertising and posting of property 52.75 Hat

Ma 13036 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVESUE DIVISION HICCALLANEOUS CASH RECEIPT

DATE Jan. 2. 1978 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION PINK - MGENCT Petition for Variance for Fatrick Comway

> 355KJ# 2 25.00 msc