PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74-278-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we.Paul t., Maxel L. Bayer Jr. 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. 1,100.2 apr. 1.2 301.1) to hereby petision for a Variance from Section NECKERSER (PATRILL 2 31c. 2) as its yeard setback.

of 1 foot instead of the required 6 feet for an open carport.

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

A carport is needed to protect side entrance and open cellar from rain and snow, also to help protect automobile from the

See attached description

11 1/4 DE roperty is to be posted and advertised as prescribed by Zoning Regulations, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this if, and further agree to and are to be bound by the ronling regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County. Baul L. Bayerge. Hazel & Basjest Owner 7819 Onklose ave 37

74 PM Hay 197 4, that the subject matter of this petition be advertised, as

County, on the day of June 197 4, at 10:45 clock

> 10:45A er of Baltimore County. 613174

> > -1 -1 - 2

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 16, 1974

COUNTY OFFICE PUDG 111 V. Chempeaby Ave. Towner, Maryland 2179 and Mrs. Paul L. Bayer, Jr. XXXXXXXXXXXX 7819 Oakdale Avenue Baltimore, Maryland 21237

> RE: Variance Petition Variance Petition Item 183 Paul L. & Hazel L. Bayer, Jr. -Petitioners

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 These comments are not intended to indicate the impropriateness 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 Camalasioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Oakdale Avenue, approximately 330 feet southwest of Rosedale Avenue, in the 15th Election District of Baltimore County. It is presently improved with a one family dwellir.

The surrounding proporties are similarly improved and curb and gutter exist along Oakdale Avenue.

The petitioner is requesting a Variance to permit a side yard setback for an open carport of one foot instead of the required 6 feet. A 20'x28' carport is proposed.

June 3, 1974

Mr. & Mrs. Paul L. Bayer, Jr. 7819 Oakdale Avenue Baltimore, Maryland 21237

RE: Petition for Variance N/S Cakdals Avanue, 330 'W of Rosedals Avanue - 15th District Paul Bayer, Jr., et ux. Petitioners NO. 74-278-A (Rem No. 183)

Dear Mr. & Mrs. Bayers

I have this date passed my Order in the above captioned matter in

Very truly yours,

JAMES E. DYER

Page 2

JED/me Attachmente

Mr. and Mrs. Paul L. Bayer, Jr. Item 103 May 16, 1974

JBB:JD

Enclosure

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing a te 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,

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

Charles J. Bring I

DESCRIPTION

Being located on the north side of Oakdale Avenue approximately 330 feet west of the intersection of Rosedale and Oakdale Avenues m as lot #3 in the resubdivision of lot #54 - Plan C of adale Terrace which is recorded among the land records of Baltimore County in Liber 0.T.G. 33 Folio 61.

Also being known as 7819 Cakdale Avenue.

BALLIMORE COUNTY, MARYL, ND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 30, 1974

FROM William D. Fromm, Director of Planning

SUBJECT. Pstition #35-218-6... North side of Oakdale Avenue, approximately 330 feet west of the intersection of Rosedale and Oabdale Avenues. Petition for a Variance for a side approximate for the Petitioner - Paul L. & Hazel L. Bayer, Jr.

15th District

Hearing: Monday, June 3, 1974 (10:45 A.M.)

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

The granting of this request would not be inconsistent with the

William D. From

WDF:NEG: rw



Bepartment Of Bublic Barks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

May 17, 1974

Baltimore County, Maryland

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

Re: Item #183 (1973-1974)

Froperty Owner: Paul L. & Hazel L. Bayer, Jr.
N'of Oakadle Are, 330' W. of the intersection of
Rosedale and Oakadle Avenues
Existing Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.38
(211.3 and 301.1) to permit a side yard setback of 1'
instead of the required of for an open carport
No. of Acresi 156.78' x 66.67' District. 35th

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.

Oxidals Avenue, an existing public road, is proposed to be improved in the future as a 30-foot loased-type madesty cross-section on 50-foot tright-of-voy. Highway improvements are not required at this time. At such time as the improvements are made, the adjacent property course shall be assessed for their respective share of the improvements; construction of sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

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

Very truly yours.

ELISIORTH N. DIVER, P.E.

END: RAM: FWR: as

co: G. Reier

J-SE Key Sheet 5 NE 20 Pos. Sheet NE 2 E Topo 96 Tax Map

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Paul L. & Hazel L. Bayer, Jr.

Location: N/S of Oakdale Ave., 330' N of the intersection of Rosedale & Cakdale Avenues Zoning Agenda May 7, 197'.

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

() 1. Pire 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 Morta A second nears of vehicle access is required for the sive. () 2. A second nears of vehicle access is required for the sive. () 3. The vehicle desd-end condition shown at

EXCHANG the maximum allowed by the Fire Department.

The nite shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

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 Sational Fire Protection Association Standard No. 101

(1) 6. The Life Safety Code', 1970 Edition prior to occupancy, and the same are approved as drawn.

(1) 7. The Fire Prevention Bureau has no comments at this time,

Reviewer Flanning Group
Special Inspection Division

Hoted and Jour H. Rouche.
Approved Soul H. Rouche.
Deputy Chief
Fire Prevention Bureau

mls 4/16/73

DESCRIPTION OF THE PROPERTY

PUREAU OF FIRE PULVENTION

IVED

RECE

ORDER

BEALTH DEPARTMENT

PROTECT PLANNING BUILDING DEPARTMENT FOARII OF EDUCATION 20NING ADMINISTRATIO

DUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISS

-Baltimore County, Manyland DEPARTMENT OF HEALTH-

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

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

Dear Mr. DiNenna:

Comments on Item 183, Zoning Advisory Committee Meeting May 7, 1974, are as follows:

Property Owner: Faul L. & Hazel L. Bayer Jr.
Location: N/S of Oakdale Ave., 330° W of the
Existing Toning: D.R.5.5
Proposed Zoning: D.R.5.5
Proposed Zoning: Variance from Section 1802.38
Yard Access: 156.78' x 66.67'
Dia-riec: 15

Metropolitan water and sewer are available to this site.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/ca6

WILLIAM D. FHOMM

S. ERIC DINENNA



May 8, 1974

Mr. S. Eric DiNenna, Zoning Commissione Wr. 5. Eric DiNenna, Zoning Co Zoning Advisory Committee Office of Pluming and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Di Nenna

Comments on liem \$183, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Parperty Owner: Paul L. and Hazel L. Br.,**r., Jr.
Location: N/S of Oxidate Avenue, 330° W. of the intersection of Rosedale and Oxidate Ave
Estiting Zoning: D.R.5.5.
Proposed Zoning: Variance from Section 1802.38 *211.3 and 301.1) to permit a side yard
settle of 1' instead of the required 6' for an open carport
No. of Acres 156.78' X 66.67'

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours, John Zer unbley

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING DING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 494-3281 ZONING 494-3281

BOARD OF EDUCATION OF BALTIMORE COUNTY

> TOWSON, MARY'AND . 21204 Date: May 8, 1974

Mr. S. Eric DiWenna Zoning Commissioner Baltimore County Office Building

Z.A.C. Meeting of: May 7, 1974

Re: Item

Location:

Property Owner: Paul L. & Hazel L. Bayer, Jr.

N/S of Oakdale Ave., 330' W. of the intersection of Rosedale & Oakdale Avenues

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.38 (211.3 & 301.1) to permit a side yard setback of 1' instead of the required 6' for an open carport.

District:

No. Acres: 156.78' x 66.67'

Dear Mr. Di Nenna.

No effect on student population.

Very truly yourg, W histotewil

WIP/m1

H EMBLIE PARKS, MI

MARCUS M. BOTSANI

BALTIMORE COUNTY, MARYLAND

FR.134G

IVED FOR



DEPARTMENT OF TRAFFIC ENGINEERING

Zoning Commissioner of Baltimore County

Hay 28, 1974

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

Re: Item 183 - 2AC - Fay 7, 1974
Property Gener: Paul L, and Hazel L, Boyer, Jr.
Wroperty Gener: Paul L, and Hazel L, Boyer, Jr.
Berlin 1930 Seet W of the intersection of Rosedale
and Oakdate Avenues
Variance from Section 1802,38 (211.3 and 301.1) to permit a side yard
setback of 1 foot instead of the required 6 feet for an open

MSF/pk

No traffic problems are anticipated by the requested variance to the side yard se-back.

michael & Flangin

Michae: S. Flanigan Traffic Engineer Assoc:≅te

VACANT LAND 3 2 0 26' Dw. NEAREST DW. Dw. evisio | DAKDALE ARE 330' TO POSEDRE Pyr. AVENUE ZONED D.R.S.S EXISTING PUBLIC FACILITIES Dwlg. Dw. RESUBDIVISION OF LOTS 253 RESUBDIVISION OF LOT 54 PLAN 'C' ROSEDALE TERRACE " ELECTION DISTRICT : BALTIMORE CO, MO SCALE 17:50 NE 26

The Zoning Commissioner of Rabimore County, by authority of the Zoning Act an Regulations of Baltimore County will hold a public hearing: n for a Variance from the Regulations of Baltimo

14 MH

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., May 16 19 74

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., One time 3rd day of June 1974, the publication appearing on the 16th day of May

THE OBSERVER. Advertising Mgr

Cost of Advertisement \$24.16

PRINT'ON POR A VARIANCE orth side of Oakdale roximately 139 feet intersection of Roserequired an (3) feet for an open The Sening Regulation to be ex-repted as fadlews: Section 180-130 (211.2 & 301.1) —If allethed to the main building. —If allethed to the main building, with or without source property and with or without your not more than 124 of the minimum required doubt of a freed or rate yard or of the section required with of a fine 2 of the minimum required doubt of a freed or rate yard or of miles yard, on required with of a fine 2 of the minimum required the measurem requires used a side yard.

All that parts of land in the Pitternth District of Bustimers Country, Being located on the neeth lide with the property of the parts of the parts

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 15. 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 in section and day of _______, 19.74, the first publication

appearing on the ____16tb __day of _____ Bay__ 19.74

THE JEFFERSONIAN,

Cost of Advertisement, \$...

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY H94-278-A

District 15th	Date of Posting. 5/16/74
Posted for: Massey Monday Jens	3 4 1971 0 10 45 AM.
District 15th Posted for: Hilliamy Monday Jean S Petitioner: Tank Pages 36 Location of property: Mfs. of Mahdale.	one 330' West of Soudal
Location of Signa: Super Postal 78.	12 For Oalite or
Remarks: Posted by Miss A New Signature	Date of return: 5/23/74

Wall									
date					ico'e		cing	200	
gare	by	date	by	date	by	date	by	date	by
			, E						
W. T.						or desc	riptie	on .	Yes
		SUITE SY	F	Revise	Revised Pla	Revised Plans;	Revised Plans;	Revised Plans;	

	7 70
BALTINORE COU	Oca 103
1819 Cetdale Avenue 11	unty Office Building 1 W. Chesapeake Avenue wson, Maryland 21204
Your Peti	tion has been received and accepted
for filing this 1st	day of the Junea 1974. S. ERIC DINENNA, Zoning Commissioner
Petitioner Paul L. & Marel L. Be	yer, Jr.
Petitioner's Attorney	Reviewed by Come & Byorne, W. Jairman, Zoning Advisory Committee

	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
APRIL	Your Petition has been received * this 25-14 day of 1974. Item •
	Heli 7
Petitioner MA	S.Eric DiNenna, Zoning Commissioner 2. + Mrs. Bayer Submitted by NRC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Petitioner's Attorney ____

	All and the state of the state
BALTIMORE COUNTY, OFFICE OF FINANC REVEN MISCELLANEOUS CASH	UE DIVISION
DATE May 13, 1974	ACCOUNT 01-662
	AMOUNT \$25.00

Petition for Variance 6 85 W 14

#74-278-A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 15039

DATE May 29, 1974 ACCOUNT 01-662

AMOUNT \$1.91

PINK - AGENCY WHITE - CASHIER

VELLOW - CUSTOMER

Paul L. Bayer, Jr. 7819 Oakdale Ave.

Baltimore, Md. 21237
Advartising and posting of property—\$774-278-1

51.91 MSC

25.0 CHSC



