

74-278-A #183 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Paul L. & Hazel L. Bayer, Jr. legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1802.3B(211.3 & 301.1) to hereby petition for a Variance from Section 1802.3B(211.3 & 301.1) to permit a side yard 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 ceiling way from rain and snow, also to help protect automobile from the elements.

See attached description

June 3, 1974

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

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

Dear Mr. & Mrs. Bayer:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

DESCRIPTION

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

Also being known as 7819 Oakdale Avenue.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-278-A. North side of Oakdale Avenue, approximately 330 feet west of the intersection of Rosedale and Oakdale Avenues. 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 the following comment to offer.

The granting of this request would not be inconsistent with the 1980 Guideplan.

William D. Fromm
Director of Planning

WDF:HED: PW



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 16, 1974

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

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

Dear Mr. Bayer:

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 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 dwelling.

The surrounding properties 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.

Mr. and Mrs. Paul L. Bayer, Jr.
Item 183
May 16, 1974

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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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBD:JD

Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH K. DYER, P. E. CHIEF

May 17, 1974

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

Re: Item #183 (1973-1974)
Property Owner: Paul L. & Hazel L. Bayer, Jr.
N/S of Oakdale Ave., 330' W. of the intersection of
Rosedale and Oakdale Avenues
Existing Zoning: D.U. 5.5
Proposed Zoning: Variance from Section 1802.3B
(211.3 and 301.1) to permit a side yard setback of 1'
instead of the required 6' for an open carport
No. of Acres: 156.791 x 66.674 District: 15th

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:

Oakdale Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. At such time as the improvements are made, the adjacent property owners shall be assessed for their respective share of the improvements; construction of sidewalks, 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,

Ellsworth K. Dyer, P.E.
Chief, Bureau of Engineering

END:ZAN:PW:res

cc: G. Reier

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

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

825-7310

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' W. of the intersection of
Rosedale and Oakdale Avenues
Item No. 183 Zoning Agenda May 7, 1974

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. EXCEEDS the maximum allowed by the Fire Department. 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", 1970 Edition prior to occupancy.
- (X) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: John H. Kelly Noted and Paul H. Reischer
Planning Group Approved Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

H 94-278-A

District: 15th Date of Posting: 5/16/74
 Posted for: Henry Monday June 24 1974 @ 11:45 AM
 Petitioner: Paul L. Bayer, Jr.
 Location of property: W 8th & Oakdale Ave 330' West of Oakdale Ave
 Location of Sign: 1 Sign Outside 1111 E. Oakdale Ave
 Remarks: _____
 Posted by: Michael A. DiNenna Date of return: 5/23/74
 Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	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, BA, GC, CA										
Reviewed by: _____	Revised Plans: Change in outline or description _____ Yes Map # _____ No									
Previous case: _____										

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

No. 15039

DATE May 29, 1974 ACCOUNT 01-662

AMOUNT \$51.91

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

Paul L. Bayer, Jr.
 7819 Oakdale Ave.
 Baltimore, Md. 21237
 Advertising and posting of property--7/1-278-1
 680576-20 51.91 REC

Ben
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item 193

Mr. and Mrs. Paul L. Bayer, Jr. County Office Building
 7819 Oakdale Avenue 111 W. Chesapeake Avenue
 Baltimore, Maryland 21237 Towson, Maryland 21204

Your Petition has been received and accepted

for filing this 1st day of May 1974.

S. Eric DiNenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner Paul L. & Hazel L. Bayer, Jr.

Petitioner's Attorney _____ Reviewed by James A. Byrne, III
 Chairman,
 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25th day of

April 1974. Item # _____

S. Eric DiNenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner MR. & MRS. BAYER Submitted by NBC

Petitioner's Attorney _____ Reviewed by FLL

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

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

No. 15010

DATE May 13, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

Paul L. Bayer, Jr.
 7819 Oakdale Ave.
 Baltimore, Md. 21237
 Petition for Variance 68201 14
7/1-278-A 25.00 REC

