

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, R. E. & M. J. Alexander, 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, hereby petition for a Variance from Section 1400.3.B.3 to permit a side yard setback of 10' and 26' instead of as required 50'.

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

The lot is 50' wide. There is only one neighbor on the 10' side who has no objection. The 26' side is Seneca Creek. The old house was torn down without any knowledge that we needed a variance to build. At the time we needed the permit for using the old house we should have been told of the variance law. Now we cannot get the permit to build on the existing foundation.

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 R. E. & M. J. Alexander Legal Owner
Address 1214 Primrose Avenue, Baltimore, MD 21237
Petitioner's Attorney _____ Protestants' Attorney _____
Address _____

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

1974, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June 1974, at 10:00 o'clock.

R. E. & M. J. Alexander
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 23, 1974

XXXXXXXXXXXX

Mr. R. E. Alexander
1214 Primrose Avenue
Baltimore, Maryland 21237

RE: Variance Petition
Item 190
R. E. & M. J. Alexander - Petitioners

Dear Mr. Alexander:

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 northeast side of Seneca Road at its termination with Seneca Creek, in the 15th Election District of Baltimore County. It was recently improved by an existing dwelling which was razed. An existing garage still remains.

The Seneca Creek abuts the property to the south and east, and various shore homes exist along Seneca Road to the north.

The petitioner is requesting a Variance to permit a side yard setback of 10 feet and 26 feet instead of the required 50 feet. A 24'x54' one-story dwelling is proposed.

Mr. R. E. Alexander
Item 190
May 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

JBB:JD

Enclosure

cc: J. J. Associates, Inc.
400 E. Joppa Road, Room 101
Shell Building
Towson, Maryland 21204

Mr. R. E. Alexander
1214 Primrose Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
NE/S of Seneca Road, 1790' SE of
Chestnut Road - 15th District
R. E. Alexander - Petitioner
NO. 74-284-A (Item No. 190)

Dear Mr. Alexander:

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

Attachment

COLUMBIA OFFICE
WALTER FARR
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, FUEL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9000

DEL AIR
L. GERALD WOOLLEY
Landscape Architect
PHONE 838-0888

February 21, 1974

ZONING DESCRIPTION FOR SIDE YARD VARIANCE:

Beginning for the same at a point distant the two following courses and distances from the intersection formed by the centerline of Chestnut Road with the centerline of Seneca Road viz: (1) southeasterly along the centerline of Seneca Road 1790 feet (2) perpendicular to the said centerline northeasterly 15 feet to the north side of Seneca Road and to the division line between lots 164 and 165 as shown on Plat No. 2 Bosleys Quarter recorded among the plat records of Baltimore County in Plat Book 7 folio 13 thence along said division line North 58° 51' East to the Seneca Creek passing over a stake previously set 402 feet from the beginning of said line thence 50 feet southeasterly and 429 feet southwesterly along the edge of the said Seneca Creek thence North 37° 39' West 57 feet more or less to the place of beginning.

Malcolm E. Hudkins
Registered Surveyor #5095



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

Branch of Engineering
ELLSWORTH N. DIER, P.E., CHIEF

May 23, 1974

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

Re: Item #190 (1973-1974)
Property Owner: R. E. & M. J. Alexander
Edge of Seneca Creek & the NE/S of Seneca Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3.B.3 to permit a side yard setback of 10' and 26' instead of the required 50' and to permit a front yard setback of 50'
No. of Acres: 0.8 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.

Highways:

Seneca Road, 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. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Baltimore County Fire Department



Towson, Maryland 21204

J. Austin Dent
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: R. E. & M. J. Alexander

Location: NE/S of Seneca Road & the NE/S of Seneca Road

Item No. 190 Zoning Agenda May 14, 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 100 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 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", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Dent Noted and Approved: Paul H. Reinisch
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

mls
4/16/73

Item #190 (1973-1974)
Property Owner: R. E. & M. J. Alexander
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Water:

Public water supply exists in Seneca Road to serve this property.

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

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property. The Baltimore County Comprehensive Sewerage Plan (July 1973) indicates Planned Service for this area in 6 to 10 years.

Very truly yours,

ELLSWORTH N. DIER, P.E.
Chief, Bureau of Engineering

END:FAH:FWH:as

cc: J. Somers

1-21 Key Sheet
8 NF 45 & 46 Pos. Sheet.
NS 2 L Topo
91 Tax Map

Zoning Commissioner of Baltimore County

HVB/cag

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 165 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

MR. EMILIE PARKS, President
EUGENE C. HESS, Treasurer
MRS. ROBERT L. TENNEY

WDF:NEG:rw

MSF/pk

Cost of Advertisement, \$_____

ay 20.

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~xxxxxxxx~~ week before the 3rd day of June 1974 that is to say, the same was inserted in the issue of May 30 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Meyer

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-284-A

District: 15 Date of Posting: May 30, 74
Posted for: Robert M. Jones 12:15 PM
Petitioner: R. E. Alexander
Location of property: NE 1/2 of Section 14, T29N, R25E, J. Chatham & Co.
Location of Signs: 1 Sign Posted on Section 14
Remarks: None
Posted by: Michael H. Jones Date of return: 6-6-74

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Well 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, CC, CA											
Reviewed by: <u>ETH</u>											
Previous case: _____											

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of April 1974 Item # _____
Petitioner: Alexander, R. E.
Petitioner's Attorney: _____ Reviewed by: E. H. Jones
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

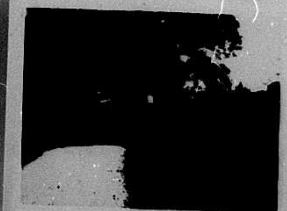
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of _____ 1974.

Petitioner: R. E. Alexander
Petitioner's Attorney: _____ Reviewed by: James P. Byrnes, III
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 15026
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE May 23, 1974 ACCOUNT 01-662
AMOUNT \$55.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Richard J. Alexander
1214 Primrose Ave.
Baltimore, Md. 21237
Petition for Variance
\$74-284-A 64 MAY 24 2500 REC

BALTIMORE COUNTY, MARYLAND No. 15067
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE June 27, 1974 ACCOUNT 01-662
AMOUNT \$55.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Robert E. Alexander
1214 Primrose Ave.
Baltimore, Md. 21237
Administrative Mapping of property
\$74-284-A 500 REC



SENECA CREEK



SENECA

NOTES:
EXIST. ZONING: R.D.P.
PROPOSED ZONING: R.D.P. WITH
VARIANCE TO SIDE YARD
REQUIREMENTS (W.C. 7/13)
PROPOSED SIDE YARD: 5.0 FT.
EXIST. SIDE YARD: 0.0 FT, 22 FT
N.B.A. 10.0 FT

EXIST. R.D.P.

EXIST. PLANT, PLUMING, DRAINAGE

EXIST. PLANT, PLUMING, DRAINAGE

TOTAL 0.81 AC.

CREEK

165

164

165

166

NEE SIDE

NORTH

EDGE ROAD

CATERS

EXIST. R.D.P.

SENECA RD.

MAP	57
DATE	11-15
BY	15-2-74
TO	
BY	
TO	
BY	
TO	



FLAT TO ACCOMPANY
APPLICATION FOR
SIDE-YARD VARIANCE
LOTS 165, 166 PLAT-2,
W.C. 7/13 "BOWLEYS QUARTER"
15TH DIST. BALTIMORE CO., MD.
SCALE: 1"=30' FEB. 12, 1974

WILLIAMS ASSOCIATES, INC.
300 HIBBELL BUILDING
800 E. JOPPA ROAD
TOWSON, MARYLAND 21204

5031-7A ✓