

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

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, the Variance to permit a front building line of fifty (50) feet in lieu of the required fifty-five (55) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of August, 1974, that the herein Petition for a Variance to permit a front building line of fifty (50) feet in lieu of the required fifty-five (55) feet 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of August, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1974

Mr. John A. Upright
2417 Sun Crest Road
Jones Creek
Baltimore, Maryland 21219

RE: Variance Petition
Item 8A
John & Eileen Upright -
Petitioners

Dear Mr. Upright:

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 north side of Hughes Avenue, approximately 92 feet east of Cross Avenue, in the 15th Election District of Baltimore County.

The subject property is presently unimproved. The surrounding properties are improved by various one and one half story brick and frame dwellings.

The petitioner is requesting a Variance to permit a lot width of 50 feet instead of the required 55 feet, and proposes to erect a 26x36 foot dwelling.

The subject petition is accepted for filing.

Mr. John A. Upright
Re: Item 8A
July 17, 1974

however, revised plans reflecting the proposed right of way widths for Cross and Hughes Avenues should be submitted prior to the hearing date.

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 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

RUSSELL J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 8A - ZAC - July 9, 1974
Property Owner: John and Eileen Upright
N/S Hughes Avenue, 92 feet E of Cross Avenue
Variance from Section 304.1 B02.3C (1) to permit building home on a 50 foot by 200 foot lot in lieu of the required 55 foot lot.
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the lot width.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Item #8A (1974-1975)
Property Owner: John A. & Eileen W. Upright
Page 2
July 30, 1974

Water and Sanitary Sewers

Public water and sanitary sewerage exist in Hughes Avenue.

Very truly yours,

Blanchette W. Dyer, P.E.
Blanchette W. DYER, P.E.
Chief, Bureau of Engineering

END-DAN:PM:ess

cc: J. Somers
A-W Key Sheet
27 SE 30 Pos. Sheet
SE 7 H Topo
111 Tax Map

Bureau of Engineering
1111 North M. Dwyer, P.E., L.L.C.

July 30, 1974

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

Re: Item #8A (1974-1975)
Property Owner: John A. & Eileen W. Upright
N/S Hughes Ave., 92' E. of Cross Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 304.1 B02.3C (1) to permit building home on a 50' x 200' lot in lieu of the required 55' lot
No. of Acres: 50' x 200' District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Hughes Avenue, an existing public street, 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 will be required in connection with any grading or building permit application.

Sediment Control

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

Storm Drainage

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 12, 1974

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

Dear Mr. DiNenna:

Comments on Item 8A, Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

Property Owner: John A. & Eileen W. Upright
Location: N/S Hughes Avenue, 92 feet E of Cross Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 304.1 B02.3C (1) to permit building home on a 50' x 200' lot in lieu of the required 55' lot.
No. of Acres: 50' x 200'
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Davis, Director
THOMAS H. DAVIS, Director
BUREAU OF ENVIRONMENTAL SERVICES

THH/ac

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 11, 1974

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

Re: Item 8A
Property Owner: John A. & Eileen W. Upright
Location: N/S Hughes Avenue, 92 ft. E. of Cross Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 304.1 B02.3C (1) to permit building home on a 50' x 200' lot in lieu of the required 55' lot.

District: 15th
No. Acres: 50' x 200'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Supervisor

H. EMILIO PARRIS, President
EDWARD E. HESS, Vice President
WILLIAM J. GILBERT

MANUEL M. BOSTONIS
JEROME H. BOSTONIS
ALLEN KURTZ

E. BOSTONIS
MICHAEL M.
WILLIAM J.

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John A. Upright
2417 Sun Crest Road
Baltimore, Md. 21219

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 12th day of July 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner John & Eileen Upright

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 17, 1974

Mr. John A. Upright
2417 Sun Crest Road
Jones Creek
Baltimore, Maryland 21219

RE: Variance Petition
Item 8A
John & Eileen Upright -
Petitioners

Dear Mr. Upright:

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 north side of Hughes Avenue, approximately 92 feet east of Gross Avenue, in the 15th Election District of Baltimore County.

The subject property is presently unimproved. The surrounding properties are improved by various one and one half story brick and frame dwellings.

The petitioner is requesting a Variance to permit a lot width of 50 feet instead of the required 55 feet, and proposes to erect a 26x36 foot dwelling.

The subject petition is accepted for filing,

Mr. John A. Upright
Re: Item 8A
July 17, 1974

however, revised plans reflecting the proposed right of way widths for Gross and Hughes Avenues should be submitted prior to the hearing date.

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 E. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

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

July 30, 1974

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

Re: Item 8A (1974-1975)
Property Owners: John A. & Eileen W. Upright
N/S of Hughes Ave., 92' E. of Gross Ave.
Existing Zoning: D.M. 5.5
Proposed Zoning: Variance from Section 304.1 B02.3C (1)
to permit building home on a 50' x 200' lot in lieu of
the required 55' lot.
No. of Acres: 50' x 200' 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.

Highways:

Hughes Avenue, an existing public street, 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 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, damaging private 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 damages 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.

Item 8A (1974-1975)
Property Owner: John A. & Eileen W. Upright
Page 2
July 30, 1974

Water and Sanitary Sewer:

Public water and sanitary sewerage exist in Hughes Avenue.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:as

cc: J. Somers

A-W Key Sheet
27 SE 30 Pos. Sheet
SE 7 H Topo
111 Tax Map

**BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFORD, P.E.
CHIEF
Wm. T. NELSEN
DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 8A - ZAC - July 9, 1974
Property Owner: John and Eileen Upright
N/S Hughes Avenue, 92 feet E of Gross Avenue
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on a 50 foot by 200 foot lot in lieu of the required 55 foot lot.
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the lot width.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY CHIEF AND COUNTY HEALTH OFFICER

July 12, 1974

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

Dear Mr. DiNenna:

Comments on Item 8A, Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

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Location: N/S Hughes Avenue, 92 feet E of Gross Avenue

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No. of Acres: 50' x 200'
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

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

HVB/mcd

