

75-20-A (Blm. 11.3) PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Maurice Caplan, Florence A. Caplan, Howard B. Miller,
I, or we, and Linda C. Miller, legal owners 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 1A00-3B.3 to permit 80 feet between
principal buildings instead of the required 100 feet.

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

See attachments.

See attached description

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

I, or 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.

Maurice Caplan
Maurice Caplan
Florence A. Caplan
Florence Caplan
Address: _____
Petitioner's Attorney

Howard B. Miller
Howard B. Miller
Linda C. Miller
Linda C. Miller
Address: 11614 Greenspring Avenue
Lutherville, Maryland 21093
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 through-
out 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 14th day of August, 1974, at 10:15 o'clock

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION OF ENTIRE TRACT

OWNED BY
MAURICE CAPLAN
FLORENCE A. CAPLAN
HOWARD B. MILLER
LINDA C. MILLER

11614 Greenspring Avenue 17¹/₂ Acres
Lutherville, Maryland 21093 West Side Greenspring Avenue

Beginning at the center of the intersection of Kelly
Avenue and Greenspring Avenue and proceeding North on Green-
spring Avenue a distance of 303 feet and then following the
next eight courses and distances:

S 64-58 W	1325.0'
N 43-50 W	101.2'
N 4-15 E	899.0'
N 65-15 E	450.0'
S 24-45 E	606.0'
N 65-15 E	455.78'
S 36-21 E	177.53'
S 24-34 E	95.8'

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

Gentlemen:

During the years 1954-1956, the undersigned rented the second floor apartment located above the three-bay brick garage on the property now owned by Maurice and Florence Caplan and Howard and Linda Miller. This property is approximately a 17 acre farm located on the west side of Greenspring Avenue between Kelly Avenue and Broadway Road. At the time I rented the property, it was owned by Edwin Eareckson and Frances Eareckson, his wife. I found out that the apartment would be available for rent from my friend, Ed Stafford, whose son and daughter-in-law were terminating their lease of the same premises. They had occupied the apartment for several years. Based on the rental of the property by Mr. and Mrs. Stafford in the very early 1950's and other comments made to me by Mr. and Mrs. Eareckson, it is my understanding that the apartment existed and was continually rented from the late 1940's. After I vacated the apartment in 1956, it was rented to several people, one of whom was a salesman whose name escapes me at this time. The location of the property and the apartment itself was very lovely, and there would have been no reason for the owners of the property not to keep the apartment occupied.

If you require any additional information, please feel free to contact me. If it is necessary, I will be glad to testify to all of the above facts at any administrative or judicial hearing.

Very truly yours,

Thomas F. Early

Thomas F. Early

Thomas F. Early

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Thomas F. Early

ATTACHMENT TO PETITION FOR ZONING VARIANCE

The entire property consists of approximately 17 acres and includes a main residence, a three-car brick garage with an existing second floor apartment, a main sheep barn, a chicken house, a secondary sheep barn for lambing purposes, two smaller protective sheep sheds, and several storage sheds. The parcel is actively used to raise sheep, peacocks, geese and farming for personal use. The four owners of the property have resided on the premises for 14 years: Mr. and Mrs. Howard B. Miller utilizing the main residence with their children, and Mr. and Mrs. Maurice Caplan utilizing the second floor apartment over the garage.

The second floor apartment over the garage has existed for more than 25 years and has been in continuous use as a residence. See Exhibit A attached. The existing garage is less than 100 feet from the main residence which would indicate that the structure has existed as a non-conforming use for more than 25 years.

Mr. and Mrs. Caplan, the occupant's of the apartment, are both past 65 years of age, and medical reasons require Mrs. Caplan specifically to live on a ground floor level. See Exhibit B attached. The owners desire to add an addition to the garage (19' 6" x 26') plus convert 2/3 of the garage into a first floor living quarters. By adding 19' 6" to the front of a portion of the garage, the distance between the main residence and the remodeled garage would be 80 feet. The following hardships or practical difficulties would be encountered if the addition were placed on any of the other three sides:

North Side:

Substantial greater costs would be incurred since the addition would destroy and prohibit the use of the existing septic tank system. Furthermore, a very fine, old walnut tree would have to be removed, incurring greater cost and detracting from the beauty of the property. The addition would also require the

construction of a new service road to the balance of the farm since the property is now reached by a roadway running on the North side of the garage. Finally, the addition itself from an attic point of view would be an eyesore because of the massive appearance of the garage and the roof line.

West Side:

The West Side of the garage is actually the rear of the existing garage, and the property owners have a tremendous investment in farm buildings that are attached to the rear of the existing garage. More than 80% of these buildings are brick and cinderblock construction, equipped with electricity and water, and surrounded by a cement apron. The cost to demolish and the loss of the use of these buildings would far exceed the value of the proposed project.

South Side:

Construction on the South Side of the existing garage also would create an eyesore because of the resulting size of the garage and roof line. Financially, it would mean that a complete new septic tank system would have to be installed since it would be impossible to tie into the existing system. The addition in this location would also require the destruction of a fine old maple tree which adds a significant amount of beauty to the immediate area. Also, this location would require re-fencing of the neighboring fields and eliminate the use of valuable pasture land. Finally, the occupants of the new structure would be disturbed by the farm animals unless extensive changes were made to the animal facilities on the farm.

The plat enclosed includes a great deal of the foregoing information in order for someone to appreciate the difficulties faced by the owners if they do not secure the variance. The owners of the property have also considered the possibility of locating a free-standing, new house somewhere else on the property. The owners secured prices on a completely new structure and found out that the cost could be in the neighborhood of 250% more than the cost to remodel the garage. A

completely new structure would require its own well, septic tank system, and service road to the building. Furthermore, because of the setback requirements and the requirement of 100 feet between residences, the house would have to be located in the middle of the entire farming area of the property which again would mean major movement of existing sheep facilities, pastures, fencing, etc. The owners of the property are not wealthy people, and the entire cost of the project would be out of proportion to the structure being built. As a practical matter, the existing garage is a cinderblock construction with brick facing. This will be used in the remodeling work along with some of the existing plumbing, heating, windows, and garage doors. Naturally, the bulk of the completed structure already has an existing roof, has parking area, and is serviced by the existing driveway.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 7-NE Date of Posting: July 22, 1974

Posted for: PETITION FOR VARIANCE

Petitioner: HOWARD B. MILLER, ET AL

Location of property: W/S. OF GREENSPRING AVE. 303' N. OF KELLY AVE.

Location of Sign: FRONT 11614 GREENSPRING AVE

Remarks: _____

Posted by: Thomas F. Early Date of return: August 7, 1974

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
descriptions checked and line plotted on map										
ation number added to line										
Denied										
nted by BA, CC, CA										
ewed by: <u>1/26</u>										
ous case: _____										

Revised Plans:
 Change in outline or description _____ Yes
 _____ No
 Map # _____

WEINBERG AND GREEN
100 WEST STREET
BALTIMORE, MD 21202
June 20, 1974

WEINBERG AND GREEN

Mr. Eric DiNenna
Zoning Commissioner

June 20, 1974
Page Two

The property owners appreciate the significance of their request and the financial risk that is facing them. If you are willing to grant the building permit subject to the outcome of the Petition for Zoning Variance, the property owners could incur considerable costs on the project and yet never be permitted to occupy the structure.

Rather than prolong this letter with a restatement of the reasons behind the requested variance, we refer you to the material set forth in the Petition itself including correspondence from Dr. Joseph H. Gross, who believes there are major medical reasons for moving this project ahead quickly. It has become a hardship on Mrs. Florence A. Caplan to use the existing apartment over the garage. Furthermore, the location of all of the other buildings on the property along with the general use of the property dictates that the improvement must be added on to the front of the garage, cutting the existing distance between the garage and main residence from 99 feet to 80 feet. Another exhibit to the Petition shows that the property has been a non-conforming use for many, many years, still mean the continuation of a non-conforming use at a greater hardship and cost to the property owners.

Naturally, the primary reason for proceeding ahead at this time is because of the medical condition of Mrs. Florence A. Caplan. However, in addition to her personal situation, the property owners have found it extremely difficult to secure a reputable builder willing to undertake this type of remodeling and enlargement project. Before the property owners realized that a variance had to be secured, a contract had been negotiated with the builder, and he had planned his work schedule to begin the job at this time of the year. If the project has to wait until the outcome of the Petition for Zoning Variance, the builder is unwilling to give any assurance that he can take on the project. Additionally, the weather will cause additional problems since the new construction must tie into the roof of the existing garage which is covering the existing residence of Mr. and Mrs. Caplan. It could be very disastrous to their personal belongings if bad weather occurs while this work is in progress. Furthermore,

WEINBERG AND GREEN

Mr. Eric DiNenna
Zoning Commissioner

June 20, 1974
Page Three

Mr. and Mrs. Caplan are engaged in a seasonal business and must devote 100% of their efforts to their business, which employs no other individuals from Labor Day until Christmas. For persons of their age and temperament, it would be impossible to delay the project for any length of time.

Also enclosed is a form letter dated June 19, 1974, addressed to the Office of Planning and Zoning in which approval has been secured from all of the neighbors immediately to the East and North of the property owners. The one neighbor immediately to the South is unavailable to sign the form. In order to find any neighbors on the West, you have to cross through a wooded area and travel the equivalent of several blocks.

Please bear in mind that the subject property consists of 17 acres. The land adjacent and to the South of the subject property is a 17 acre parcel owned by Mr. and Mrs. William T. Shanybrooke. Mr. and Mrs. Wilson Andrew own approximately 5 acres directly across Greenspring Avenue from the subject property, and there are four or more vacant acres of land to the North of the subject property.

All of the owners have resided on the property since its purchase in April, 1961. Mr. and Mrs. Miller have always occupied the principal house and an addition was added to this property in 1964. Mr. and Mrs. Caplan have resided continuously in the second floor apartment over the garage. All of the owners have treated the property since 1961 as their principal residence and domicile, and their tax returns, voter registration, driver licenses, etc. will confirm this fact.

The property owners agree that upon approval of the zoning variance and an occupancy of the ground floor residence, the second floor apartment will not be used as an independent apartment for rental purposes.

WEINBERG AND GREEN

Mr. Eric DiNenna
Zoning Commissioner

June 20, 1974
Page Four

Based on all of the foregoing facts and the information contained in the Petition for Zoning Variance, the undersigned hereby requests the issuance of a building permit subject to the final approval of the variance with the property owners bearing the risk that failure to secure the variance will prevent occupancy of the proposed first floor residence. Your cooperation and assistance in this request will be appreciated.

Very truly yours,

Howard B. Miller
Howard B. Miller

All of the property owners agree to be bound by the terms of this correspondence:

Maurice Caplan
Maurice Caplan

Florence A. Caplan
Florence A. Caplan

Howard B. Miller
Howard B. Miller

Linda C. Miller
Linda C. Miller

58/pap
Enclosures

Mr. Eric DiNenna
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Property Owned By Maurice Caplan,
Florence A. Caplan, Howard B. Miller,
and Linda C. Miller
11614 Greenspring Avenue
Lutherville, Maryland 21093

Dear Mr. DiNenna:

This correspondence is being hand-delivered to you along with a petition in triplicate for zoning variance relating to the above-captioned property. All of the documents required by the Petition for Zoning Variance are also attached along with certain other exhibits referred to in the Petition and this correspondence.

The specific purpose of this correspondence is to request the issuance of a building permit prior to a determination on the Petition for Zoning Variance. In other words, the property owners are anxious to secure the building permit and are quite willing to take the building permit subject to the outcome of the zoning procedures on the variance. The owners understand that they will not occupy the ground floor residence that is the subject matter of the variance until approval of the variance is final. Furthermore, if the Petition for Zoning Variance is denied or a favorable decision is appealed, a stop order will be issued and the property owners agree to abide by the stop order.

June 19, 1974

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

Gentlemen:

Mr. and Mrs. Maurice Caplan and Mr. and Mrs. Howard B. Miller, the owners of the property located on the west side of Greenspring Avenue, between Kelly Avenue and Broadway Road, desire to add an addition to the front of their existing garage plus remodel two bays of the three-car garage into a combined small residence for use by Mr. and Mrs. Caplan. The addition to the garage, which is to be part of the residence, will be 26 feet wide and 19 feet 6 inches deep.

When completed, the living quarters for Mr. and Mrs. Caplan will be 80 feet from the home used by Mr. and Mrs. Miller and their children. We have been told that special permission must be secured from the County in order to add the addition to the garage because the two buildings will be less than 100 feet apart.

We do not object or oppose the granting of special permission to the property owners to construct an addition to the existing garage even though the two buildings will be 80 feet apart.

Very truly yours,

Name Address Location
Mr. & Mrs. Maurice Caplan 11638 Greenspring Ave
Linda C. Miller 11614 Greenspring Ave
Benjamin & Louise Raithe 11700 Greenspring Ave
Henry A. Kestler 11636 Greenspring Ave
Mrs. F. Wilson Carver 11615 Greenspring Ave

June 19, 1974

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

Gentlemen:

Mr. and Mrs. Maurice Caplan and Mr. and Mrs. Howard B. Miller, the owners of the property located on the west side of Greenspring Avenue, between Kelly Avenue and Broadway Road, desire to add an addition to the front of their existing garage plus remodel two bays of the three-car garage into a combined small residence for use by Mr. and Mrs. Caplan. The addition to the garage, which is to be part of the residence, will be 26 feet wide and 19 feet 6 inches deep.

When completed, the living quarters for Mr. and Mrs. Caplan will be 80 feet from the home used by Mr. and Mrs. Miller and their children. We have been told that special permission must be secured from the County in order to add the addition to the garage because the two buildings will be less than 100 feet apart.

We do not object or oppose the granting of special permission to the property owners to construct an addition to the existing garage even though the two buildings will be 80 feet apart.

Very truly yours,

Name Address Location
Mr. & Mrs. Maurice Caplan 11638 Greenspring Ave
Linda C. Miller 11614 Greenspring Ave
Benjamin & Louise Raithe 11700 Greenspring Ave
Henry A. Kestler 11636 Greenspring Ave
Mrs. F. Wilson Carver 11615 Greenspring Ave

BALTIMORE COUNTY

ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Howard B. Miller
11614 Greenspring Avenue
Lutherville, Maryland 21093

Item 3

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.

Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Maurice Caplan, Florence A. Caplan,
Howard B. Miller and Linda C. Miller
Petitioner's Attorney

Reviewed by
Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1974

Mr. Howard B. Miller
11614 Greenspring Avenue
Lutherville, Maryland 21093

Re: Variance Petition
Item 3
Maurice Caplan, Florence A. Caplan,
Howard B. Miller and Linda C. Miller - Petitioners

Dear Mr. Miller:

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 west side of Greenspring Avenue, approximately 303 feet north of Kelly Avenue, in the 3rd Election District of Baltimore County.

The subject property is presently improved with a large one-story structure, now used as a residence and previously being a schoolhouse. There is a three-car garage with living quarters directly behind the residence.

The subject property is surrounded by large acreage parcels. The petitioner requests a Variance to permit 80 feet between principal structures instead of the required 100 feet. A first floor addition, being 26'x19-1/2', is proposed to the existing garage facility.

Mr. Howard B. Miller
Re: Item 3
July 18, 1974

Page 2

This proposal is to allow the existing third floor living quarters to be relocated to the first floor, with the 2nd floor facilities to be used strictly for storage.

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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

July 16, 1974

Division of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

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

Re: Item #3 (1974-1975)

Property Owners: Maurice Caplan, Florence A. Caplan,
Howard B. Miller and Linda C. Miller
W/S of Greenspring Ave., 303' N. of Kelly Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to
permit 80' between principal buildings instead of the
required 100'
No. of Acres: 17 District: 3rd

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:

Greenspring Avenue, an existing County road, is proposed to be improved in the future as a 48-foot closed-type roadway cross-section on a 70-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, menacing 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 nuisances 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.

Drainage and utility easements will be required through this property for future public utilities.

Item #3 (1974-1975)
Property Owners: Maurice Caplan, Florence A. Caplan,
Howard B. Miller and Linda C. Miller
Page 2
July 16, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This area is beyond the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water and Sewerage Plan (July 1973) indicates the area to be beyond the Urban Rural Demarcation Line and Planned Service for the area in 11 to 30 years.

Very truly yours,

Ellsworth H. Dyer, P.E.
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:ras

5-WV Key Sheet
53 & 54 W/ 42 & 20 Pos. Sheets
W/ 41 & 20 Topo
59 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
828-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Maurice Caplan, Florence A. Caplan, Howard B. Miller,
and Linda C. Miller
Location: W/S of Greenspring Avenue, 303' N of Kelly Avenue
Item No. 214 Zoning Agenda July 9, 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. 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Ransche* Noted: *Paul H. Ransche*
Planning Group Approved: *Paul H. Ransche*
Special Inspection Division Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MALTBY
DIRECTOR DEPUTY TRAFFIC ENGINEER

July 24, 1974

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

Re: Item 3 - ZAC - July 9, 1974
Property Owners: Maurice Caplan, Florence Caplan, Howard Miller
and Linda Miller
W/S Greenspring Avenue, 303 feet N of Kelly Avenue
Variance from Section 1A00.3B.3 to permit 80 feet between
principal buildings instead of the required 100 feet.
District 3

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to distance between principal buildings.

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 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 3, Zoning Advisory Committee Meeting,
July 9, 1974, are as follows:

Property Owner: Maurice Caplan, Florence A. Caplan, Howard
B. Miller, and Linda C. Miller
Location: W/S of Greenspring Avenue, 303' N of Kelly
Avenue
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to
permit 80' between principal buildings
instead of the required 100'.

No. of Acres: 17
District: 3rd

Comments: Water well is in good physical condition. Septic
system is in good order.

Very truly yours,

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

HVB/acp

WILLIAM D. FROHM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 12, 1974

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

Dear Mr. DiNenna:

Comments on Item #3, Zoning Advisory Committee Meeting, July 9, 1974, are as follows:

Property Owners: Maurice Caplan, Florence A. Caplan, Howard B. Miller, and Linda
C. Miller
Location: W/S of Greenspring Avenue, 303' N of Kelly Avenue
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit 80' between principal
buildings instead of the required 100'.
No. of Acres: 17
District: 3rd

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 10, 1974

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

Re: Item 214

Z.A.C. Meeting of: July 9, 1974

Property Owner: Maurice Caplan, Florence A. Caplan, Howard B. Miller
and Linda C. Miller

Location: W/S of Greenspring Avenue, 303' N. of Kelly Avenue

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B.3 to permit 80' between
principal buildings instead of the required 100'.

District: 3rd

No. Acres: 17

Dear Mr. DiNenna:

No bearing on student population.

WSP/ml

Very truly yours,
W. Eric DiNenna
W. Eric DiNenna,
Field Representative.

H. EMBLE PARKER, President
EUGENE C. HESS, Vice President
WILLIAM L. GIBSON, Secretary

MARSHALL M. BOWEN, Chairman
JOSEPH N. BOWEN, Vice Chairman
ALVIN J. BOWEN, Secretary
JOSEPH A. BOWEN, Treasurer

T. BAYARD WILLIAMS, Chairman
RICHARD W. TRACER, Vice Chairman
MRS. BILLYE R. WILSON, Secretary

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 21st day of

June

1974. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Mr. Caplan Submitted by Mr. Miller

Petitioner's Attorney Mr. Miller Reviewed by NBC

* 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. 15104

DATE July 1st, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Howard B. Miller
11614 Greenspring Ave.
Lutherville, Md. 21093
Petition for Variance
#75-50-A 439 9 2nd 19

25.00 CMC

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

No. 15132

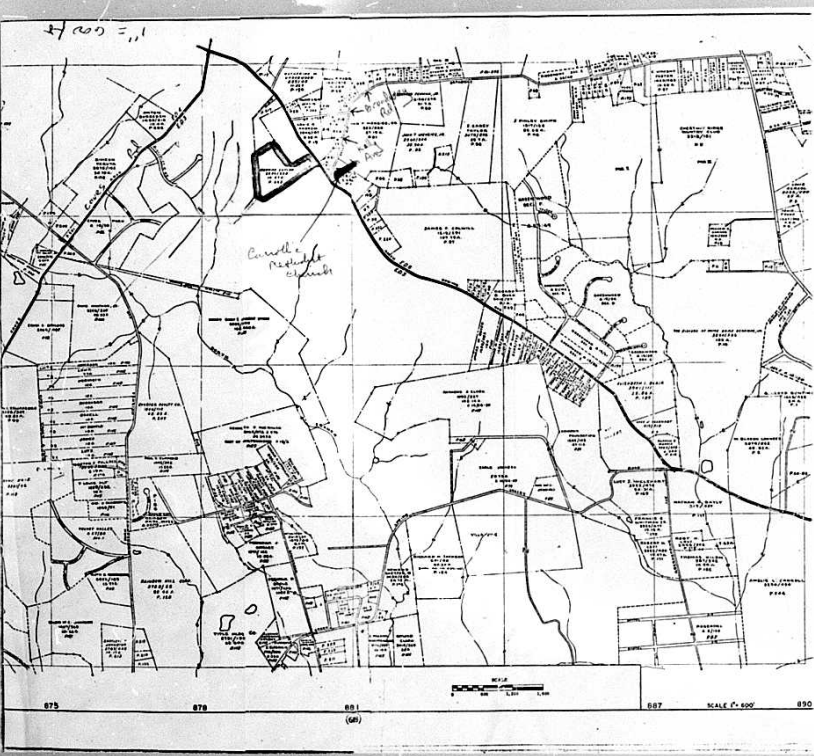
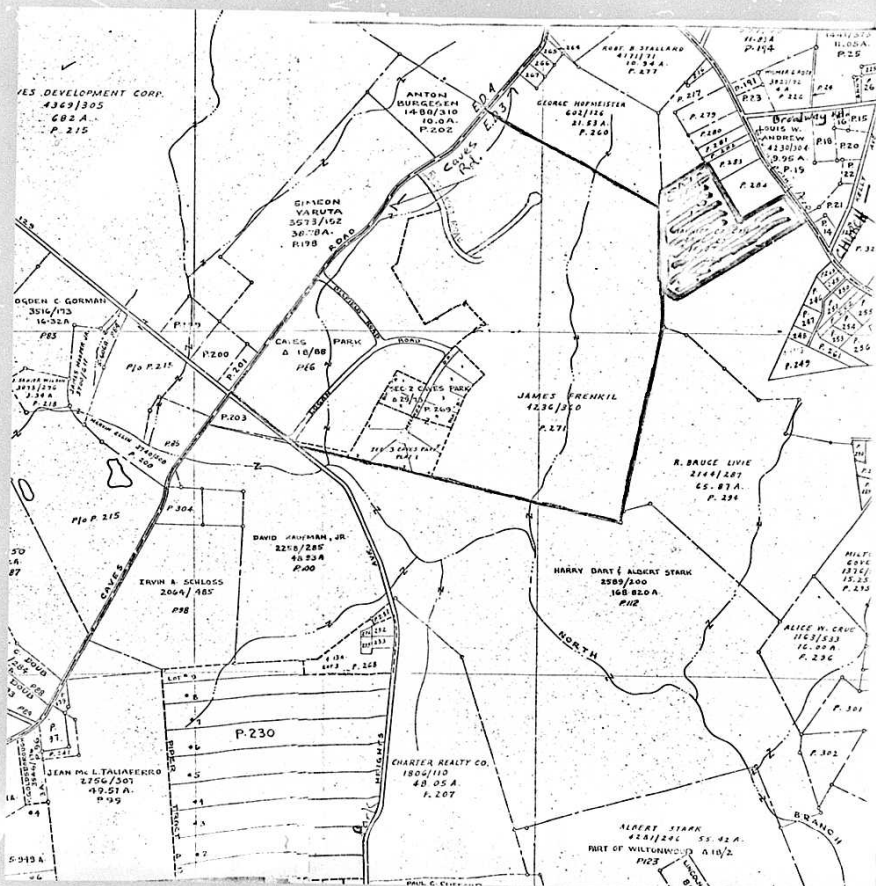
DATE August 11, 1974 ACCOUNT 01-662

AMOUNT \$19.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Howard B. Miller
11614 Greenspring Ave.
Lutherville, Md. 21093
Advertising and posting of property
#75-50-A

439 25 CMC



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY _____
DATE _____

PAINT SHOP
MIL.

EXISTING BLOG

2

JUDY AVENUE

FENCED Portion
MACADOM

EXTINGUISH.

"MACADOM"

CRUSHED
STONE

EXISTING ACCESS TO LOT

RECEIVED

EXISTING ACCESS
"CONCRETE SURFACE"

To Lot

To Let

ATTN: PLANN

NOTES	PREVIOUS USE	SERVICE STATION
PRESENT ADDRESS - ML		
APCA		
1215 S. 3RD		
15TH ELECTION DISTRICT		
	EXISTING USE	BODY SHOP
	PROPOSED USE	BODY SHOP

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: Johnnie M. Hays
DATE: 9-3-77

