

75-76-A (Jan. 30) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SUSAN HIRSCHMAN, legal owner of the property situated 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 1802.3C.1. to permit a front yard of 17 feet and a rear yard of 10 feet instead of the required 25 feet and 30 feet, respectively, Section 1802.3C.2 (50'-V.B.9) - To permit a 2 foot setback from the centerline of the street instead of the required 50 feet.

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

1. That the building plans your petitioners have obtained would be more desirable to the development of the lot and the neighborhood in general.

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.

Contract purchaser
Address: John F. Whitney
Petitioner's Attorney
Address: 102 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of September, 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 Commission of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 16th day of October, 1974, at 10:45 o'clock A.M.

(over)

October 17, 1974

John F. Whitney, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variances
SW corner of Baltimore and
Vermont Avenues - 13th Elec-
tion District
Susan Hirschman - Petitioner
NO. 75-76-A (Item No. 30)

Dear Mr. Whitney:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sw

Attachments

DESCRIPTION

Beginning for the same on the south side of Vermont Avenue where said Avenue is intersected by the west side of Baltimore Street thence running and bounding on the west side of Baltimore Street in a southwesterly direction 55 feet, thence running in a northwesterly direction parallel with Vermont Avenue 125 feet to a point, thence running in a northeasterly direction parallel with Baltimore Street 55 feet to a point on the south side of Vermont Avenue, thence running in a southeasterly direction bounding on the south side of Vermont Avenue 125 feet to the place of beginning.

Being known and designated as Lots Nos. 89 and 90, Block B, as shown on the Plat of Baltimore Highlands, said plat being recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 2, folio 379.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 27, 1974

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

Re: Item 30 -ZAC- August 6, 1974
Property Owner: Susan Hirschman
Location: S.W./C of Vermont Ave. and Baltimore Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from SDC, 1802.3C.1 to permit a front yard of 17' and a rear yard of 10' instead of the required 25' and 30' respectively
No. of Acres: 55' & 125"
District: 13th

Dear Mr. DiNenna:

The subject of petition seems to have no apparent traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Asso.

MSF/lb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 9, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #75-76, Southwest corner of Baltimore and Vermont Avenues
Petition for Variance for Front and Rear Yards.
Petitioner - Susan Hirschman

13th District

HEARING: Wednesday, October 16, 1974 (10:45 A.M.)

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

The granting of this request would not be in conflict with the 1980 Guideplan, the official Baltimore County Master Plan.

William D. From
Director of Planning

WDF:NEG:rv

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 30

John F. Whitney, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

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 13th day of September 1974.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Susan Hirschman

Petitioner's Attorney John F. Whitney

Reviewed by James B. Barnes
Chairman,
Zoning Advisory Committee

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Susan Hirschman

Location: S.W./C of Vermont Avenue and Baltimore Avenue

Item No. 30

Zoning Agenda August 6, 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. 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.

- () 6. Site plans are approved as drawn.

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

Reviewed by James B. Barnes Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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 Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the herein Petition for Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 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 Petitioner, the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the herein Petition for Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the herein Petition for Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of October, 1974, that the herein Petition for Variances to permit a front yard setback of 17 feet and a rear yard setback of 10 feet in lieu of the required 25 feet and 30 feet, respectively; and to permit a setback of 42 feet from the centerline of the street in lieu of the required 50 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.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

September 16, 1974

James B. Byrnes, III
Chairman

John F. Whitney, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 30
Susan Hirschman - Petitioner

Dear Mr. Whitney:

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 at the southwest corner of Vermont and Baltimore Avenues, in the 13th Election District of Baltimore County, and is presently unimproved. Various residential uses surround the property on all sides.

The petitioner is requesting a Variance to permit a front yard of 17 feet and a rear yard of 10 feet instead of the required 25 feet and 30 feet respectively. A 28x40' residence is proposed. Additionally a Variance is requested to permit a front setback from the center line of the street of 42 feet instead of the required 50 feet.

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

John F. Whitney, Esq.
Re: Item 30
Page 2

September 16, 1974

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

JFB:JD
Enclosure

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

Division of Engineering
ELEWORTH N. DYER, P.E. CHIEF

August 21, 1974

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

Re: Item #30 (1974-1975)
Property Owner: Susan Hirschman
S/N cor. of Vermont Ave. and Baltimore Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a front yard of 17' and a rear yard of 10' instead of the required 25' and 30' respectively
No. of Acres: 55' and 125' District: 13th

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:

Baltimore and Vermont Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on their respective 60-foot and 50-foot rights-of-way. Highway improvements are not required at this time. Highway right-of-way widening consisting of a right-of-way at the intersection for sight distance and 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 striping, 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 striping 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. 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.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 9, 1974

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

Dear Mr. DiNenna:

Comments on Item 30, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

Property Owner: Susan Hirschman
Location: S.W./C of Vermont Ave. and Baltimore Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from SEC. 1802.3C.1 to permit a front yard of 17' and a rear yard of 10' instead of the required 25' and 30' respectively.

No. of Acres: 55' & 125'
District: 13th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHVE/nc

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



August 8, 1974

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

Dear Mr. DiNenna:

Comments on Item #30, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

Property Owner: Susan Hirschman
Location: S.W./C of Vermont Avenue and Baltimore Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a front yard of 17' and a rear yard of 10' instead of the required 25' and 30' respectively
No. of Acres: 55' and 125'
District: 13th

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 & Development Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 6, 1974

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

Z.A.C. Meeting of: August 6, 1974

Re: Item 30

Property Owner: Susan Hirschman

Location: S.W./C. of Vermont Avenue and Baltimore Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C.1 to permit a front yard of 17' and a rear yard of 10' instead of the required 25' and 30' respectively.

District: 13th

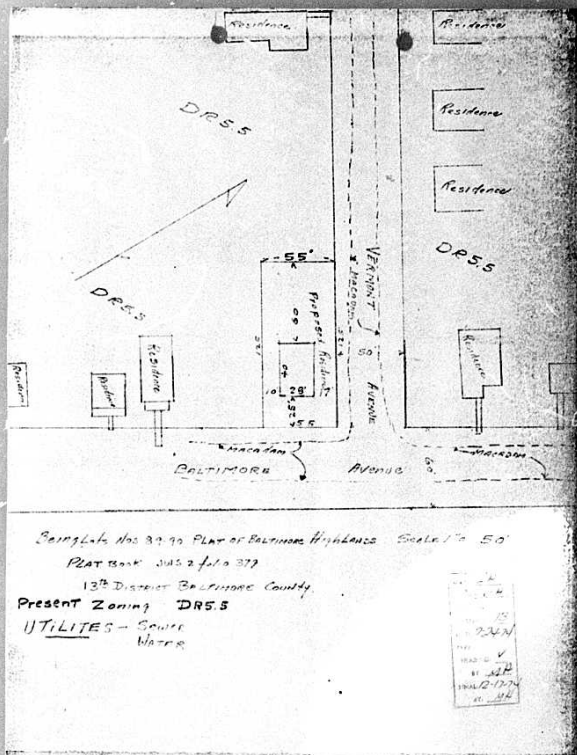
No. Acres: 55' & 125'

Dear Mr. DiNenna:

No bearing on student population.

NDP/ml

Very truly yours,
J. Nick Petrovich,
Field Representative.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of July 1974. Item # _____

Eric DiNenna
Zoning Commissioner

Petitioner Hirschman Submitted by _____
Petitioner's Attorney Whitney Reviewed by JD

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 15th day of September, 1974, the 25th publication appearing on the 25th day of September, 1974.

H. Lee Brill
Manager

Cost of Advertisement, \$ _____

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		250 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>JD</u>					Revised Plans: Change in outline or description Yes _____ No _____					
Previous case: _____					Map # _____					

BALTIMORE COUNTY, MARYLAND No. 16955

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 16, 1974 ACCOUNT 01-662

AMOUNT \$17.81

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

H. Lee Brill, Esq.
6004 Liberty Terrace
Baltimore, Md. 21207
Advertising and posting of property for
Rosen Hirschman
P15-76-A

BALTIMORE COUNTY, MARYLAND No. 15178

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 18, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

H. Lee Brill, Esq.
6004 Liberty Terrace
Baltimore, Md. 21207
Petition for Variance for Rosen Hirschman
P15-76-A