

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING

TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

September 27, 1974

75-77-A

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

Re: Item 33 - ZAC - August 6, 1974
Property Owner: Edward M. & Ellen R. Gross
Location: 840' S/ Intersection of Bentley and Cameron
Hill Roads.
Existing Zoning: RDP
Proposed Zoning: VARIANCE from Sec. 1A.00.3B (3) to
permit a setback of 38 ft. to front
property line and 63 ft. to center-
line of Kaufman Rd. in lieu of the
required 50 ft. and 75 ft. respec-
tively.
No. of Acres: 198,000 sq. ft.
District: 7th

Dear Mr. DiNenna

The subject petition seems to have no apparent
problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Asso.

MSF/lb

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward M. & Ellen R. Gross, 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 1920.38(3) to permit a setback of 38 feet to front property line and 63 feet to centerline of Kaufman Road in lieu of the required 50 feet and 75 feet respectively.

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

1. This is an existing structure which is in such a good condition that it would be impractical to tear down.
2. The cost of removing this structure and rebuilding on the property is beyond our financial means.
3. To put the structure back to its original condition or better would improve the area considerably.

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 _____
Baltimore, Maryland 21234
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October 1974 at 11:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 7, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-77-A, East side of Kaufman Road 840 feet South of the Intersection of Bentley and Cameron Mill Road
Petition for Variance for Front Yard
Petitioner - Edward M. and Ellen R. Gross

7th District

HEARING: Wednesday, October 16, 1974 (11:00 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 petition would not be inconsistent with policies of the 1980 Guideplan.

William D. Fromm
Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 33

Mr. Edward M. Gross
9620 Harding Avenue
Baltimore, Md.
21234

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 DiNenna
Zoning Commissioner

Petitioner Edward M. & Ellen R. Gross

Petitioner's Attorney _____

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

DESCRIPTION

Located approximately 840 feet south of the intersection of Bentley and Cameron Mill Roads, and known as lot #23 as shown on the plat of Bentley Estates, section 1. Said plat recorded among the land records of Baltimore County in Liber 37 Folio 13.

October 17, 1974

Mr. & Mrs. Edward M. Gross
9620 Harding Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
E/S of Kaufman Road, 840' S
of the intersection of Bentley
and Cameron Mill Roads -
7th Election District
Edward M. Gross, et ux -
Petitioners
NO. 75-77-A (Item No. 33)

Dear Mr. & Mrs. Gross:

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 16 1974

Mr. Edward M. Gross
9620 Harding Avenue
Baltimore, Maryland 21234

RE: Variance Petition
Item 33
Edward M. & Ellen R. Gross -
Petitioners

Dear Mr. Gross:

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 Kaufman Road, approximately 840 feet southeast of the intersection of Bentley and Cameron Hill Roads, in the 7th Election District of Baltimore County. It is presently improved with a large barn structure and a garage.

A two-story frame dwelling exists opposite the site on Kaufman Road and large unimproved parcels lie adjacent to the site to the northeast and southwest.

The petitioner is requesting a Variance to the front setback requirement and proposes to convert the existing barn into a residence.

Mr. Edward M. Gross
Item 33
Page 2

September 16 1974

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

PETITION FOR A VARIANCE
TO THE DISTRICT
ZONING: Petition for
Variance for Front Yard
LOCATION: East side of
Kaufman Road 100 feet South of
the intersection of Bentley and
Cameron Mill Roads.
DATE & TIME: WEDNES-
DAY, OCTOBER 19, 1974 at
11:00 A.M.
PUBLIC HEARING: Room
104, County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Art and Regula-
tions of Baltimore County, will
hold a public hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a
setback of 20 feet to front prop-
erty line and 20 feet from the
centerline of the road instead of
the required 25 feet and 25 feet.
The Zoning Regulations to be
excepted as follows:
Section 1406.02(2) - The
minimum distance between
any building in an R.D.P. zone
and any lot line other than a
street line shall be 20 feet; the
minimum distance between the
building and the centerline of
any street shall be 20 feet.
All that portion of land in the
lot that portion of Baltimore
County.
Located approximately 100
feet south of the intersection of
Bentley and Cameron Mill
Roads, and known as lot No. 28
as shown on the plat of Bentley
Road, section 1. Said plat
recorded among the land
records of Baltimore County in
Lib. 27 Page 10.
Being the property of Ed-
ward M. and Ellen S. Gross, as
shown on plat filed with
the Zoning Department.
Hearing Date: Wednesday,
October 23, 1974 at 11:00 A.M.
Public Hearing: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.
* VARIANCE (unopposed)
* VARIANCE (unopposed)
* VARIANCE (unopposed)

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 Sept. 30 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one successive
week before the 30th day of Sept. 19 74 that is to say, the same
was inserted in the issue of Sept. 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

Frederick Fort

ORIGINAL

PETITION FOR A VARIANCE
THE SUBJECT
ZONING: Petition for Variance for
Front Yard
LOCATION: East side of Kaufman
Road 100 feet South of the inter-
section of Bentley and Cameron
Mill Roads.
DATE & TIME: Wednesday, October
16, 1974 at 11:00 A.M.
PUBLIC HEARING: Room 104, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Art and Regulations of Bal-
timore County, will hold a public hear-
ing.
Petition for Variance from the Zon-
ing Regulations of Baltimore Coun-
ty to permit a setback of 15 feet to
front property line and 15 feet from
the centerline of the road instead of
the required 20 feet and 20 feet.
The Zoning Regulations to be ex-
cepted as follows:
Section 1406.02(2) - The mini-
mum distance between any building in
an R.D.P. zone and any lot line other
than a street line shall be 15 feet; the
minimum distance between the
building and the centerline of any
street shall be 15 feet.
All that portion of land in the lot
that portion of Baltimore County.
Located approximately 100 feet
south of the intersection of Bentley
and Cameron Mill Roads, and known
as lot No. 28 as shown on the plat of
Bentley Road, section 1. Said plat
recorded among the land records of
Baltimore County in Lib. 27 Page 10.
Being the property of Edward M.
and Ellen S. Gross, as shown on plat
filed with the Zoning Depart-
ment.
Hearing Date: Wednesday, October
16, 1974 at 11:00 A.M.
Public Hearing: Room 104, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County
Sept. 16

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., once in each
of one time successive weeks before the 16th
day of October, 1974, the first publication
appearing on the 26th day of September
1974.

THE JEFFERSONIAN,

P. L. Smith
Manager.

Cost of Advertisement, \$.....



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th
Posted for: PETITION FOR VARIANCE
Petitioner: EDWARD M. GROSS
Location of property: E/2 of KAUFMAN RD. 840' S. of THE
INTERSECTION OF BENTLEY AND CAMERON MILL RDS.
Location of Signs: E/2 of KAUFMAN RD. 1000' S. of THE
INTERSECTION OF BENTLEY AND CAMERON MILL RDS.
Remarks:
Posted by: Thomas A. Balaban
Signature
Date of Posting: Sept. 28, 1974
Date of return: Oct. 4, 1974



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24th day of

Sept. 1974 Item #

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Gross Submitted by: Gross

Petitioner's Attorney: Reviewed by: Gross

* 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

DATE: Oct. 15, 1974 ACCOUNT: 01-662

AMOUNT: \$17.00

DISTRIBUTION
WHITE - CASHIER TOWN - AGENCY YELLOW - CUSTOMER

Edward M. Gross
3630 Harding Ave.
Baltimore, Md. 21234
Advertising and posting of property #15-77-4

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

DATE: Sept. 18, 1974 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER TOWN - AGENCY YELLOW - CUSTOMER

Edward M. Gross
3630 Harding Ave.
Baltimore, Md. 21234
Petition for Variance #15-77-4
25.00 CASH

