BALTIMORE COUNTY, MARYLAND

IFFFFRSON BUILDING

TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

FUGENE 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 centerline 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

Traffic Engineer Asso.

MSF/1b

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Oton I, or we, Edward, N., &. Ellon, R., Gross... legal owner s of the property situate in Baltimore unty and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1AQQ, 3B(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)

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

See attached description

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this iting, and further agree to and are to be bound by the zoning regulations and restrictions of imper County adopted pursuant to the Zoning Law For Baltimore Cyunty.

Address

FOR

RECEIVED

ORDER

Ellin (Throa Legal Owner Address 9620 Harding Avenue Baltimore, Maryland 21234

1033) 76-

Protestant's Attorney

MM

197 4 that the subject matter of this petition be advertised, as rechired 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 had before the Zonin Commissioner of Baltimore County in Room 106, County Office Bullding in Towson, Baltimor

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120

Your Petition has been received and accepted

for filing this 13th day of

Bea

Petitioner Edward N. & Ellen R. Gross

Petitioner's Attorney

15-97-A

Zoning Advisory Committe

BALLIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

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

PROM 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 lifer.

The granting of this petition would not be inconsistent with policies of the 1980 Guideplan.

William D. From

WDF : NEG : rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

DESCRIPTION

Located approximately 840 feet south of the intersection of Bentley and Cameron Mill Roads, and known as 10t #25 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.

MEMBERS NING ADMINISTRATION HEALTH DEPARTMEN

BUREAU OF FIRE PREVENTION DEPARTMENT OF STATE SIGNAY

PUREAU OF ENGINEERING PROJECT AND

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 awer 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, sproximately 840 feet southeast of the intersection of Entitlement 1840 feet southeast Roads, in the 7th Election District of Baltistre 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.

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

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 30 days after the date on the filing certi-ficate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Advisory Cor.mittee

JBB: JD

Enclosur

Baltimore County. Mareland Benartment fof Boble Marke

COUNTY OFFICE BUT DING

tumet 21 10%

Me S Fela Dillares Zoning Commissioner County Office Building Towson, Maryland 2120

Item #33 (1974-1975)
Property Owner: Edward M. & Ellen R. Gross
Sho: S/ Intersection of Bentley & Comeron Hill Eds. Editing Zoning: B.D.P.
Proposed Zoning: N.D.P.
Proposed Zoning: Variance from Sec. IA.00.3B(3) to prmit a setback of 38' to front property line and 63' to centerline of Keufman Rd. in lies of the required 50' and 75' respectively No. of Acres: 198,000 sq. ft. District: 7th

Bear Mr. Di Mones.

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.

Kaufman Road, an existing public road, is proposed to be improved in the future as a 30-foot closed roadway section on a 60-foot right-of-way. Highway improvements are not required at this time. The substitted plan mat be revised to indicate the 60-foot right-of-way and 10-foot revertible alone essenant shown on the recorded plat of Section 1, Sentlay States.

Sediment Control.

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

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. The plan must also be revised to indicate that this property is lot 23 of Section 1, Bontley States subdivision (recorded E.H.K., Jr. 37, Folio 33), together with the several drainage and utility easements or portions thereof which traverse this lot 22.

rose #33 (1974-1975)
Property Omer: Edward N. & Ellen R. Gross Page 2
August 21, 1974

The Patitioner must provide necessary drainage facilities (temporary or permanent to prevent creating any muisances or dumages 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 Natitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Saltimore County Metropolitan District and the Urban Baral Demanation Line. The Baltimore County Comprehensive Mater and Sewarage Plan, seemed 60 July 1973, indicates "Me Planned Services" for this area.

Very truly yours.

Ellworth N. Pice /pot ELISTORTH M. DIVER, P.R.

TWO . DAM . THE

KK-MS Key Sheet 139 NW 8 Pos. Sheet NW 35 B Tope 7 & 12 Tax Maps

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

Comments on Item 23, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

-BALTIMORE COUNTY, MARYLAND

Property Owner: Edward M. & Ellen R. Gross Location: 840° S/ Intersection of Bentley and Cameron Hill Ids. Existing Zoning: 2DP Proposed Zoning: VARIANCE from Sec. 1A.00.3B(3) to permit

VARIANCE from Sec. 1A.00.38(3) to permit a setback of 38 ft. to front property line and 63 ft. to centerline of Kaufman Rd. in lieu of the required 50 ft. and 75 ft. respectively.

No. of Acres: 198.000 sq. ft.
District: 7th

August 9, 1974

Comments: Complete coil evaluation needed; approved water supply must be provided.

Very truly yours.

DEPARTMENT OF HEALTH

DONALD J. ROOP, M.D., M.P.H.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BHUR/no

JEFFERSON BUILDING TOWSON, MARYLAND 21204

Baltimore County Fire Department

J. Austin Deitz



Office of Planning and Aming Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Froperty Owner: Edward M. & Ellen R. Cross Location: 840 * S/Intersection of Bentley and Cameron Will Roads

Zoning Agenda August 6, 1974

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 plens for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Daltimore County Standards as published by the Department of Public Norks.

A second means of vehicle access is required for the site. The vehicle dead-end condition shown at

EIGENS 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,
The buildings and structures edisting or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 100 "The Life Staty Code", 1970 Edition prior

() 6. Site plans are approved as drawn.

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

Planning Group Special Inspection Division

faul H Reinche Deputy Chief Fire Prevention Bureau

WILLIAM D. FROM

e FRIC DINENNI



August 8, 1974

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item \$32, Zoning Advisory Committee Meeting, August 6, 1974, are as follows:

Property Owner, Edward M. and Ellen R. Gross
Location: 840' S/Intersection of Bentley and Cameron Hill Road Location: Set of Sylmeterand or beninely and Cameron Inti Adult

Editing Zoning: R.D.P.

Proposed Zoning: Variance from Sec. I.A00.38(3) to permit a setback of 38 ft. to front property

line and 63 ft. to centrelline of Kaufman Road in Lieu of the required 50ft and 75 ft. respectively No. of Acres: 198,000 sq. ft.

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 mode owere of plans or problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment

Very truly yours, John K. Wembley

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

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: Ttem

Property Owner: Edward M. & Ellen R. Gross

840! S/Intersection of Bentley and Cameron Hill Roads

Froposed Zoning: Variance from Section IA.00.3B (3) to permit a setback of 3B f+. to central ine of Kaufman Road in Itau of the required 50 ff. and 75 ff.

respectively.

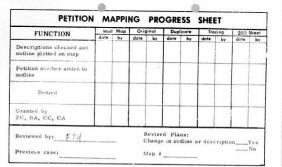
No. Acres: 198,000 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, Field Representative.

WNP/m1 EUGENE C. HESS, +--- PARTIE HAR AGDERT L BERNEY



PETITION FOR A VARIANCE TO DISTRICT TO DISTRICT TO DISTRICT TO THE PETITION OF PETITION OF THE PETITION OF T The Scales Commissioner of Ballianes County, and about the County, by authority the County of the Co All this parent of leash in the received District of Bashimore Accessed District of Bashimore Lecande appreciantely the first seath of the interestion of the seath of the interestion of the seath of the interestion of the seath of the seat

ORIGINAL OFFICE OF 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 xurrocotyr

weeks/before the 30thday of Sept. 19 74that is to say, the same was inserted in the issue, of Bept. 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Leavestle First

The Zoning Commissioner of Baits more County, by authority of the Zoning Art and Regulations of Baits more County, will hold a public hear-Petition for Variance from the Zening Regulations of Bultimore Country to persuit a surface of 21 feet to frost property line and 43 feet frost property line and 45 feet frost property line Section 1Aco 3B(1) — The mann-um distance between any building in an R.D.P. come and any tel line oth-er than a street line shall be 16 feet; the minimum distance between the building and the centerline of any street shall be 15 feet. All that parcel of land in the Sev-enth District of Baitimore County, Located approximately \$16 feet.

CERTIFICATE OF PUBLICATION

TOWSON, MD. Agulepher, 26 19, 24 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 seach or one time successive weeks before the 16th day of ________, 19.74, the first publication appearing on the 26th day of September THE JEFFERSONIAN. Cost of Advertisement, \$_____

1-5,6N

75-77-A

CERTIFICATE OF POSTIM ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland

District 7th	
Posted for PETITION FOR VARIA	Date of Posting Seft. 28, 1974.
Petitioner: EDWARD M. GROS	5
Location of property: E/S OF KAU	FMAN Rd. 840'S OF THE
MILESISSESTION OF DENTILES	AND CAMPITON MILL DIE
INTERSECTION OF BENTHE	AN Rd. 1000 +0 - S OF THE X AND CAMERON MILL Rds
Posted by Lliouns L. Balan	uol Date of return CCT. 4, 1974

BALTIMORE DUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Sept. 18, 1974 ACCOUNT 01-662 AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER

Edward M. Gross

PINK - AGENCY 9620 Harding Ave. Baltimore, ad. 2123; Petition for Variance #75-77-A

VELLOW - CUSTOMEN

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24th

Zoning Commissioner

17 ross Submitted by Ser-Petitioner Petitioner's Attorney ____ Reviewed by Ton +

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





No. 16951 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Oct. 15, 1974 _ACCOUNT 01-662 AMOUNT \$47.00 werrestion R. Gross VELLOW - CUSTOMEN 9620 Harding Ave. Baltimore, Md. 21234

