

# 175-95-A #54 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William C. & Hazel Kimbrow, legal owner, 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 1802.35(1) to permit a rear yard setback of 25 feet in lieu of the required 30 feet, and to permit a rear yard setback of 25 feet in lieu of the required 30 feet, and to permit a rear yard setback of 25 feet in lieu of the required 30 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. Very old subdivision
2. Existing development of similar lots
3. Inadequate footage for front lawn
4. Center Street is wooded area and no construction of planned future road way has been proposed.

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 of Baltimore County.

Contract purchaser  
Address: 2625 Cecil Avenue  
Baltimore, Maryland 21218

Petitioner's Attorney  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 17th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1974, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

October 31, 1974

Mr. & Mrs. William C. Kimbrow  
2625 Cecil Avenue  
Baltimore, Maryland 21218

RE: Petition for Variances  
SE corner of Fourth Avenue and  
Centre Street - 2nd District  
William C. Kimbrow, et ux -  
Petitioners  
NO. 75-95-A (Item No. 54)

Dear Mr. & Mrs. Kimbrow:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER  
Deputy Zoning Commissioner

JED/mc

Attachments

## DESCRIPTION OF VARIANCE

Beginning at a point on the southeast corner of Fourth Avenue and Centre Street, and being lot Nos. 8, 9, 10, and 11, Block Q, of Woodlawn Terrace (W.P.C. 7 folio 49)

Also known as # 2113 Fourth Avenue.

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 26, 1974

COUNTY OFFICE BUILDING  
111 N. CHARLESSTOWN AVENUE  
TOWSON, MARYLAND 21204

JAMES B. BYRNES, III  
Chairman

Mr. William C. Kimbrow, Jr.  
2625 Cecil Avenue  
Baltimore, Maryland 21218

RE: Variance Petition  
Item 54  
William C. & Hazel Kimbrow -  
Petitioners

Dear Mr. Kimbrow:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

JAMES B. BYRNES, III  
Chairman,  
Zoning Advisory Committee

JBB:JD

Enclosures (s)

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

September 24, 1974

Branch of Engineering  
ELLSWORTH N. DYER, P.E. CHIEF

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

Re: Item #54 (1974-1975)  
Property Owner: William C. & Hazel Kimbrow  
5/4 cor. of Fourth Avenue, and Centre Street  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1802.35(1) to permit a rear yard setback of 25' in lieu of the required 30', and to permit a east side yard 16 1/2' in lieu of the required 50'  
No. of Acres: 10,000 sq. ft. District: 2nd

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:

Fourth Avenue is a gravel surfaced public road and Centre Street is an unimproved "paper" street; both are shown on the recorded plat of "Woodlawn Terrace" (W.P.C. 7 folio 49), of which the subject site comprises lots 8, 9, 10 and 11 of Block "Q". These roads, if improved in the future as public roads, would be as 30-foot closed section roadways on 50-foot and 40-foot rights-of-way, respectively. Highway improvements are not required at this time. Highway right-of-way widening, including a fillet area for sight distance at the intersection 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 stripping, grading and stabilization could result in a sediment pollution problem, causing 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.

Item #54 (1974-1975)  
Property Owner: William C. & Hazel Kimbrow  
Page 2  
September 24, 1974

### Water and Sanitary Sewers

Public water supply and sanitary sewerage exist in Fourth Avenue. This property is tributary to the Owens Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

ELLSWORTH N. DYER, P.E.  
Chief, Bureau of Engineering

END:EM/PWR:ee

cc: J. Somers

L-NE Key Sheet  
31 NW 25 Pgs. Sheet  
NW 4 & O Topo  
87 Tax Map

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 N. CHARLESSTOWN AVENUE  
TOWSON, MARYLAND 21204

JAMES B. BYRNES, III  
Chairman

Mr. William C. Kimbrow, Jr.  
2625 Cecil Avenue  
Baltimore, Maryland 21218

September 23, 1974

RE: Variance Petition  
Item 54  
William C. & Hazel Kimbrow -  
Petitioners

Dear Mr. Kimbrow:

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 of the property. The following comments are the result of this review and inspection.

The subject property is located at the southeast corner of 4th Avenue and Centre Street, a paper street, in the 2nd Election District of Baltimore County, and is presently unimproved. A two-story frame dwelling exists opposite the site on 4th Avenue, and a one-story frame dwelling abuts the property to the south. Various one-story frame dwellings exist opposite the site on Centre Street and various brick dwellings exist to the rear.

The petitioner is requesting a Variance to permit a rear yard of 25 feet instead of the required 30 feet, and a setback from the center line of a side street of 47-1/2 feet instead of the required 50 feet. A 48 foot square dwelling is proposed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Mr. William C. Kimbrow, Jr.  
Item 54  
September 23, 1974

Page 2

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

**Zoning Commissioner of Baltimore County**

John L. Wimbley  
Planning Specialist II  
Project and Development Planning

Michael S. Flanigan  
Traffic Engineer Asso.

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

CHYB/pcE

W. Nick Petrovich  
W. Nick Petrovich.,  
Field Representative

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, VMD  
MRS. RICHARD W. TRACY

| FUNCTION                                        | Wall Map |    | Original |    | Duplicate                                          |    | Tracing |    | 200 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<br>ZC, BA, CC, CA                    |          |    |          |    |                                                    |    |         |    |                    |    |
| Reviewed by: <u>  JPH  </u>                     |          |    |          |    | Revised Plans:<br>Change in outline or description |    |         |    | Yes _____ No _____ |    |
| Previous case: _____                            |          |    |          |    | Map # _____                                        |    |         |    |                    |    |

## CERTIFICATE OF PUBLICATION

TOWSON, MD.....October 10....., 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 ~~at no time~~ ~~once in each~~ week before the 30th day of October, 1974, the first publication appearing on the 10th day of October, 1974.

**THE JEFFERSONIAN.**

Cost of Advertisement, \$.....

[illegible]

CERTIFICATE OF PUBLICATION

4523  
Pikesville, Md. Oct. 10, 19 74

THIS IS TO CERTIFY, that the annexed advertisement was published in THE MORRISTOWN STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 30th day of Oct., 1974, the first publication appearing on the 10th day of Oct., 1974.

THE NORTHEAST STAR

Arnold Landa

Cost of Advertisement, \$ 16.25

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 20<sup>th</sup> day of June 1974 Item #           .

Petitioner Kimberly Submitted by sme  
Petitioner's Attorney \_\_\_\_\_ Reviewed by [Signature]

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

Mr. William C. Kimbrow, Jr.  
2625 Cecil Avenue  
Baltimore, Maryland 21218

**Item 54**

## 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 17th day of September 1974.

*S. Eric DiNenna*  
S. ERIC DINENNA,  
Zoning Commissioner

Petitioner William C. & Hazel Kimbrow

Petitioner's Attorney \_\_\_\_\_ Reviewed by James B. Byrne, Jr.  
Chairman,  
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCIAL REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 16974

DATE October 25, 1974 ACCOUNT 01-662

AMOUNT \$10.50

WHITE - CASHIER      DISTRIBUTION  
PINK - AGENCY  
YELLOW - CUSTOMER

William C. Kimbrow, Jr.  
2625 Cecil Ave.

Baltimore, Md. 21218  
Advertising and posting of property  
#75-95-A

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

No. 16932

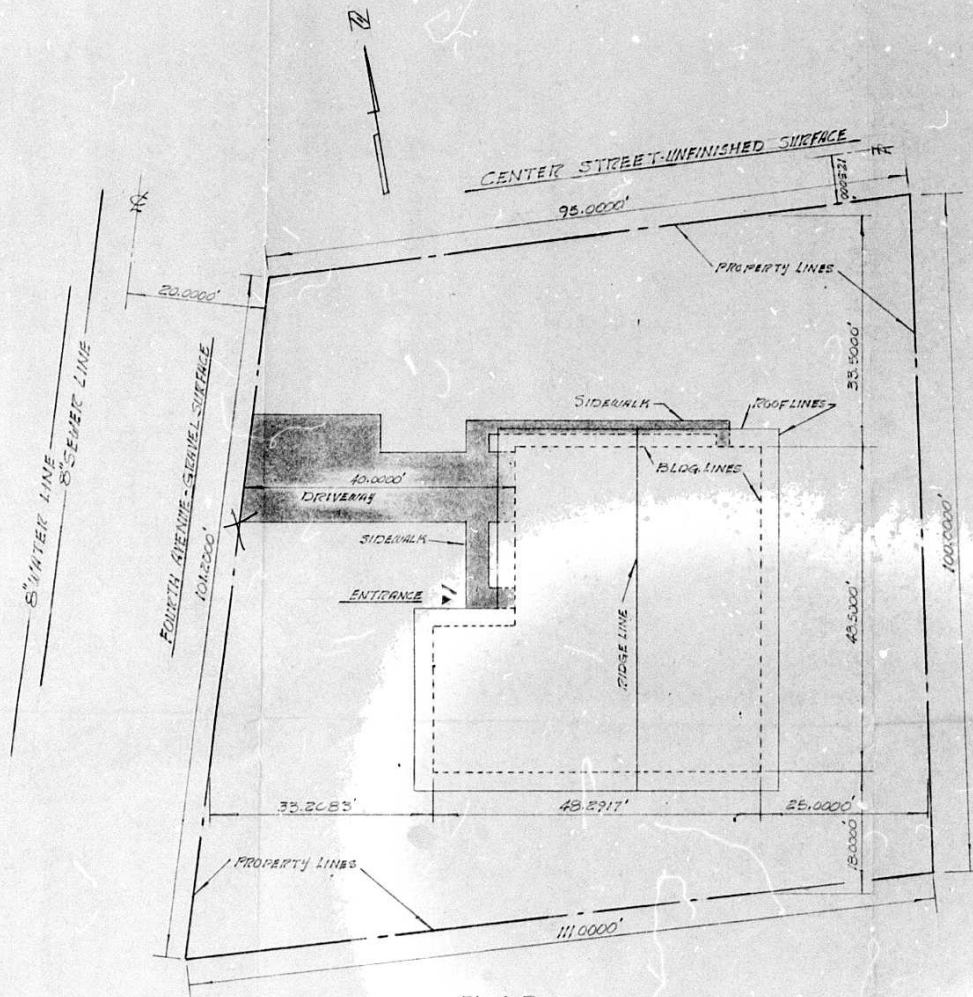
DATE Oct. 8, 1974 ACCOUNT 01-662

AMOUNT \$25.00

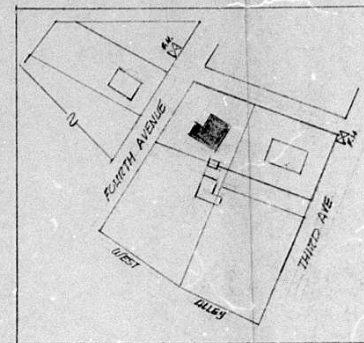
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

William C. Klabrow, Jr.  
2625 Cecil Ave.

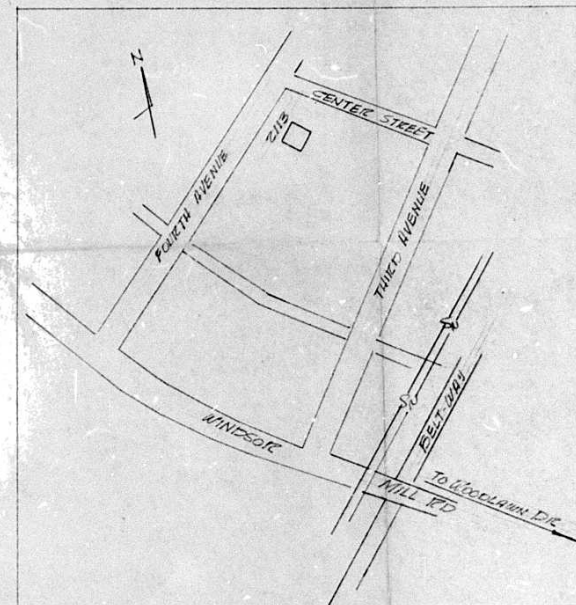
Baltimore, Md. 21218  
Petition for Variance-----#75-95-1



Plot Plan  
 SCALE: 1"=10'-0"  
 LOT NUMBERS: 8, 9, 10, 11 - BLOCK NUMBER 9  
 2ND ELECTION DISTRICT - EX-ONE D.R. 5.5  
 HOUSE NUMBER 2113, 4TH AVENUE



ADJACENT PROPERTIES



LOCATION PLAN

RESIDENT OF MR. & MRS. Wm. KIMBROW

MAP: 10  
 SECTION: 2  
 TOWNSHIP: 2  
 RANGE: 2  
 COUNTY: 2  
 STATE: 2  
 DATE: 10/1/74  
 BY: 2113

