TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

\$54 I, or we. Milliam. C. A. Masel. Kimbros: ...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.

tion for a Variance from Section1802.3G(1) to permit a rear yard seth

25 feet in lieu of the required 30 feet, and to permit the section of side at

in the of the required 10 feets of 16.5 feet 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)

Very old subdivision
Existing development of similar lots
Inadequate footage for front lawn
Center Street is wooded area and no construction of planned future road-engage.

see attached description

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and nurther agree to are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Balimore County.

William C. X improves Wagel C Kinkron Legal Owner Address 2625 Cicil fre Bultimore mad 21218

day of October

County, on the 30th

Zoning Commissioner of Baltimore County.

4 19747 A 10:15 o'clock

#54-56

10/30/7

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.

> ery truly yours, AMES E. DYER Deputy Zoning Commissioner

JED/me Attachments

ning 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 Woodland Terrance (W.P.C. 7 folio 49)

Also known as # 2113 Fourth Avenue

S. Syrnes, III

OUT OF ADMINISTRATIO SUREAU OF FIRE PREVENTION DEPARTMENT OF STATE RIGHMAY

BUREAU OF ENGINEERING BOARD OF EDUCATION OFFICE OF THE BUILDINGS CHICAGO

September 26, 1974

Mr. William C. Kimbrow, Jr. 2625 Cacil Avenue Baltimore, Maryland 21213

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

nd 2121e
RE: Variance Petition
Item 54
William C. & Haxel Kimbrow Petitioners

1300

Dear Mr. Kimbrows

88

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

Very truly yours.

Cames B. Byenes II JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB: JD

Enclosures (s)

80 Baltimore County, Marylani Benartment Of Bublic Works COUNTY OFFICE BUILDING

September 24, 1974

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.

Fourth Avenue is a gravel surfaced public road and Center Street is an unimproved "paper" street; both are shown on the recorded plat of "Woollaum Sermace" (W.P.C. 7 Pollo (3)), of which the subject site comprises Lots (% Woollaum Sermace" (W.P.C. 7 Pollo (3)), of which the subject site comprises Color (% Woollaum Sermace) and the subject of the sub

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

mber 24, 1974

Water and Sanitary Sewer:

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

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

END: EAM: FWR: 35 on: J. Somers

L-NE Key Sheet Nu NW 25 Pos. Sheet NW L G Topo 87 Tax Map

MEMBERS

HEALTH DEPARTMENT BUREAU OF FIRE PREVENTION DEPARTMENT OF TRAFFIC ENGINEERING STATE HIGHWAY ADMINISTRATION

- BUREAU OF ENGINEERING PROJECT AND DEVELOPMENT PLANNER

INDUSTRIAL DEVELOPMENT BUARD OF EDULATION OFFICE OF THE BUILDINGS ENGINEER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

0

September 23, 1974

..... anca N. Dyrnes, 111

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

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

0.0

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 rade 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 southeast corner of 4th Avenue and Center 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 property to the satery frame dwelling abuts the property to the street of the street of the property to the street of the s

The petitioner is requesting a Variance to permit a rear yard of 25 feet instead of the required 30 feet, and a satback 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.

Games & Beginso I JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

F0.3 A RECEIVED ORBE

ORDERED By The Zoning Cor

Bureau of Engineering

Mr. S.Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Highways:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any missances 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.

Itom #5k (197h-1975)

Very truly yours,

ORBER

WILLIAM D. FROMM

S. ERIC DINENNA



September 20, 1974

.

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

00

Comments on Item \*54, Zaning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: William C and Hazel Kimbrow Location: SE/c of Fourth Avenue and Centre Street Location: Screen Tourist Avenue was come stress.

Proposed Zoning: Variance from S-c. 1802.3C(1) to permit a rear yard serback of 25 ft. in lieu of the required 30 ft., and to permit an east side yard 46 1/2 ft. in lieu of the required 50 ft.

No. of Acres: 10,000 sq. ft.

District: 700.

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 saure that all parties are made aware 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 LW embly

John L. Wimbley Planning Specialist

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING '05 WEST CHESAPEAKE AVENUE

0 BALTIMORE COUNTY, MARYLAND 12 DEPARTMENT OF HEALTH-

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

Sentember 11, 1974

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

Dear Mr. DiNenna:

Comments on Item 54, Zoning Advisory Committee Meeting, September 3, 1974, are as follows:

Property Owner: William C. & Hazel Kimbrow
Location: SE/C of Fourth Ave., and Centre Street
Existing Zoning: D. R. 3.3
Proposed Zoning: Variance from Sec. 1802.3C(1) to persit
a rear yard setback of 25 ft. in lieu
of the required 40 ft., & to persit an
ending of the required 40 ft., & to persit an
required 50 feet.

No. of Acres: 10,000 sq. ft.
District: 2nd

Metropolitan water and sewer are available.

Guynns Falls Moratorium: A moratorium was placed on new sever connections in the Guynns Falls Drainage Basin by Dr. Meil Solomon, Secretary of Mealth and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thom IV. Deli Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

SHVB/nce

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 11, 1974

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

Z.A.C. Meeting of: September 3, 1974

Re: Item

Property Owner: William C. & Hazel Kimbrow

Location: SE/C of Fourth Avenue and Contro Street

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C(1) to permit a near yard setback of 25 ft. In lieu of the required 30 ft. and to permit an east side yard 46-1/2 ft. In lieu of the required 50 ft.

District:

No. Acres: 10,000 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. W. Wich Feliouch

W. Nick Petrovich., Field Representative.

H. EMSLIE PARKS, HAVE EUDENE C. HESE, -----

WNP/m1

GREAT N. MIGGWA ALVIN LORCOX

RICHARD W. TRACET V M.

#### BULTIMORE COUNTY, MAULAND

#### INTER-OFFICE CORRESPONDENCE

TO. 5. Eric DiNenna, Zoning Commissioner Date October 28, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-95-A. Southeast corner of Fourth Avenue and Centre Street Petition for Variance for Side and Rear Yards.
Petitioner - William C. Kimbrow and Hazel Kimbrow

2nd District

HEARING: Wednesday, October 30, 1974 (10:15 A.M.)

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

This request is not incomsistent with the 1980 Guideplan, the official Baltimore County Master Plan.

Director of Planning

WDF : NEG : rw



### BALTIMORE COUNTY, MARYLAND





ENGENE J. CLIFFORD. P.E.

WM. T. MELZER

October 8, 1974

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

Item 54 - ZAC - September 3, 1974 Property Owner: william C. & Hazel Kimbrow Location: Sa/C or Fourth Ave., and Centre Street Location: SA/C or Fourth Ave., and Centre Street
Existing Zoning: DB 5.7
Proposed Zoning: Variance from Sec. 1802.3C (1) to
persit a rear yard setback of 25 ft.
in lieu of the required 30 ft., &
to permit an east side yard 40 ft.
No. of Acres: 10,000 sq. ft.

District: 2nd

Dear Mr. DiNenna

No problems are anticipated by the above subject of netition.

> Very truly yours, Trichaeld Han Michael S. Flanigan Traffic Engineer Asso.

1-8,GN

75-95-A

CERTIFICATE OF POSTUM OF DEPARTMENT OF BALTIMORE COUNTY Toursen, Maryland

Posted for Petition FOR VARIANCE Petitioner: Wm. C. Kimasow Location of property: SE/SOR: CE FOURTH AVE & CENTRE Location of Signs: 5/8 OF FOURTH AVE 75 to - WOF CENTRE ST

all PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked an Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans. Reviewed by: F 7 H Change in outline or description\_\_\_\_Yes Previous case; Map #

MEF/16

PRTITION FOR VARIANCE
BONING: Petition for Variance for Side and Rear Yards.
LOCATION: Southeast corner of Fourth Avenue and Centre Street. DATE & TIME: Wednesday, October
PUBLIC HEARING: Boom 104, County Office Building, 111 W. Chess
peaks Avenue, Townen, Maryland.
more County, by authority of the
more County, will hold a public hear- ing. Petition for Variance from the
Zoning Regulations of Battimere County to permit a par pard selbeck of 25 feet instead of the required 20
feet; said to permit setbeck of side street of 46.5 feet instead of the re-
The Zoning Regulation to be ex- cepted as follows: Section 1802.5C(1)—Resr Yards—50
Section 1802.3C(2) (Sec.V M.S)
Yard—10 feet All that parcel of land in the Sec- ond District of Baltimore County
Beginning at a point on the south
Centre Street, and being lot Nos. 8, 9, 10, and 11, Stock Q, of Woodlawn Terrsce (W.P.C. 7 folio 49).
Also known as No. 2112 Fourth Avenue. Being the property of William S.
Rimbrow and Hazei Fimbrow, as abown on plat plan filed with the Zoning Department.
Bearing Deta: Wednesday, October
Public Hearing: Room 184, County- Cirice Building, 111 W. Chesspeake Avenue, Towson, Md.
By order of S. ERIC DINENNA Zoning Commissioner of
Saltimore County

## CERTIFICATE OF PUBLICATION

TOWSON, MD
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
ofx. one time someosomeosweeks before the30tb
day ofOctober, 19_74, the first publication
appearing on the 10th day of October
19_74
THE JEFFERSONIAN,
D. Leanh Streeting

Cost of Advertisement, \$\_\_\_

da	C	ERTIFICATE OF	PUBLICATION	101	
		452	23		
	P	ikesville, Md	. Oct. 10		. 19_74
710	15 15	DO CERTIFY, C	hat the am	iexed adv	vertise-
ne	nt was	published in	THE NORTH	EST STAT	
we	ekly ne	wopaper prin	ted and pul	lished i	n Piken-
v1	11e, Ba	ltimore Coun	ty, Marylan	d. once	in each
of		ne time	before the	3011	
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the	first	publication	appearing	on the	10th
$d_{st}$	r of _		Oct.		. 19 74.

THE NORTHEREST STAR

Cost of Advertisement, 5 16,25

BA	LTIMORE COUNTY OFFIC	ZE OF PLANNING AND	ZONING
	111 W. Ches Towson, Man	ice Building sapeake Avenue ryland 21204	
Λ	Your Petition has I	peen received * th	nis 22H day of
Hugus	1974 Ite	em #	
0		10 0	N
		Milli	1 pm
		S.Eric DiNenna Zoning Commiss	
Petitioner	Kimbrow	_Submitted by	same
Petitioner's A	ttorney	Reviewed i	y PTHORN

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

Mr. William C. X. 2625 Cecil Avenu Baltimore, Maryl	
	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	
	Hui lli Plenser.  5. EKRC DINENNA, Zoning Come is stoner
Petitioner william	C. & Rezel Kimbrow
Fetitioner's Attorn	

BALTIMORE COUNTY, MARYLAND No. 16974 OFFICE OF FINAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT DATE October 25, 1971 CCOUNT 01-662 AMOUNT \$40.50 WHITE - CASHIER PINE AGENCY William C. Einbrow, Jr. 2625 Geoil Ave. Baltimore, Md. 21218 Advertising and posting of property 675-95-4 PELLOW CUSTOMEN

BALTIMORE COUNTY, MARYLAND No. 16932 OFFICE OF FIN TE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Dot. 8, 1974 ACCOUNT 01-662 AMOUNT \$25.00 white Casmer The Active Villian C. Kimbrow, Jr. 6055 Cecil Are.
Baltimore, Mt. 21218
Petition for Variance 775-95-4 DISTRIBUTION PINK - AGENCY VELLOW - CUSTOMEN

