

JAN. 07, 1975

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 above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit an accessory structure (carport) in the front yard instead of the required rear yard should be granted. Deputy Zoning Commissioner of Baltimore County this 25th day of November, 1974, that the herein Petition for a Variance 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 above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH H. DIVEN, P.E. CHIEF

October 29, 1974

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

Re: Item #66 (1974-1975)
Property Owner: Mr. & Mrs. Robert C. Horn
E/S of Carson Ave., 380' S. of Southern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (carport) in front yard in lieu of required rear yard
No. of Acres: 60 x 120 District 12th

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.

General:

The submitted plan must be revised to indicate the existing house and carport correctly dimensioned to scale in their present locations and the existence of public utilities.

Highways:

Carson Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including 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, damaging 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 #66 (1974-1975)
Property Owner: Mr. & Mrs. Robert C. Horn
Page 2
October 29, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Carson Avenue.

Very truly yours,

Ellsworth H. Diven, P.E.
Chief, Bureau of Engineering

END:RAM:PMH:as

cc: J. Somers

F-SE Key Sheet
4 SE 19 Pos. Sheet
SE 1 E Topo
96 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

811-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mr. & Mrs. Robert C. Horn

Location: 1/2 of Carson Ave. 380 ft. S. of Southern Ave.

Item No. 66 Zoning Agenda October 1, 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 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 the maximum allowed by the Fire Department.
4. 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: H. P. Kelly Noted and Approved: Paul H. Reinke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

October 17, 1974

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

Re: Item 66 - ZAC - October 1, 1974
Property Owner: Mr. & Mrs. Robert C. Horn
Location: E/S of Carson Ave. 380 ft. S. of Southern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (carport) in the front yard in lieu of required rear yard.
No. of Acres: 60 x 120
District: 12th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure in the front yard.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Asso.

MSF/lb

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

October 10, 1974

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

Dear Mr. DiNenna:

Comments on Item 66, Zoning Advisory Committee Meeting, October 1, 1974, are as follows:

Property Owner: Mr. & Mrs. Robert C. Horn
Location: E/S of Carson Ave., 380 ft. S. of Southern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 400.1 to permit an accessory structure (carport) in front yard in lieu of required rear yard.

No. of Acres: 60 x 120
District: 12th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 14, 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 #66, Zoning Advisory Committee Meeting, October 1, 1974 are as follows:

Property Owner: Mr. & Mrs. Robert C. Horn
Location: E/S of Carson Ave. 380 ft. S. of Southern Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (carport) in front yard in lieu of required rear yard
No. of Acres: 60 x 120
District: 12th

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
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1974

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

Z.A.C. Meeting of: October 1, 1974

Re: Item 66

Property Owner: Mr. & Mrs. Robert C. Horn

Location: E/S of Carson Ave; 380 ft. S. of Southern Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (carport) in front yard in lieu of required rear yard.

District: 12th

No. Acres: 60 x 120

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3291

H. EMBELIE PARKS, President
EUGENE J. HESS, Vice President
WILLIAM D. FROMM, Secretary

MARCUS M. BOTE, President
JOSEPH W. M. DODD, Vice President
JOHN L. WIMBLEY, Secretary

T. BAYARD ALLIOTT, Jr., President
JOSEPH W. M. DODD, Vice President
WILLIAM D. FROMM, Secretary

PETITION FOR VARIANCE
12th DISTRICT

ZONING: Petition for Variance for an Accessory Structure.
LOCATION: Backside of Carson Avenue 380 feet South of Southern Avenue.
DATE & TIME: MONDAY, NOVEMBER 25, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure (garage) in the front yard instead of the required rear yard.
The Zoning Regulation to be changed is as follows:
Section 403.1 - Building shall be located only in the rear yard and shall occupy not more than 40% thereof.
All that parcel of land in the Twelfth District of Baltimore County, located on the backside of Carson Avenue, approximately 380 feet south of Southern Avenue, known as lots 174, 175 and 176 as shown on the plat of East-View, which is recorded among the land records of Baltimore County in Liber 5, Folio 117.
Also known as 787 Carson Avenue. Being the property of Robert C. Horn and Margaret J. Horn as shown on plat plan filed with the Zoning Department.
Hearing Under: Monday, November 25, 1974 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 M. Dundalk Ave.
Dundalk, Md. 21222

21 November 1974

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Baltimore County in matter of petition Robert & Margaret Horn re Zoning was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week

on November 7, 1974 successive weeks before the 8th day of November 1974; that is to say, the same was inserted in the issue of November 7, 1974

Kimbel Publication, Inc.

Publisher.

By Kimbel P. Belk

PETITION FOR VARIANCE
12th DISTRICT

ZONING: Petition for Variance for an Accessory Structure.
LOCATION: East side of Carson Avenue 380 feet South of Southern Avenue.
DATE & TIME: Monday, November 25, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit an accessory structure (garage) in the front yard instead of the required rear yard.
The Zoning Regulation to be changed is as follows:
Section 403.1 - Accessory Building - shall be located only in the rear yard and shall occupy not more than 40% thereof.
All that parcel of land in the Twelfth District of Baltimore County, located on the east side of Carson Avenue, approximately 380 feet south of Southern Avenue, known as lots 174, 175 and 176 as shown on the plat of East-View, which is recorded among the land records of Baltimore County in Liber 5, Folio 117.
Also known as 787 Carson Avenue. Being the property of Robert C. Horn and Margaret J. Horn as shown on plat plan filed with the Zoning Department.
Hearing Under: Monday, November 25, 1974 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 7, 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 a week at one time successive weeks before the 25th day of November 1974, the first publication appearing on the 7th day of November 1974.

THE JEFFERSONIAN

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>NBC</u>	Revised Plans: Change in outline or description				Yes ☐ No ☐				
Previous case:	Map #								

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th Date of Posting: 11/7/74

Posted for: Horn, Mon. Nov. 25, 1974, C. 10:00 A.M.

Petitioner: Robert C. Horn

Location of property: 95 ft. Carson Ave. S. of Southern Ave.

Location of Signs: 1 Sign Post 1 C. 7517 Carson Ave.

Remarks:

Posted by: Mark H. Nease Signature Date of return: 11/14/74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 day of SEPT. 1974. Item # 1130

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Mr. & Mrs. R.C. Horn Submitted by NBC

Petitioner's Attorney Reviewed by NBC

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

BALTIMORE COUNTY, MARYLAND No. 17156

OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 25, 1974 ACCOUNT 01-662

AMOUNT \$51.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cash-Advertising and posting of property for Robert Horn
#75-100-A
\$51.00 NOV 25 51.00 NC

BALTIMORE COUNTY, MARYLAND No. 16977

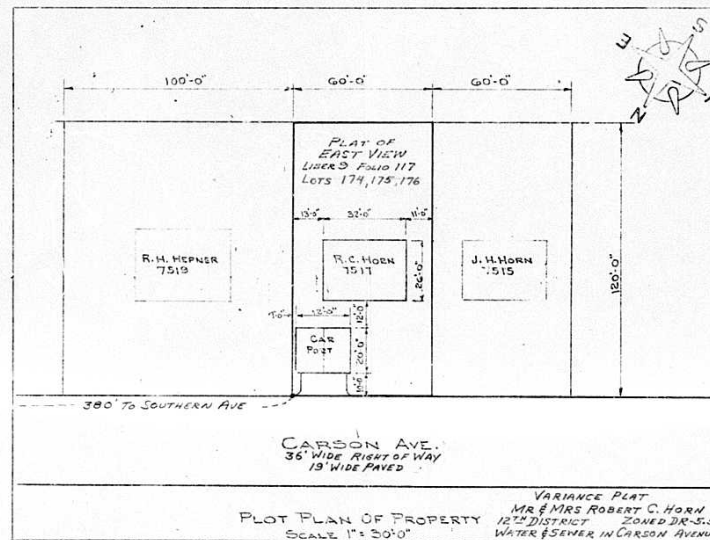
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 29, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Money Order: 235.00
Petition for Robert C. Horn for a Variance
#75-100-A
\$25.00 OCT 29 25.00 NC



PLAN
SEITE
RECORD
BOOK 12
PAGE 10-9-14
DATE
1-2-75
BY

