

#75-172A
#132

75-172-A
(Serial No. 132)

ROBERT HAWKINS
SR./Capt. of Coast Guard
W-15-172-1

2P
SW 5C
13
48-73
✓
M/A
4-7-73
M/A

Robert J. Neumann

Address Clyde S Charleston Avenues
Lansdowne, Maryland 21227

 Elroy J. Snodgrass Protestant's Attorney

☐ Asst
☐ Secy
☐ TOL
☐ Encl
☐ Chd
OFFICE
By:

Zoning Commissioner of Baltimore County.

County. 10:00 A
2/19/75

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

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

Dear Mr. DiNanno:

General:

Highways:

Highway improvements are not required at this time. However, highway right-of-way widening, including a filllet 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 for this property. The required revised plan is also to indicate the proposed highway right-of-way widening for Charleston Avenue. Further information may be obtained from the Baltimore County Bureau of Engineering.

WDF:NEG:R

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3211 ZONING 434-3351

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 Petitioners, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested, not adversely affecting the health, safety, and general welfare of the community, the Variances to permit lot widths of 32 feet for Lot Nos. 102 and 103, and 49.77 feet for Lot Nos. 104, 105, and 106 in lieu of the required 55 feet should be and the same is hereby GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of February, 1975, that the herein Petition for Variances to permit lot widths of 32 feet for Lot Nos. 102 and 103, and 49.77 feet for Lot Nos. 104, 105, and 106 in lieu of the required 55 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested, not adversely affecting the health, safety, and general welfare of the community, the Variances to permit lot widths of 32 feet for Lot Nos. 102 and 103, and 49.77 feet for Lot Nos. 104, 105, and 106 in lieu of the required 55 feet should be and the same is hereby GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of February, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204
Date: January 8, 1975

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

Z.A.C. Meeting of: January 7, 1975

Re: Item 132
Property Owner: Mr. & Mrs. Robert T. Nazarens

Location: SE/Cor. of Charleston Ave and Clyde Ave

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C(1) to permit lot widths of 32' for lots 102 & 103, and 49.77' for lots 104, 105 & 106 in lieu of the required 55' respectively.

District: 13th

No. Acres: 81.77 x 100.00
86.90 x 100.26

Dear Mr. DiNenna:
No bearing on student population.

WEP/ml

Very truly yours,
W. Nick Petrovich,
Field Representative.

EMILY PARKS, SECRETARY
JUDITH C. HILL, CLERK
THE JEFFERSONIAN

MARION W. HOFFMAN
JOSEPH N. MCGOWAN
ALVIN LUCKER
JOSHUA W. WHITFIELD, MANAGER

T. BARBARA WILLIAMS
EDWARD W. FRACK, JR.
MRS. ROBERTA L. BRYANT

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1975

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 week, successive weeks before the 12th day of February, 1975, the first publication appearing on the 10th day of January 1975.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Lot Widths
LOCATION: Southeast corner of Charleston and Clyde Avenues.
DATE & TIME: Wednesday, February 19, 1975 at 8:00 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 Board of Zoning Appeals of Baltimore County, will hold a public hearing on the petition for a variance from the Zoning Regulations of Baltimore County to permit lot widths of 32 feet for lots 102 and 103, and 49.77 feet for lots 104, 105 and 106 in lieu of the required 55 feet.
The zoning regulation to be varied is Section 1802.3C(1) - Lot Widths - 32 feet.
All that parcel of land in the 13th District of Baltimore County, located on the southeast corner of Charleston Avenue and Clyde Avenue and known as Lot Nos. 102, 103, 104, 105 and 106 as recorded among Land Records of Baltimore County in Tax Book 283 No. 1, 100 part.
Being the property of Robert T. and Emma H. Nazarens, as shown on the plat filed with the Zoning Department.
Hearing Date: Wednesday, February 19, 1975 at 8:00 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Jan. 30.

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

January 16, 1975

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

Dear Mr. DiNenna:

Comments on Item 132, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Mr. & Mrs. Robert T. Nazarens
Location: SE/Cor. of Charleston Ave. and Clyde Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C(1) to permit lot widths of 32' for lots 102 & 103, and 49.77' for lots 104, 105 & 106, in lieu of the required 55' respectively.

No. of Acres: 81.77 x 100.00
86.90 x 100.26

District: 13th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELLEN
DEPUTY TRAFFIC ENGINEER

February 26, 1975

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

Re: Item 132 - ZAC - January 7, 1975

Property Owner: Mr. & Mrs. Robert T. Nazarens
Location: SE/Cor. of Charleston Ave. and Clyde Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C(1) to permit lot widths of 32' for lots 102 & 103, and 49.77' for lots 104, 105 & 106, in lieu of the required 55' respectively.

No. of Acres: 81.77 x 100.00
86.90 x 100.26

District: 13th

Dear Mr. DiNenna:

No traffic problems are expected by the requested variance to lot widths.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: Feb. 1, 1975

Posted for: PETITION FOR VARIANCE
Petitioner: ROBERT NAZARENS

Location of property: SE/Cor. of Charleston & Clyde Aves.

Location of Sign: S/S of Clyde Ave. 55' +/- E of Charleston Ave.

Remarks:

Posted by: Thomas H. Devlin
Signature

Date of return: Feb. 7, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30th day of Dec 1974. Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner MR. NAZARENS Submitted by MR. SAWYER

Petitioner's Attorney MR. SAWYER Reviewed by MFL

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

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., January 19, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each week, successive weeks before the 19th day of February, 1975, the first publication appearing on the 17th day of January 1975.

THE TIMES.

Cost of Advertisement \$

PETITION FOR A VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Lot Widths
LOCATION: Southeast corner of Charleston and Clyde Avenues.
DATE & TIME: Wednesday, February 19, 1975 at 8:00 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 Board of Zoning Appeals of Baltimore County, will hold a public hearing on the petition for a variance from the Zoning Regulations of Baltimore County to permit lot widths of 32 feet for lots 102 and 103, and 49.77 feet for lots 104, 105 and 106 in lieu of the required 55 feet.
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Being the property of Robert T. and Emma H. Nazarens, as shown on the plat filed with the Zoning Department.
Hearing Date: Wednesday, February 19, 1975 at 8:00 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Jan. 19.

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									
Reviewed by: 7760									
Previous case:									
Revised Plans:									
Change in outline or description									
Map #									

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

DATE: Jan. 24, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Elroy J. Souffier, Reg.
1201 N. Calvert St.
Baltimore, Md. 21202
Petition for Variance for Robert Nazarens - 75-172-A

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

DATE: Feb. 10, 1975 ACCOUNT: 662

AMOUNT: \$13.75

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

1201 N. Calvert St.
Baltimore, Md. 21202
Advertising and posting of property for Robert Nazarens - 75-172-A



1. EXISTING ZONING DR 55
2. LOT WIDTH 49.77'
3. LOT WIDTH REQUIRED 55.0



VICINITY MAP

CLYDE

27.1' Paving Width

AVENUE

50 FT. R/W
CHARLESTON AVE.

70.8' Paying Width

EX ZONING DR 56

HARRISON ASSOCIATES INC.

ARCHITECTS	ENGINEERS	PLANNER
25 DUTTON AVE	BALTIMORE, MD. 21228	PH. (301) 794-8330

GARY & ASSOC'S, INC.
HOLZ BUILDING
210 OLD EMBURY RD.
CATONSVILLE, MD 21228

349

7336

Philip A. Lyndell 11/15/74

