PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT RECULATIONS 75-1724

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(sun (10.132)) Mr. 6 Mrs. Robert T. Nazarenus legal owner. Nof 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 1802.3C(1). To permit lot widths

of 32' for lots 102 and 103, and 49.77' for lots 104, 105 and 106, in lieu of the required 55 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following prepages: (indicate hardship or prepiped difficulty) to permit the twice the County for the following prepages: (indicate hardship or prepiped difficulty) to permit the twice the County for the County fo

See attached description

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

How we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this MH petitlen, and further agree to and are to be bound by the zoning regulations and restrictions of Bailifery County adopted pursuant to the Zoning Law For Baltimore County. gobert J. Mer aunus

Address Clyde & Charleston Avenues Lansdowne, Maryland 21227

Emma R. Mayorene

Elroy J. Spotostant's Attorney

Jeutioner's Attorney Address 239 Fifth Avenue Lansdowne, Maryland 21227

of January.

19.5 that the subject matter of this petition be advertised, as required 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 subs derive the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Balt're day of Pebruary 195 et 10:08 clock

County, on the 19th

Tour bu Agenda Zoning Commissioner of Ballimore County.

Baltimore County, Margland Bepartment Of Jublic Borks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering

February 3, 1975

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

Re: Item #132 (1974-1975) Item #132 (197k-1975)
Property Owner: Nr. & hre. Robert T. Nazaremus
5/2 cor. of Charlacton Are. and Clyde Are.
Briting Zoning: D.R. 5.5.
Proposed Zoning: Nariance From Sec. 1302,30 (1) to
permit lot widths of 32 for lots 102 & 105, &
19.77 for lots 101, 105 & 105, in lieu of the
required 55 fromportively.
No. of Acres: 81.77 170,00
Matterial. 35,75 100,25

District: 13th

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.

The submitted plan must be revised to correctly indicate the Charleston Arenus and Clyde Arenue road improvements as the exist, the present ho-foot right-of-way for Charleston Arenus, the utility essents for, and the existing described and along the west side of this site, and the existing deslings and other improvements on this site and the property on thosposte corner to the west, to scale (See Brasings #57-552 and OSCS, File 5). Purther, the plan should indicate that these lates are part of Yoshman Yocorded J.W.S. (No. 1 - Fart 1, Folls blk).

Clyde Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Charleston Avenue, also an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 50-foot right-of-way (50-foot

Highway improvements are not required at this time. However, highway risk-ind-way widening, including a fillet area for sight distance at the intersection, and any necessary reworthle eacement for alopes will be required in commention with any grading or building permit for this property. The required revised plan is also to indicate the proposed highway risk-to-vay widening for Charleston Aromes. Further information may be obtained from the Saltimore Count Envesion Sequencing.

February 21, 1975

Elrey J. Snouffer, Esquire 239 Fifth Avenue Lansdowne, Maryland 21227

RE: Petition for Variances SE/corner of Charleston and Clyde Avenues - 13th Election District Cobert T. Nasarenue, et un NO. 75-172-A (Lem No. 132)

I have this date passed my Order in the above reference.

Copy of said Order is attached.

Very truly yours. S

S. ERIC DE NENNA

SED/sev

Item #132 (1974-1975)
Property Owner: Mr. & . Robert T. Nazarenus Property Owner: Page 2 February 3, 1975

Sediment Control:

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

The Fetitioner must provide necessary drainage facilities (temporary or personnent) to prevent creating any muisances or damages to adjacent proporties, 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.

Public water supply and sanitary sewerage exist in Clyde Avenue and are serving the present dwelling on this property.

Very truly yours,

Edition 5. Diver ELLSWORTH M. DIVER, P.E. Chief, Bureau of Engineering

END-EAM-FAR-SS

cc: John Trenner

G-SE Key Sheet 20 SW 9 Pos. Sheet SW 5 C Topo 109 Tax Map

Baltimore County Fire Department

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 Plat Book JWS No. 1, folio

part 1-144. Also known as No. 273 Clyde Avenue.



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman

Re: Property Owner: Mr. & Mrs. Robert T. Nazarenus

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

Zoning Agenda January 7, 1975

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 Norks.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department

ANAMONDS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the
Fire "western of Color parts of the color parts of the parts of the color parts of t

() 6. Site plans are approved as drawn.

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

Reviewer: 47 7 1/2 Planning Group Special Inspection Division

Paul H Reinche

Deputy Chief Fire Prevention Bureau

WILLIAM D. FROMM

ERIC DINENNA



ALTIMORE COUNTY, MAYLAND

TO S. Eric DiNenna, Zoning Commissioner Date February 14, 1975

SUBJECT Petition #75-172-A. Petition for Variance for Lot Widths.

Southeast corner of Charleston and Clyde Avenues. Petitioner - Robert T. and Emma R. Nazarenus

HEARING: Wednesday, February 19, 1975 (10:00 A.M.)

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

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

FROM William D. Fromm, Director of Planning

13th District

WDF:NEG:r

INTER-OFFICE CORRESPONDENCE

February 7, 1975

William D. From, Director Office of Planning

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

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

Property Owner, Mr. and Mrs. Robert T. Nazarenus Lacation: \$E_clor of Charleston Avenue and Clyde Avenue Existing Zoning, D. R. 3.5.
Proposed Zoning: Veriance From Sec., 1802. 3C(1) to permit lot widths of 32¹ for lots 102 & 103 & 49.77 for lots 104, 105, and 106, in lieu of the required 55¹ respectively No. of Acres: 81.77 X 10.00

This office has reviewed the subject petition and offers the following comments. These comments are not introduced to indicate the appropriateness of the zoning in question, but are to assure that all porties 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 Levely

John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

Pursuant to the advertisement, posting of property, and public hear 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 IT IS ORDERED by the Zoning Commissioner of Baltimere County, this day of February 1975 that the herein Petition for Variances to permit lot widths of 32 feet for Lot Nos. 192 and 103, and 49, 77 feet for Lot Nos. 192 and 193, and 190 in fleu of the required 55 feet should/be and the same is GRANTED, on and after the date of this Order, subject to the approval of ioner of Baltimore County 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 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

ATE A TIME WEDNES-

BIAM.
UBLIC PEARING: Room
County Office Bui-sing, III
Chesapeake Avenue,
non-Maryland,
he Zoning Commissioner of
nimore County, by authority
he Zoning Cox and Regulas of Baltimore County, will

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY MD - TUNING 9 . 18 75 THIS IS TO CERTIFY. That the annexed decrement we and taked in THE TIMES, a second rewriting to the state of takes XXXXXX weekXholore the monograph on the coth, day of workupry 1975.

THE TIMES.

James .

Cost of Advertisement. S

Control of the Property of the Control of the Contr	-	
BALTIMORE COUNTY, MARYLAND	No.	17459
OFFICE OF FINAN REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		

MISCE!

DATE Jan. 24, 1975 ACCOUNT 01-662

AMOUNT \$25.00

Elroy J. Snouffer, Esq. 1201 N. Calvert St.

Baltimore, Md. 21202

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

January 8, 1975

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building

Towson, Maryland 21204 Z.A.C. Meeting of: January 7, 1975

Mr. & Mrs. Robert T. Nazarenus

SE/Cor. of Charleston Ave and Clyde Ave

Location: Present Zoning:

Re: Item

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.

Districts

Dear Mr. DINenna:

No bearing on student population.

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



CERTIFICATE OF PUBLICATI N

TOWSON, MD.,.....Jaruary 30......, 19.75 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towsen, Baltimore County, Md., once in each of one time successive weeks before the 12th appearing on the 30th day of Isnuary

THE JEFFERSONIAN,

Cost of Advertisement, \$.

BALTIMORE COUNTY, MARYLAND OFFICE OF FIN. E - REVENUE DIVITION MISCELLANEOUS CASH RECEIPT DATE Feb. 10, 1975 ACCOUNT-662

(1)

AMOUNT_\$1.75

Elroy J. Shouffer, Ed. Acency 1201 M. Calvert St. Baltimore, Md. 21202 Baltimore, Md. 21202 Advertising and posting of property for Robert Magazense 4 3.7 5 MgC

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING TOWSON, HARYLAND 21204

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

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:

Proporty Owner: Mr. 6 Mrs. Robert T. Nazarenus Location: SE/C of Charleston Ave. and Clyde Ave. Existing Zoning: D.R. 5.5 Proposed Zoning: VARIANCE from Sec. 1802.3C(1) to VARIABLE TOWNS SEC. 1022, 16(1) to 102 16(1) to 102 16(1) to 102 16(1) to 102 16(1) to 103 16(1) to 104 16(1) to 105 16(1)

District: 13th

0

Posted for PETITION FOR VARIANCE

Petitioner: ROBERT NAZORENUS

FUNCTION

Descriptions checked an

Petition number added to

Granted by ZC, BA, CC, CA

Previous case;

Reviewed by: 7 6

Comments: Metropolitan water and sewer are available.

1-SIGN

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Location of Signs S/S EF Chyde Ave. 55 tax- E OF CHARLESTON AVE

PETITION MAPPING PROGRESS SHEET

Revised Plans:

Map #

Change in outline or description___Yes

Location of property: SE/COR, OF CHARLESTON & CLYDE Aves

Very truly yours.

Shows A. While Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

75-172-A

Date of Posting Fee 1 1975

Date of return: Feb. 7 1975

HVB/ncs

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

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

Re: Item 132 - ZAC - January 7, 1975
Property Owner: Mr. & Stra. Robert T. Nazarenus
Location: SECGor. of Charleston Ave. and Clyde Avenue
Proposed Zeming:
VARIANCE from Suc. 1802, 3c (1) to permit

No. of Acres: 81.77 100.00 86.90 x 100.26 District: 13th

Dear Mr. DiNessa.

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

Very truly yours,

0

Michael S. Flanigan Traffic Engineering Assoc.

MSF/bza

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30 th day of

6

Petitioner MR. NAZAREMIS Submitted by MR. Sub. Petitioner's Attorney M. Sapuliel Reviewed by

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



