

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DIMENHA
Zoning Commissioner

JAMES E. DYER
Deputy Zoning Commissioner



494 - 3351

494 - 3391

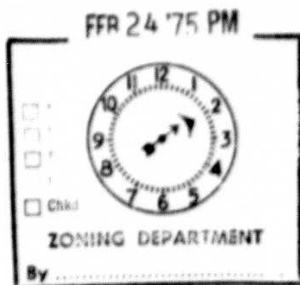
*FH
OK*

Dear Mr. Dimenna,

I will take full responsibility for any financial damages that may result should an appeal be taken to your office within the 30 day appeal period. This letter is to allow for a building permit within that period. No building will be erected in that time.

Thank you

John L. Shyng, et al
75-179-A



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John L. & Linda L. Gregory, 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 1B02.3c.1 (301.1) to permit a side yard setback of five (5) feet instead of the required seven and one-half (7.5) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached description

MAX 4A
SE-7.4
SECTION 15
DATE 12-6-74
TYPE VAR
READING BY 600
TRAIL 47-75
BY 117

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 For Baltimore County.

Contract purchaser: John L. Gregory, Linda L. Gregory, Legal Owner
Address: 7823 Denton Avenue, Baltimore, Maryland 21219
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of January, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of February, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 19, 1975
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-119-A, North side of Geise Avenue 300 feet West of Lincoln Ave. Petition for Variance for a Side Yard. Petitioner - John L. Gregory and Linda L. Gregory

15th District

HEARING: Monday, February 24, 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, the County's official master plan.

William D. Fromm
Director of Planning

WDF:NEG:rw

February 24, 1975

Mr. & Mrs. John L. Gregory
7823 Denton Avenue
Baltimore, Maryland 21219

RE: Petition for Variance
N/S of Geise Avenue, 300' W
of Lincoln Avenue - 15th Elec-
tion District
John L. Gregory, et ux -
Petitioners
NO. 75-179 A (Item No. 117)

Dear Mr. & Mrs. Gregory:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

Being located on the north side of Geise Avenue, approximately 300 feet west of Lincoln Avenue and known as Lot No. 266 and part of Lot No. 267 of the Plat of Chesapeake Terrace, Section B, recorded amongst the Land Records of Baltimore County in Plat Book W.P.C. 5, folios 36 and 37

27
400'
45'
462'
PER PLAT BOOK #5
PAGE # 36
LOT 266 AND 267 LOT 267

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. HELLEN
DIRECTOR DEPUTY TRAFFIC ENGINEER
February 6, 1975

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

Re: Item 117 - ZAC - December 24, 1974
Property Owner: John L. & Linda L. Gregory
Location: N/S of Geise Avenue 300 ft. W of Lincoln Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 (301.1) to permit a sideyard setback of five feet instead of the required seven and one-half (7.5) ft.
No. of Acres: 200 X 55
District: 15th

Dear Mr. DiNenna

No traffic problems are expected by the requested variance to the sideyard.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Assoc.

MSF/1b

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. HELLEN
DIRECTOR DEPUTY TRAFFIC ENGINEER
February 6, 1975

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

Re: Item 119 - ZAC - December 24, 1974
Property Owner: Joseph & Gwendolyn Bullock
Location: 1.463 ft. SE of Old Court Rd., 3.696 ft. W of Ridge Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Special Exception for trailer (residential use) in an RDP zone Sec. 415.10.
No. of Acres: 4.0
District: 2nd

Dear Mr. DiNenna:

No traffic problems are expected by the requested special exception for a residential trailer.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Assoc.

MSF/1b

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. John L. Gregory
7823 Denton Ave., BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Baltimore, Md. 21219

Your Petition has been received and accepted for filing this 22nd day of January, 1975

S. Eric DiNenna
Zoning Commissioner

Petitioner John L. & Linda L. Gregory

Petitioner's Attorney Reviewed by Franklin T. Hoggins, Jr., Chairman, Zoning Advisory Committee

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 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, the Variance to permit a side yard setback of five (5) feet in lieu of the required seven and one-half (7.5) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of February, 1975, that the herein Petition for a Variance to permit a side yard setback of five (5) feet in lieu of the required seven and one-half (7.5) feet 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 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1975

COUNTY OFFICE BUILDING
115 N. CALVERT STREET
TOWSON, MARYLAND 21204

Mr. John L. Gregory
7823 Denton Avenue
Baltimore, Maryland 21219

RE: Variance Petition
Item 117
John L. & Linda L. Gregory -
Petitioners

Dear Mr. Gregory:

The Zoning Plans Advisory Committee has reviewed the plan 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 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 on the north side of Geise Avenue, 300 feet west of Lincoln Avenue.

The petitioner is requesting a Variance for an open carport projection in the side yard. Geise Avenue is currently developed to a great extent on both sides with single family dwellings of similar structure and apparent value as the petitioner's.

Please note the comments of the Bureau of Engineering concerning road widenings, as well as the comment concerning proper description of the property under petition.

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

Mr. John L. Gregory
Re: Item 117
January 21, 1975

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,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman
Zoning Plans Advisory Committee

FTH:JD

Enclosure

ALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 19, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #117-1975, North Side of Geise Avenue 300 feet West of Lincoln Ave.
Petition for Variance for a Side Yard.
Petitioner - John L. Gregory and Linda L. Gregory.

15th District

HEARING: Monday, February 24, 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, the County's official master plan.

William D. Fromm
Director of Planning

WDF:NEG:rw

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

January 8, 1975

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

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

Re: Item #117 (1974-1975)
Property Owners: John L. and Linda L. Gregory
N/S of Geis Ave., 300' W. of Lincoln Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 (301.1)
to permit a side yard setback of 5' instead of the required 7.5'
No. of Acres: 200 x 55 District: 15th

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 more accurately indicate: the property as being Lot 265, and apparently a portion of Lot 264; and the right-of-way in respect to the site, i.e., 30-foot wide avenue (Geise Avenue), 25-foot right-of-way (Kupper Avenue), the 20-foot alley and Lincoln Avenue, approximately 550 feet to the east of Lot 265, all as shown on the recorded plat of Section "B", Chesapeake Terrace (W.P.C. 5, Folio 36); and the improvements in relation to the property.

Highways:

Geis Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 10-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening will be required in connection with any grading or building permit application. The submitted plan must be revised to indicate the proposed highway right-of-way widening.

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.

Item #117 (1974-1975)
Property Owner: John L. and Linda L. Gregory
Page 2
January 8, 1975

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving this residence.

Very truly yours,

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

END:EAM:PM:rs

cc: John Somers

A-W Key Sheet
27 55 31 Pos. Sheet
28 7 4 Topo
111 Tax Map

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

December 19, 1974

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

Dear Mr. DiNenna:

Comments on Item 117, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: John L. & Linda L. Gregory
Location: N/S of Geis Ave. 300 ft. W of Lincoln Avenue.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 (301.1) to permit a side yard setback of five ft. instead of the required seven and one-half (7.5) ft.

No. of Acres: 200 x 55
District: 15th

Metropolitan water and sewer are available.

Since this is a variance for a carport, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ngc

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



December 23, 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 #117, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: John L. and Linda L. Gregory
Location: N/S of Geis Avenue 300 ft. W of Lincoln Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 (301.1) to permit a side yard setback of five ft. instead of the required seven and one-half (7.5) ft.
No. of Acres: 200 x 55
District: 15th

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
John L. Wimbley
Planning Specialist II
Project and Development Planning

PETITION FOR A VARIANCE
12th DISTRICT
 ZONING: Petition for Variance for a Side Yard.
 LOCATION: North side of Cedar Avenue, 200 feet West of Lincoln Avenue.
 DATE & TIME: MONDAY, FEBRUARY 24, 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 100, 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 Act and Regulations of Baltimore County to permit a side yard setback of five (5) feet instead of the required seven and one-half (7 1/2) feet.
 The Zoning Regulation to be excepted as follows:
 Section 1802.2C1 (30L1) Projections Into Yards: Attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.
 All that parcel of land in the Fifteenth District of Baltimore County, being located on the north side of Cedar Avenue, approximately 200 feet west of Lincoln Avenue and known as Lot No. 100, and part of Lot No. 747 of the Plat of Chesapeake Terrace, Section 12, recorded amongst the Land Records of Baltimore County in Plat Book W.C.C. 5, folios 36 and 37, being the property of John L. Gregory and Linda L. Gregory, as shown on plat plan filed with the Zoning Department.
 Hearing: Date: Monday, February 24, 1975 at 10:00 A.M.
 Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF:
 S. ERIC DINENNA
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Feb. 14, 1975

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER of BALTO COUNTY in matter of petition of John & Linda Gregory- Lincoln Ave. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) week successive weeks before the 7th day of February, 1975; that is to say, the same was inserted in the issue of February 6, 1975

Kimbel Publication, Inc.

Publisher.

By *Kimbel & Burke*

PETITION FOR A VARIANCE

12th DISTRICT
 ZONING: Petition for Variance for a Side Yard.
 LOCATION: North side of Cedar Avenue, 200 feet West of Lincoln Avenue.
 DATE & TIME: MONDAY, FEBRUARY 24, 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 100, 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 a side yard setback of five (5) feet instead of the required seven and one-half (7 1/2) feet.
 The Zoning Regulation to be excepted as follows:
 Section 1802.2C1 (30L1) Projections Into Yards: Attached to the main building, a carport or a one-story open porch, with or without a roof, may extend into any required yard not more than 25% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.
 All that parcel of land in the Fifteenth District of Baltimore County, being located on the north side of Cedar Avenue, approximately 200 feet west of Lincoln Avenue and known as Lot No. 100, and part of Lot No. 747 of the Plat of Chesapeake Terrace, Section 12, recorded amongst the Land Records of Baltimore County in Plat Book W.C.C. 5, folios 36 and 37, being the property of John L. Gregory and Linda L. Gregory, as shown on plat plan filed with the Zoning Department.
 Hearing: Date: Monday, February 24, 1975 at 10:00 A.M.
 Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF:
 S. ERIC DINENNA
 Zoning Commissioner of Baltimore County
 Feb. 14

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 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 of consecutive weeks before the 26th day of FEBRUARY, 1975, the first publication appearing on the 6th day of FEBRUARY, 1975.

THE JEFFERSONIAN,

H. Leach Smith
 Manager

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: <i>JPB</i>			Revised Plans: Change in outline or description ☐ Yes ☐ No						
Previous cases:			Map # _____						

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29th day of

November, 1974. Item #

Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner *Gregory* Submitted by *Gregory*

Petitioner's Attorney Reviewed by *JPB*

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

CERTIFICATE OF POSTING OFFICE OF FINANCE, REVENUE DIVISION BALTIMORE COUNTY Towson, Maryland

#75-179-P

District *154* Date of Posting *2-6-75*
 Posted for: *Hearing Monday Feb. 24, 1975 at 10:00 A.M.*
 Petitioner: *John L. Gregory*
 Location of property: *Nb. of Cedar Ave. 200' W. of Lincoln Ave.*
 Location of Signs: *Sign posted in front of lot # 20*
 Remarks:
 Posted by: *Paul A. Han* Date of return: *2-11-75*
 Signature

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

No. 17164

DATE: Nov. 29, 1974 ACCOUNT: 01-562

AMOUNT: \$25.00

WHITE - CASHIER
 CASH
 DISTRIBUTION
 PINK - AGENCY
 YELLOW - CUSTOMER
 Petition for Variance for John L. Gregory

2501 12 AM 29

2500 CM

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

No. 17484

DATE: Feb. 25, 1975 ACCOUNT: 01-662

AMOUNT: \$53.50

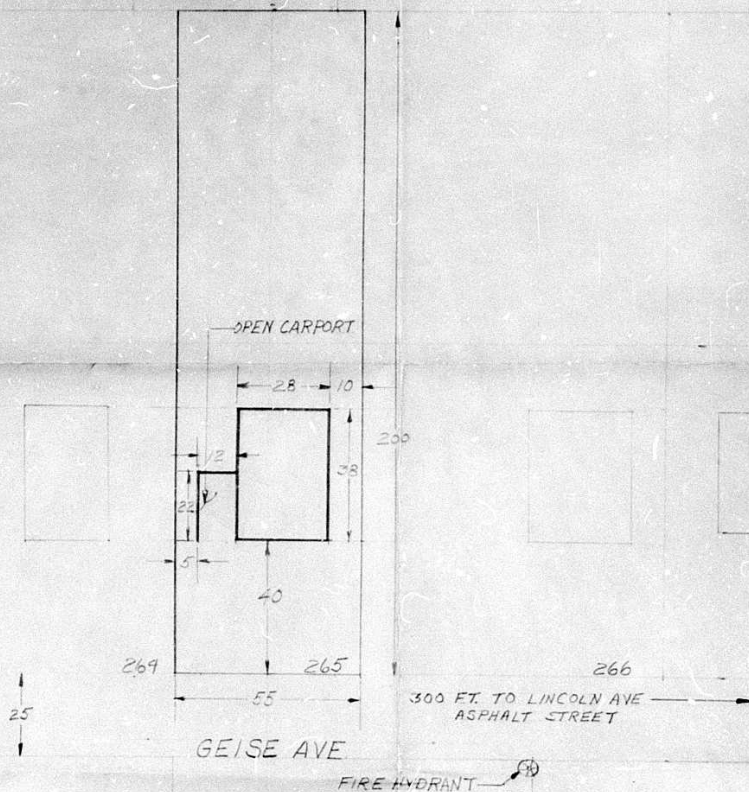
WHITE - CASHIER
 MONEY ORDER #183 4500 523
 DISTRIBUTION
 PINK - AGENCY
 YELLOW - CUSTOMER
 Advertising and posting of property for John L. Gregory - #75-179-A

2504 4 PM 25

5350 CM

- ① 12 X 22 CARPORT TO BE
SET 5 FEET FROM WEST
SIDE OF LOT.
② CURRENT ZONING REGULATION
REQUIRES A 7 1/2 FT DISTANCE.

NORTH



CHESAPEAKE TERRACE
LOT 265
1. ELECTION DIST. IS 35 PREC.
2. SCALE: 1" = 20'
3. HAS CITY WATER & SEWERAGE

DRAWN BY:
John H. Hargis
7723 DENVER AVE
BALTO, MD. 21217