

SEP 24 '75 PM

September 23, 1975

#75-256-A

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ZONING DEPARTMENT

By

William T. Mellema, Mrs.
Box 237, Route 7
Pikesville, Md. 21208

Dear Mr. Di Nenna,

I am writing this letter in reference to the petition for variance on the property in which my husband and I bought back in March of this year. The property was purchased in order to build on. It is now six months later and we still have not yet been able to build on it.

My husband and I waited four months for a perk test on the property and finally on July 11 the test was taken and the ground perked fine. Then on July 15 we went to settlement and mortgage payments to start on August 15. Ground was supposed to be broke ten days after settlement and the house is to be completed by November 21, 1975. When we filed for our building permit on August 8, we were told by Mr. Fowler that the property was RDP. Then after weeks of patiently waiting, we were told we could build on it, but we would have to file for a petition for variance, and this would take possibly a few more months of waiting.

Mr. DiNenna, so far we have made two mortgage payments, plus paying rent here, along with utilities, food, and with winter coming we will also be paying for the high cost of oil to heat with.

This brings me to the reason why I am sending you this letter to ask you for your help with our situation. I realize that my husband and I are not the only ones waiting for "their turn", but, could you please consider our problem and try to get our variance through for us as soon as possible. It seems like we have had nothing but problems and being told to wait patiently since the beginning, and it really would not be so bad if we weren't faced with double payments.

I know I am just another name on the waiting list, but if you can at all help us, it would be deeply appreciated by my husband and myself.

Thank you for taking the time to read my letter.

Sincerely,

Joyce E. Mellema

Property information: Received & recorded in Land Records Circuit Court for
LIBER 5547
FOLIO 515
Baltimore County. July 16, 1975, 10:36 A.M.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Regina A. Stephens, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof, hereby petition for a Variance from Section 1400.3b,3 to permit sideyard setbacks of 25 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)

The subject tract is half of a .918 acre parcel that was owned by Richard E. Lee and wife. In 1959, the Lees sold half of the original tract to Morris F. Lee and wife. The Lees sold the unimproved portion of the original tract in 1971 to Kenneth Edgar Stephens and Regina A. Stephens, his wife, who now wish to build a home.

This remaining portion of the original tract, now owned by Regina A. Stephens, will qualify as an undersized lot, as provided under Section 304 of the Baltimore County Zoning Regulations.

See attached description

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 Regina A. Stephens
Address 119 Sherwood Ave.
Petitioner's Attorney James E. Dyer
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day

of April, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of May, 1975, at 10:30 o'clock A.M.

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 8, 1975
FROM: William D. From, Director of Planning
SUBJECT: Petition # 75-256-A, Petition for Variance for a Side Yard
West side of Maple Grove Avenue 517.80 feet North of Kemp Road
Petitioner - Regina A. Stephens
4th District
HEARING: Monday, May 12, 1975 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. From
Director of Planning

WDF:NEG:rw

May 9 75 pm



RE: PETITION FOR VARIANCE
FOR A SIDE YARD.
West side of Maple Grove Avenue
517.80 feet North of Kemp Road.
4th District.
REGINA A. STEPHENS
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 75-256-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Keuntz, Jr.
Charles E. Keuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 7th day of May, 1975 to Regina A. Stephens, 119 Sherwood Avenue, Baltimore, Maryland 21208, Legal Owner.

John W. Hession, III
John W. Hession, III



I will not attend. JWH.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner

(414-2361)
(414-2391)

July 3, 1973

M's. Ruth McMurtry
Audrey S. Chapman, Reator
12 Sudbrook Lane
Baltimore, Maryland 21208

RE: .459 acre tract of land
W/S of Maple Grove Avenue
517 feet N of Kemp Road

Dear M's McMurtry:

I am in receipt of your letter of May 30, 1973, in which you request whether a Variance for side yard setbacks could be filed for the above referenced property.

As explained in your letter, the subject tract is half of a .918 acre parcel that was owned by Richard E. and Mildred M. Lee. In 1959, the Lees sold half of the original tract to Norris F. and S. Jeannette Lee, who subsequently improved it with a dwelling. The Lees sold the unimproved portion of the original tract in 1971 to Kenneth Edgar and Regina A. Stevens, who now wish to build a home.

It is my interpretation that the remaining portion of the original tract, now owned by the Stevens, would qualify as an undersized lot, as provided under Section 304 of the Baltimore County Zoning Regulations. As the proposed house, as indicated on your enclosed plan, does not meet the required fifty (50) foot side yard setbacks, a Variance would be required. This Variance may be filed with this office at the Petitioners' convenience. I suggest they visit this office to acquaint themselves with the information required to accompany such a request.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

CONVEY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hoggans
XXXXXXXXXXXXXX

BOARD OF
ZONING ADMINISTRATION
DEPARTMENT OF
PLANNING
DEPARTMENT OF
PUBLIC WORKS
DEPARTMENT OF
HEALTH
DEPARTMENT OF
SOCIAL SERVICES
DEPARTMENT OF
WATER & SEWER
DEPARTMENT OF
ZONING

May 1, 1975

M's. Regina A. Stephens
119 Sherwood Avenue
Baltimore, Maryland 21208

RE: Variance Petition
Item 177
Regina A. Stephens - Petitioner

Dear M's. Hopkins:

The Zoning Plans 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 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 west side of Maple Grove Avenue, 517.80 feet north of Kemp Road, and exists as a vacant residential lot in an existing residential community, presently zoned R.D.P.

The petitioner is requesting side yard setbacks of 25 feet in lieu of the required 50 feet, in order that a 50 foot wide house can be built on this lot.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded

C. A. Myers
State Registered Surveyor No. 2783

EMORY ROAD • UPPERCO, MARYLAND 21055 • GAF:JH 9-5079

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING: For the same on the west side of Maple Grove Avenue, 20 feet wide, said beginning point also being 517.80 feet from the north side of Kemp Road measured along the west side of Maple Grove Avenue, thence North 81 degrees 30 minutes West 200.00 feet, North 03 degrees 30 minutes East 100.00 feet and South 81 degrees 30 minutes East 200.00 feet to the west side of Maple Grove Avenue, thence thence thereon, South 04 degrees 30 minutes West 100.00 feet to the place of beginning, containing 0.459 of an acre more or less.

AS prepared June 20, 1974.

C. A. Myers
C. A. Myers - Surveyor

M's. Regina A. Stephens
Item 177
May 1, 1975
Page 2

to you in the near future.

Very truly yours,

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

PTH:JD

Enclosure

cc: C. A. Myers, Surveyor
Emory Road
Upperco, Maryland 21155

JUN 3 0 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 side yard setbacks of 25 feet instead of the 50 feet required 50 feet should be granted

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 13th day of May, 1975, 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 1975, 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

April 14, 1975

Director of Engineering
ELANOR H. HERR, P. E., Chief

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

Re: Item #177 (1975-1975)
Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave., 517.80' N. of Kemp Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200 District: 4th

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.

Highways

Maple Grove Avenue, an existing public road, is proposed to be improved in the future as a 32-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 revolvable easements for slopes 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 striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage

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 #177 (1975-1975)
Property Owner: Regina A. Stephens
Page 2
April 11, 1975

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "No Planned Service" in the area.

Very truly yours,

ELANOR H. HERR, P.E.,
Chief, Bureau of Engineering

END:RAMP:RHS

W-SW & X-SE Key Sheets
70 M/L 40 & 41 Pgs. Sheets
88 18 & 4 & 5 Topo
39 Tax Map

cc: J. Somers

Baltimore County Fire Department



Towson, Maryland 21204
872-7510

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Regina A. Stephens

Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Road

Item No. 177 Zoning Agenda March 24, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below varied with an "x" are applicable and required to be corrected or incorporated into the final plan 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

exceeds 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: J. J. R. H. H.

Planning Group
Special Inspection Division

Approved: R. H. R. H.

Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 177 - ZAC - March 24, 1975
Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Rd.
Existing Zoning: R.D.P.
Proposed Zoning: VARIANCE from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side yard setbacks.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

HSP/ta

WILLIAM D. FROGM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



March 31, 1975

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 #177, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200
District: 4th

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

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

March 20, 1975

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

Dear Mr. DiNenna:

Comments on Item 177, Zoning Advisory Committee Meeting, March 24, 1975

Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Rd.

Existing Zoning: R.D.P.
Proposed Zoning: VARIANCE from Sec. 1A00.3B.3 to permit side yard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200
District: 4th

Comments: This lot is substandard in size and does not meet minimum requirements, therefore, approval will not be granted for the installation of a private sewage disposal system.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WHP:ec

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of March 24, 1975

Re: Item 177
Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave., 517.80' N. of Kemp Road
Present Zoning: RHP
Proposed Zoning: VARIANCE from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.

District: 4th
No. Acres: 100 x 200

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Patterson,
Field Representative.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 M. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hopkins,
XXXXXXXXXXXXXXXXXXXX

May 1, 1975

M's. Regina A. Stephens
119 Sherwood Avenue
Baltimore, Maryland 21208

RE: Variance Petition
Item 177
Regina A. Stephens - Petitioner

Dear M's. Hopkins:

The Zoning Plans 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 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 west side of Maple Grove Avenue, 517.80 feet north of Kemp Road, and exists as a vacant residential lot in an existing residential community, presently zoned R.D.P.

The petitioner is requesting side yard setbacks of 25 feet in lieu of the required 50 feet, in order that a 50 foot wide house can be built on this lot.

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

M's. Regina A. Stephens
Item 177
May 1, 1975
Page 2

to you in the near future.

Very truly yours,

Franklin T. Hopkins
FRANKLIN T. HOPKINS, JR.
Chairman,
Zoning Plans Advisory Committee

FTB:JD

Enclosure

cc: C. A. Myers, Surveyor
Emory Road
Upperco, Maryland 21155

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 177
J's. Regina A. Stephens
119 Sherwood Avenue
Baltimore, Maryland 21208
County Office Building
111 M. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 7th day of April 1975

S. Eric DiMenna
Zoning Commissioner

Petitioner: Regina A. Stephens
Petitioner's Attorney: Reviewed by: Franklin T. Hopkins, Jr., Chairman, Zoning Plans Advisory Committee
cc: C. A. Myers, Surveyor
Emory Road
Upperco, Md. 21155

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

April 11, 1975

Bureau of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF
Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #177 (1975-1975)
Property Owner: Regina A. Stephens
W/S of Maple Grove Ave., 517.80' N. of Kemp Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 300 x 200 District: 4th

Dear Mr. DiMenna:

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.

Highways

Maple Grove 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. 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. The submitted plan must be revised to indicate the proposed highway right-of-way widening.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or danger 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 #177 (1975-1975)
Property Owner: Regina A. Stephens
Page 2
April 11, 1975

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property which is located beyond the Baltimore County Metropolitan District and the Urban Rural Separation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates "No Planned Service" in the area.

Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

ENCLOSURES:
M-S& I-S& Key Sheets
70 W/L & 41 P.W. Sheets
W/L 15 J & 6 Topo
39 Tax Map

cc: J. Somers

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 177 - ZAC - March 24, 1975
Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Rd.
Existing Zoning: RDP
Proposed Zoning: VARIANCE from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200
District: 4th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variances to the side yard setbacks.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bca

WM. AM. D. FROMM
DIRECTOR
S. ERIC DIMENNA
ZONING COMMISSIONER



March 31, 1975

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

Dear Mr. DiMenna:

Comments on Item #177, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.80' N. of Kemp Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit sideyard setbacks of 25' instead of the required 50'.
No. of Acres: 100 x 200
District: 4th

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

Baltimore County Fire Department

J. Austin Dentz
Chief



Towson, Maryland 21204
912-7316

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Regina A. Stephens

Location: W/S of Maple Grove Ave. 517.50' N of Kemp Road

Item No. 177 Zoning Agenda March 26, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" are applicable and required to be corrected or incorporated into the final plans for the property.

(1) 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) 2. A second means of vehicle access is required for the site.
(3) 3. The vehicle dead-end or addition shall be _____

(4) 4. EXCEEDS the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(5) 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) 6. Site plans are approved as drawn.

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

Reviewed by: J. J. Kelly Noted and Approved: Paul H. Reinhardt
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. REOP, MD, MPH
Baltimore Health and County Health Officer

March 29, 1975

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

Dear Mr. DiMenna:

Comments on Item 177, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave. 517.50' N of Kemp Rd.
Existing Zoning: RDP
Proposed Zoning: VARIANCE from Sec. 1400.38.3 to permit side yard setbacks of 25' instead of the required 30'.

No. of Acres: 100 x 200
District: 4th

Comments: This lot is substandard in size and does not meet minimum requirements, therefore, approval will not be granted for the installation of a private sewage disposal system.

Very truly yours,

Thomas S. Bevilacqua
THOMAS S. BEVILACQUA
BUREAU OF ENVIRONMENTAL SERVICES

WHD:reg

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of: March 24, 1975

Re: Item 177
Property Owner: Regina A. Stephens
Location: W/S of Maple Grove Ave., 517.50' N. of Kemp Road
Present Zoning: RDP
Proposed Zoning: VARIANCE from Sec. 1400.38.3 to permit side yard setbacks of 25' instead of the required 30'.

District: 4th
No. Acres: 100 x 200

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

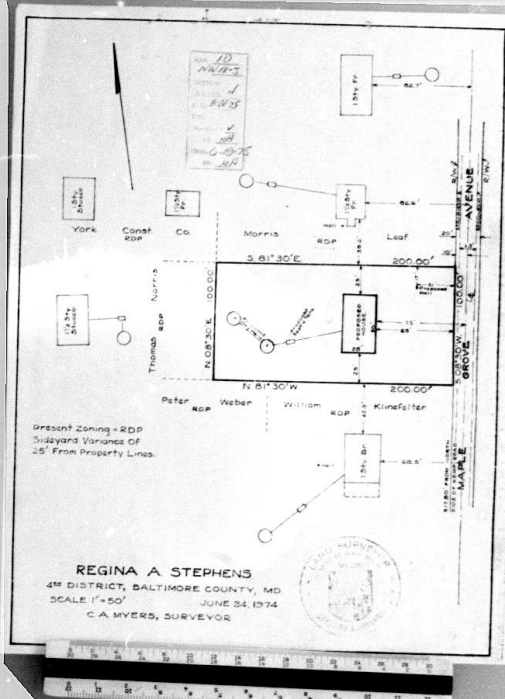
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WBP/ml

JOHN E. PARKER, President
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MRG. WILLIAM L. GILBERT



PETITION FOR A VARIANCE
FOR THE DISTRICT OF BALTIMORE COUNTY
Variation for a Side Yard
LOCATION: West side of Maple Grove Avenue 517.50' N of Kemp Road.
DATE & TIME: MONDAY, MAY 12, 1975 at 10:00 A.M.
COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 April 23, 1975

THIS IS TO CERTIFY that the annexed advertisement of PETITION- was, ALL OF MAPLE GROVE AVENUE was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 14th day of May 1975, that is to say, the same was inserted in the issue of April 23, 1975.

STROMBERG PUBLICATIONS, Inc.
By: C. Stromberg

PETITION FOR A VARIANCE
FOR THE DISTRICT OF BALTIMORE COUNTY
VARIATION FOR A SIDE YARD
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DATE & TIME: MONDAY, MAY 12, 1975 at 10:00 A.M.
COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION
TOWSON, MD., April 23, 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 a week at one time before the 14th day of May 1975, that is to say, the same was appearing on the 14th day of April 1975.

THE JEFFERSONIAN
By: Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF PUBLISHING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th
Petitioner: Regina A. Stephens
Location of property: W/S of Maple Grove Avenue 517.50' N of Kemp Rd.
Location of Sign: W/S of Maple Grove Avenue 517.50' N of Kemp Rd.
Remarks: None
Petitioned by: Regina A. Stephens
Date of return: May 2, 1975

PETITION MAPPING PROGRESS SHEET

FUNCTION	Mail Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, RA, CC, CA										
Reviewed by: <u>T.B.C.</u>										
Revised Plans Change in outline or description Yes No										
Previous case: Map # _____										

BALTIMORE COUNTY, MARYLAND No. 18000
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 17, 1975 ACCOUNT: DL-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
PINK - AGENCY
GREEN - BUREAU

12 Sudbrook Lane
Pikesville, Md. 21093
775-256-A

BALTIMORE COUNTY, MARYLAND No. 20275
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 12, 1975 ACCOUNT: DL-662

AMOUNT: \$51.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER
PINK - AGENCY
GREEN - BUREAU

Cash
Advertising and posting of property for Regina A. Stephens
775-256-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 12 day of MAY 1975. Item # _____

Submitted by: Regina A. Stephens
Petitioner's Attorney: JEFFREYS
Reviewed by: MRC

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

Item 177
d/s. Regina A. Stephens
119 Sherwood Avenue
Baltimore, Maryland 21206

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

filing this 7th day of April 1975

Your Petition has been received and accepted for

Petitioner: Regina A. Stephens
Petitioner's attorney: C.A. Myers, Surveyor
Chairman, Zoning Plans Advisory Committee