

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Cora Lee Bostick, 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 1 75-257-A to permit a rear yard setback of 7 feet in lieu of required 30' and front yard setback of 15' to 11' in lieu of required 25 feet. Also, Section 1805.3(c) (504.21) to permit a distance of 40' from center of road in lieu of required 50'.

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

Baltimore City in its redevelopment program is taking up present home. I had purchased the lot twenty years ago with the hope of someday locating there with my family. Now, this is a necessity for I have no other alternative.

See attached description

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

I do hereby 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 Cora Lee Bostick Legal Owner  
Address: 1503 N. Eden Street  
Baltimore, Md. 21213  
Steven P. Brown, Agent  
7100 German Hill Road  
Baltimore, Md. 21222  
Petitioner's Attorney  
Protestant's Attorney

Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 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 \_\_\_\_\_ day of May, 1975, at 10:45 o'clock  
A.M.

James E. Dyer  
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE  
TO PERMIT A REAR YARD  
OF 7 FEET INSTEAD OF THE  
REQUIRED 40 FEET; AND TO  
PERMIT A FRONT YARD OF  
15 FEET INSTEAD OF THE  
REQUIRED 25 FEET; AND TO  
PERMIT A DISTANCE OF 40  
FEET FROM THE CENTER  
OF THE ROAD INSTEAD OF  
THE REQUIRED 50 FEET.  
4th District  
Northeast corner of Beech and  
Elm Avenues.  
CORA LEE BOSTICK  
Case No. 75-257-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. Hessian, III  
People's Counsel

Charles E. Kountz, Jr.  
Deputy People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-322

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 24 day of May, 1975 to Steven P. Brown, 7100 German Hill Road, Baltimore, Maryland 21222, Agent for Petitioner.

John W. Hessian, III

I will not attend. JWH.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer, Zoning Commissioner Date: May 8, 1975

FROM: William B. Fromm, Director of Planning

SUBJECT: Petition 75-257-A, Petition for Variance for Rear, Front Yards and distance from center of the road.  
Northeast corner of Beech and Elm Avenues.  
Petitioner - Cora Lee Bostick

14th District

HEARING: Monday, May 12, 1975 (10:45 A.M.)

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

William B. Fromm  
Director of Planning

WBF:REG:rw

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Being located on the northeast corner of Beech Avenue and Elm Avenue and known as lot 85 as shown on Plat of Cherry Heights, which is recorded among the land records of Baltimore County in Liber 3, Page 71.

RE: Petition for Variances  
NE/corner of Beech & Elm Avenues  
14th Election District  
Cora Lee Bostick - Petitioner  
75-257-A (Item No. 176)

Dear Mrs. Bostick:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer  
JAMES E. DYER  
Deputy Zoning Commissioner

JED/me

Attachments

Item 176

Mrs. Cora Lee Bostick  
1503 N. Eden Street  
Baltimore, Md. 21213

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

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

James E. Dyer  
JAMES E. DYER  
Zoning Commissioner

Petitioner Cora Lee Bostick

Petitioner's Attorney \_\_\_\_\_

Reviewed by Frank T. Brown  
Chairman,  
Zoning Plans  
Advisory Committee

JUN 30 1975

the above Variance 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, Variances to permit a rear yard setback of seven feet instead of the required 30 feet; a front yard setback of 15 feet instead of the required 25 feet; and a distance of 40 feet from the center of the road in lieu of the required 50 feet should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County this 13<sup>th</sup> day of May, 1975, that the herein Petition for a Variance should be 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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a rear yard setback of seven feet instead of the required 30 feet; a front yard setback of 15 feet instead of the required 25 feet; and a distance of 40 feet from the center of the road in lieu of the required 50 feet should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of May, 1975, that the above Variance be and the same is hereby DENIED.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13<sup>th</sup> day of May, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 N. CHESAPEAKE BOULEVARD  
TOWSON, MARYLAND 21204

Franklin T. Hoggans, Jr.  
Chairman

MEMBERS

GOVING ADMINISTRATION

HEALTH DEPARTMENT

DEPT. OF PUBLIC WORKS

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

ENGINEERING

PLANNING AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE METROPOLITAN ENGINEER

May 1, 1975

M's. Cora Lee Bostick  
1503 N. Eden Street  
Baltimore, Maryland 21213

RE: Variance Petition  
Item 176  
Cora Lee Bostick - Petitioner

Dear M's. Bostick:

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 at the northeast corner of Beech Avenue and Elm Avenue.

The petitioner is requesting a Variance for yard setbacks on a triangular lot presently zoned D.R. 5.5, and on which a single family dwelling is proposed to be constructed. The site plan must be revised to indicate the ownership of both contiguous properties.

Development in the vicinity of the subject parcel consists of single family residences.

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

M's. Cora Lee Bostick  
Re: Item 176  
May 1, 1975  
Page 1

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.  
Chairman,  
Zoning Plans Advisory Committee

PTH:JD

Enclosure

# Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
410-731-7315

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Cora Lee Bostick

Location: SE/Cor. of Beech Avenue and Elm Avenue

Item No. 176

Zoning Agenda March 24, 1975

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 100 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, 1973 Edition prior to occupancy.

( ) 6. Site plans are approved as drawn.

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

Reviewed: *H. S. Kelly* Noted and approved: *Paul H. Deitz*  
Planning Group Deputy Chief  
Special Inspector Division Fire Prevention Bureau

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

Bureau of Engineering  
KILGORTH N. DIVER, A.E. CHIEF

April 11, 1975

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

Re: Item #176 (1974-1975)  
Property Owner: Cora Lee Bostick  
N/E cor. of Beech Ave. and Elm Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variances from Sec. 1802.3C1 to permit a rear yard setback of 15' in lieu of required 30' and front yard setback of 15' in lieu of required 25' and Sec. 1802.3C1 (504.2) V. 9 to permit a distance of 40' from center of road in lieu of required 50'.  
No. of Acres: 131 x 95.70 District: 14th  
0 161.93

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:

It is recommended that the petitioner fully consider and discuss with her contiguous property owner the possibility for property exchange, sale/purchase so as to produce three lots of more equal area and regular shape.

## Highways:

Beech and Elm Avenues, existing public streets, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way. Highway improvements other than sidewalks are not required at this time. Highway right-of-way widening, consisting of a filled area for slight distance at the intersection and 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 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.

Item #176 (1974-1975)  
Property Owner: Cora Lee Bostick  
Page 2  
April 11, 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 Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

*Kilgorth N. Diver*  
KILGORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

ENCLOSURE

cc: J. Somers

N-25 Key Sheet

22 XE 18 Pos. Sheet

SE 6 B Type

81 Tax Map

# BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



## DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

Wm. T. MALLER  
DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 176 - ZAC - March 24, 1975

Property Owner: Cora Lee Bostick  
Location: SE/Cor. of Beech Avenue and Elm Avenue  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variances from Sec. 1802.3C1 to permit a rear yard setback of 15' in lieu of required 30' front yard setback of 15' in lieu of required 25' & Sec. 1802.3C1 (504.2) V. 9 to permit a distance of 40' from center of road in lieu of required 50'.

No. of Acres: 131 x 95.70  
0 161.93

District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front and rear yard setbacks.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineering Assoc.

NSP/204



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

RONALD A. BOOTH, M.D., M.P.H.  
M.D. - BUREAU OF HEALTH SERVICES

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

Property Owner: Cora Lee Bostick  
Location: SE/Cor. of Beech Avenue and Elm Avenue

Existing Zoning: D.R. 5.5

Proposed Zoning: Variances from Sec. 1802.3C1 to permit a rear yard setback of 15' in lieu of required 30' & front yard setback of 15' in lieu of required 25' & Sec. 1802.3C1 (504.2) V. 9 to permit a distance of 40' from center of road in lieu of required 50'.

No. of Acres: 131 x 95.70  
0 161.93

District: 14th

Metropolitan water and sewer are available. No health hazards are anticipated.

Very truly yours,

*Thomas S. Devlin*  
Thomas S. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WMC/204

John L. Wimbley  
Planning Specialist II  
Project and Development Planning

W. Nick Petrovich,  
Field Representative

Revised Plans:  
Change in outline or description \_\_\_\_\_ Yes  
\_\_\_\_\_ No  
Map # \_\_\_\_\_

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

Cost of Advertisement, \$\_\_\_\_\_

District: 140 Date of Posting: 4/24/05  
 Posted to: Hearing Monday May 12th 1975 @ 10:45 AM  
 Petitioner: Carla Jean Bostick  
 Location of property: N.E. corner of Bush & Glen Ave  
 Location of Sign: Sign on Car of Bush & Glen Ave  
 Remarks:  
 Posted by: Mary H. Hov Date of return: 5-1-75  
 Submitter:

WHITE - CASHIER      DISTRIBUTION      YELLOW - CUSTOMER  
PINK - AGENCY

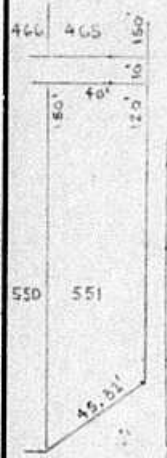
The Brown Bros. Corporation  
7100 German Hill Road  
Baltimore, Md. 21222  
Petition for Variance for Cora Lee Hostick—#75-357

WHITE - CASHIER      DISTRIBUTION  
PINK - AGENCY      YELLOW - CUSTOMER

The Brown Bros. Corp.  
7100 German Mill Rd.  
Baltimore, Md. 21222  
Advertising and posting of property for Corn Lee  
Eastick - 875-257-A



MAP 413  
NE 6-E  
14  
3-8-25  
✓  
6-19-75  
413



ELGIN AVENUE 50'

OVERLEA  
BOOK 2-FOLIO 176

1 1/2 STORY  
RESIDENCE

SE. POLE 10048  
EAST CHAIN LINK  
PERCH

1 1/2 STORY  
RESIDENCE

NEW 1 STORY RESIDENCE

7 1/2  
BEECH AVE

1 1/2 STORY  
RESIDENCE

LINDEN AVENUE 50'

CHERRY STREET

BEECH AVENUE 50'

CHERRY HEIGHTS  
BOOK-3 FOLIO-71  
ELECTION DISTRICT 14

PLAN No. 85 CHERRY HEIGHTS  
SCALE: 1" = 50'-0" 3-2-75  
30' M's COLE LEE BOSTITCH

