

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we Thomas & Janice Edwards, legal owners 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 1802.3B (VIC.4) to permit a rear yard setback of 19-1/2 feet in lieu of the required 25 feet.

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

There are 5 in my family and this is only a three bedroom house. I cannot afford to buy a larger house. The addition will make it possible to bring my mother with us. I have been advised by my mother's doctor that she should not be alone due to her heart condition, and age (74). My mother had no one else she can turn to for help.

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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 15th day of May, 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 May, 1975, at 5:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

May 15, 1975

Mr. & Mrs. Thomas N. Edwards
969 St. Agnes Lane
Baltimore, Maryland 21207

RE: Petition for Variance
SE 1/4 of St. Agnes Lane, 17.17' S. of Massfield Road - 1st Election District
Thomas N. Edwards, et al.
Petitioners
NO. 75-261-A (Item No. 195)

Dear Mr. & Mrs. Edwards:

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

Very truly yours,

S. ERIC DILNEN
Zoning Commissioner

SED/eri

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

RE: PETITION FOR VARIANCE
FOR A REAR YARD,
Southeast side of St. Agnes
Lane 17.17 feet South of
Massfield Road, 1st District.
THOMAS & JANICE EDWARDS
* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 75-261-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
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of May, 1975 to Thomas N. Edwards and Janice Edwards, 969 St. Agnes Lane, Baltimore, Maryland 21207, Legal Owners.

John W. Hession, III
People's Counsel

I will not attend. JWH.



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF TRAFFIC ENGINEERING

EDWARD J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MILLER
DEPUTY TRAFFIC ENGINEER

May 14, 1975

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

Re: Item 195 - SAC - April 22, 1975

Property Owner: Thomas & Janice Edwards
Location: SE 1/4 of St. Agnes Lane 17.17' S. of Massfield Rd.
Baiting Zoning: S.A. 10-5
Proposed Zoning: Variance from Sec. 1802.3B (VIC.4) to permit a rear yard setback of 19 1/2' in lieu of the required 25'.
No. of Acres: 20.39 x 138.95
District: 1st

Dear Mr. Dilnena:

No traffic problems are expected from the request variance to the rear yard setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

MSF/baa

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 17, 1975

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

S.A.C. Meeting on April 22, 1975

Re: Item 195

Property Owner: Thomas & Janice Edwards

Location: SE 1/4 of St. Agnes Lane 17.17' S. of Massfield Road

Present Zoning: S.A. 10-5

Proposed Zoning: Variance from Section 1802.3B (VIC.4) to permit a rear yard setback of 19 1/2' in lieu of the required 25'.

District: 1st

No. Acres: 20.39 x 138.95
138.95

Dear Mr. Dilnena:

No hearing on student population.

Very truly yours,
W. Alex Petrucci
Field Representative.

W. Alex Petrucci
Field Representative

W. Alex Petrucci
Field Representative

W. Alex Petrucci
Field Representative

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELEANOR H. GIBBS, P.E., Chief

May 29, 1975

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

Re: Item #195 (1975-1976)

Property Owner: Thomas & Janice Edwards
Location: SE 1/4 of St. Agnes Lane, 17.17' S. of Massfield Rd.
Baiting Zoning: S.A. 10-5
Proposed Zoning: Variance from Sec. 1802.3B (VIC.4) to permit a rear yard setback of 19 1/2' in lieu of the required 25'.
No. of Acres: 20.39 x 138.95
District: 1st

Dear Mr. Dilnena:

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

Baltimore County utilities and highway improvements are not involved. The submitted plat should indicate that this property, 969 St. Agnes Lane, is part of "Plot 1 West Edmondale", recorded D.L. 13, Folio 31. The proposed addition to the rear of the inside-type group house may be subject to certain deed restrictions and/or covenants.

This property is tributary to the Dead Run - Deyanna Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #195 (1975-1976).

Very truly yours,

Eleanor H. Gibbs
Chief, Bureau of Engineering

EDH/ban

EDH Key Sheet
2 SW 20 Pua. Sheet
28 I & P Topo
95 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dilnena, Zoning Commissioner Date: May 8, 1975

FROM: William S. From, Director of Planning
Set Item # 25-261-A

SUBJECT: Petition for Variance for a Rear Yard - Southeast side of St. Agnes Lane, 17.17 feet South of Massfield Road.
Petitioner - Thomas N. Edwards and Janice S. Edwards

1st District

HEARING: Wednesday, May 14, 1975 (11:00 A.M.)

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

William S. From
Director of Planning

MSF/REG/W



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 rear yard setback of 19 1/2 feet in lieu of the required 25 feet should be granted.

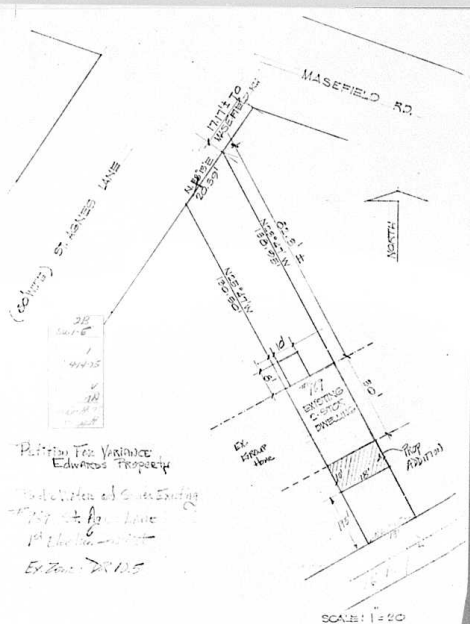
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1975, that the herein Petition for a Variance to permit a rear yard setback of 19 1/2 feet in lieu of the required 25 feet should be and the same is GRANTED, from and after the date of this Order subject to the approval 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

PETITION AND SITE PLAN
EVALUATION COMMENTS

Item 195

Mr. Thomas N. Edwards
969 St. Agnes Lane
Baltimore, Md. 21207

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

S. Eric DiNenna, Zoning Commissioner

Petitioner: Thomas & Janice Edwards
Petitioner's Attorney: _____ Reviewed by: _____
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1975

Mr. Thomas N. Edwards
969 St. Agnes Lane
Baltimore, Maryland 21207

RE: Variance Petition
Item 195
Thomas & Janice Edwards - Petitioners

Dear Mr. Edwards:

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 in an existing group house development on the southeast side of St. Agnes Lane, 17-17 feet south of Masefield Road.

The petitioner is requesting a Variance to permit the construction of a 10 foot addition on to the rear of the existing dwelling, in order that the Edwards family may bring their maternal grandmother (a dependent) into their home for proper care and supervision.

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

Mr. Thomas N. Edwards
Re: Item 195
April 23, 1975
Page 2

the hearing date and time, which will be held not less than 10, 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. NOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

April 17, 1975

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

Dear Mr. DiNenna:

Comments on Item 195, Zoning Advisory Committee Meeting, April 22, 1975, are as follows:

Property Owner: Thomas & Janice Edwards
Location: SE 1/4 of St. Agnes Lane 17-17' S of Masefield Rd.
Existing Zoning: D-1, 10-5
Proposed Zoning: Variance from Sec. 1802.38 (VIC.4) to permit a rear yard setback of 19 1/2' in lieu of the required 25'.
No. of Acres: 20.39 x 138.95
District: 1st
Metropolitan water and sewer are available.

Very truly yours,
Thomas N. Duella, Director
BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM B. FROHM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

April 24, 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 195, Zoning Advisory Committee Meeting, April 22, 1975, are as follows:

Property Owner: Thomas & Janice Edwards
Location: SE 1/4 of St. Agnes Lane 17-17' S of Masefield Road
Existing Zoning: D-1, 10-5
Proposed Zoning: Variance from Sec. 1802.38 (VIC.4) to permit a rear yard setback of 19 1/2' in lieu of the required 25'.
No. of Acres: 20.39 x 138.95
District: 1st

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. Winkley
John L. Winkley
Planning Specialist II
Project and Development Planning

PETITION FOR A VARIANCE
IN DISTRICT

SONING: Petition for Variance for a Rear Yard.
LOCATION: Southeast side of St. Agnes Lane 17.17 feet south of Maryland Road.
DATE & TIME: Wednesday, May 14, 1975, 10:00 A.M.
PLACE: Hearing Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. 41224-26, 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

at one time, successive periods before the 11th

day of May, 1975, the first publication

appearing on the 11th day of May, 1975.

1975.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

PETITION FOR VARIANCE

IN THE DISTRICT
FOR A REAR YARD
LOCATION: Southeast side of St. Agnes Lane 17.17 feet south of Maryland Road.

DATE & TIME: WEDNESDAY, MAY 14, 1975, 10:00 A.M.
PLACE: Hearing Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

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THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 April 24, 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - SOUTHEAST SIDE OF ST. AGNES LANE

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

beginning on the 14 day of May, 1975, that is to say, the same was inserted in the issue of April 24, 1975.

STROMBERG PUBLICATIONS, Inc.

By C. Curran

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 11th day of April 1975. Filing Fee \$ 25. Received Check

Cash

Other

S. Eric Dismore,
Zoning Commissioner

Petitioner Submitted by
Petitioner's Attorney Reviewed by

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1-1 Date of Posting: APRIL 26, 1975

Posted for: JAMES E. EDWARDS

Petitioner: JAMES E. EDWARDS

Location of property: 5613 S.E. ST. AGNES LANE 17.17 S.E. MARYLAND RD

Location of Signs: 5613 S.E. ST. AGNES LANE

Remarks:

Posted by: JAMES E. EDWARDS

Date of return: MAY 3, 1975

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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 EC, BA, CG, CA										
Reviewed by: JPH										
Revised Plans: Change in outline or description										
Previous case:										
Map #										

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 20282
DATE: May 14, 1975 ACCOUNT: 03-662
AMOUNT: \$35.25
WHITE - CASHIER
DISTRIBUTION
FINK - AGENCY
JAMES E. EDWARDS
969 St. Agnes Lane
Baltimore, Md. 21207
Advertising and posting of property: 75-261-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 20210
DATE: April 17, 1975 ACCOUNT: 01-662
AMOUNT: \$25.00
WHITE - CASHIER
DISTRIBUTION
FINK - AGENCY
JAMES E. EDWARDS
969 St. Agnes Lane
Baltimore, Md. 21207
Petition for Variance: 75-261-A

