

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, Rudolph D. & Genevieve Childers, 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 (211.3) to permit a side yard setback of 6' in lieu of the required 8' for an attached garage.

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

We have a 12' wide street which is 6' from E. E. property line. We want to build a garage.

an owner to build, with existing zoning (which requires attached structures be 8' and 12' from property line) we would have to leave 24' from the E. E. side of the street etc. etc.

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 do to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser Rudolph D. Childers Legal Owner
Address 8341 Analee Ave
Petitioner's Attorney Baltimore, Md. 21207
Address _____ Protestor's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of May 1975, at 10:00 o'clock.

S. Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

May 27, 1975

Mr. & Mrs. Rudolph D. Childers
8341 Analee Avenue
Baltimore, Maryland 21237

RE: Petition for Variances
W/S of Analee Avenue, 302' N of
Sagamore Road - 14th Election
District
Rudolph D. Childers, et ux -
Petitioners
NC, 75-263-A (Item No. 193)

Dear Mr. & Mrs. Childers:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/esl

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

RE: PETITION FOR VARIANCE
TO PERMIT A SIDE YARD
SETBACK OF 6 FEET IN-
STEAD OF THE REQUIRED
8 FEET FOR AN ATTACHED
GARAGE.
West side of Analee Avenue 302
feet North of Sagamore Road
14th District.
RUDOLPH D. CHILDERS
Case No. 75-263-A
Item # 193

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
*
* Case No. 75-263-A
* Item # 193

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
404-1211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14 day of May, 1975 to Rudolph and Genevieve Childers, 8341 Analee Avenue, Baltimore, Maryland 21237, legal owners.

John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 15, 1975

FROM: William D. Frum, Director of Planning

SUBJECT: Petition #75-263-A, Petition for Variance for a Side Yard.
West side of Analee Avenue 302 feet North of Sagamore Road.
Petitioner - Rudolph D. Childers and Genevieve Childers

14th District

HEARING: Wednesday, May 21, 1975 (10:00 A.M.)

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

William D. Frum
Office of Planning and Zoning

WDF:MSG/rw

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. WM. T. MUELER DIRECTOR DEPUTY TRAFFIC ENGINEER

May 14, 1975

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

Re: Item 193 - ZAC - April 15, 1975
Property Owner: Rudolph D. & Genevieve Childers
Location: W/S of Analee Ave. 302' N of Sagamore Rd.
Existing Zoning: D-1, S-5
Proposed Zoning: Variance from Sec. 1802.3B (211.3) to permit a sideyard setback of 6' in lieu of the required 8' for an attached garage.
No. of Acres: 64.79 117.69
District: 14th 91.57 x 130.09

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Fanning
Traffic Engineering Assoc.

MSF/baz

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

Bureau of Engineering
ELLENWORTH A. OVER, P.E. & CHIEF

May 29, 1975

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

Re: Item #193 (1974-1975)
Property Owner: Rudolph D. & Genevieve Childers
W/S of Analee Ave., 302' N. of Sagamore Rd.
Existing Zoning: D-1, S-5
Proposed Zoning: Variance from Sec. 1802.3B(211.3) to permit a sideyard setback of 6' in lieu of the required 8' for an attached garage.
No. of Acres: 64.79 x 117.69
District: 14th 91.57 x 130.09

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.

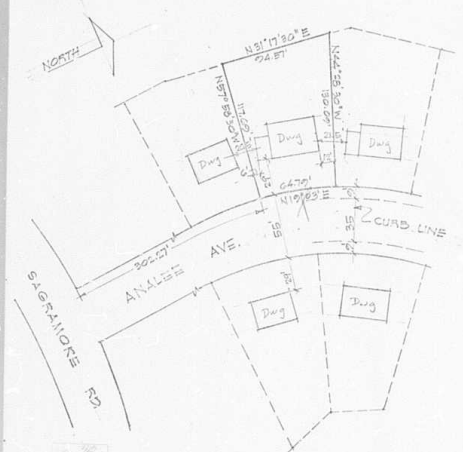
General:

Baltimore County utilities and highway improvements are not involved. The existing drainage and utility easement across the rear of this lot 10, Block 75, Section 7 of Highpoint Addition (recorded 8.8.30, folio 70) should be indicated on the submitted plan. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #193 (1974-1975).

Very truly yours,

Ellenworth A. Over, P.E.
Chief, Bureau of Engineering

EDH:BAH/PJH:es
J-42 Key Sheet
13 WS 19 Fox. Sheet
WS 1 & 2 Topo
89 Tax Map



PLAT FOR VARIANCE FOR
RUDOLPH & GENEVIEVE CHILDERS
ELECT DISTRICT NO. 14
LOT 10 - SECTION 7
HIGHPOINT ADDITION
PUBLIC UTILITIES EXTG. IN ROAD
D.R. 5.5

SCALE: 1"=50'

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 six (6) feet in lieu of the required eight (8) feet for an attached garage should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of May, 1975, that the herein Petition for a Variance to permit a side yard setback of six (6) feet in lieu of the required eight (8) feet for an attached garage 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

Mr. Rudolph D. Childers
8341 Analee Avenue
Baltimore, Md. 21237

Item 193

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of April 1975

Eric DiNenna
Zoning Commissioner

Petitioner Rudolph D. & Genevieve Childers

Petitioner's Attorney

Reviewed by Franklin T. Hogan, Jr.
Chairman,
Zoning Advisory
Committee

WILLIAM D. FROMM
DIRECTOR
R. ERIC DINENNA
ZONING COMMISSIONER



April 15, 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 #193, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Rudolph D. and Genevieve Childers
Location: W/S of Analee Avenue 302' N. of Sagamore Road
Existing Zoning: D.R.S.5
Proposed Zoning: Variance from Sec. 1802.3B(11.3) to permit a sideyard setback of 6' in lieu of the required 8' for an attached garage
No. of Acres: 64.79 X 117.69
94.37 130.09
District: 14th

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. Windley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA 1000 901 PLANNING 000001 PHONE 444-0001

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 1, 1975

Mr. Rudolph D. Childers
8341 Analee Avenue
Baltimore, Maryland 21237

RE: Variance Petition
Item 193
Rudolph D. & Genevieve Childers -
Petitioners

Dear Mr. Childers:

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 petitioner is requesting a Variance for a side yard setback of 6 feet in lieu of the required 8 feet, in order that an existing carport may be enclosed as a garage in the immediate environs of this property consists of single family homes, all very similar in structure, design and appurtenant value.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be

Mr. Rudolph D. Childers
Re: Item 193
May 1, 1975
Page 2

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. Hogan, Jr.
FRANKLIN T. HOGAN, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 22, 1975

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

Z.A.C. Meeting of: April 15, 1975

Re: Item 193
Property Owner: Rudolph D. & Genevieve Childers
Location: W/S of Analee Ave., 302' N. of Sagamore Road
Present Zoning: D.R.S.5
Proposed Zoning: Variance from Section 1802.3B(11.3) to permit a sideyard setback of 6' in lieu of the required 8' for an attached garage.

District: 14th
No. Acres: 64.79 X 117.69
94.37 130.09

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Pyronowicz,
Field Representative.

JOHN E. PARKER, President
JOSEPH E. HART, Vice President
WILLIAM A. BARNES

MARCELLO M. SUTLAND
JOSEPH W. WILSON
ALVIN A. DRECH
JOSEPH W. WILSON, Secretary

S. BARBARA WALLACE, JR.
ROSEMARY W. FORD, Clerk
DAVE. SUGARMAN, A. WARDEN

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

RONALD J. MOOP, M.D., M.P.H.
SARAH MOOP, M.D., M.P.H. (DEPUTY DIRECTOR)

April 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #193, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Rudolph D. & Genevieve Childers
Location: W/S of Analee Ave. 302' N. of Sagamore Rd.
Existing Zoning: D.R.S.5
Proposed Zoning: Variance from Sec. 1802.3B(11.3) to permit a side yard setback of 6' in lieu of the required 8' for an attached garage.
No. of Acres: 64.79 X 117.69
94.37 130.09
District: 14th

Metropolitan water and sewer are available.

Very truly yours,

Thomas R. Butler, Director
BUREAU OF ENVIRONMENTAL SERVICES

HTB:R

PETITION FOR VARIANCE

LOCATION: West side of Andover Avenue and feet North of Sagamore Road.

DATE & TIME: WEDNESDAY, MAY 21, 1975 at 10:00 A.M.

PUBLIC HEARING: Room 106, 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 6 feet instead of 8 feet in total of the required 8 feet for an attached garage.

The Zoning Regulation to be excepted as follows: Section 18B2.3B (2)(1) Side Yard 8 feet.

All that parcel of land in the Fourteenth District of Baltimore County.

Located on the west side of Andover Avenue, approximately 200 feet north of Sagamore Road and known as lot 10, as shown on Plat of Flatplate Addition, Section 7. Said plot is recorded among land records of Baltimore in Liber 30, folio 70. Also known as 8041 Andover Avenue.

Being the property of Randolph D. Childers and Executive Children, as shown on flat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 21, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DUBENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. May 8, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 21st day of May 1975, the publication appearing on the 1st day of May 1975.

THE OBSERVER
Robert A. Linnell
Advertising Mgr.

Cost of Advertisement \$17.60

PETITION FOR A VARIANCE

LOCATION: West side of Andover Avenue and feet North of Sagamore Road.

DATE & TIME: Wednesday, May 21, 1975 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 6 feet instead of the required 8 feet for an attached garage.

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Being the property of Randolph D. Childers and Executive Children, as shown on flat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 21, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DUBENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 1, 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 one time one week before the 1st day of May 1975, the first publication appearing on the 1st day of May 1975.

THE JEFFERSONIAN
S. Eric Dubenna
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	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 7.66										
Previous case:										

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11P Date of Posting: 5-1-75
Posted for: Planning Div. May 21 1975 at 10:00 A.M.
Petitioner: Randolph D. Childers
Location of property: W. of Andover Ave. 2nd lot of Sagamore Rd.
Location of Signs: 1 sign posted on 8041 Andover Ave.
Remarks: Daniel H. Hare
Posted by: Daniel H. Hare Signature Date of return: 5-6-75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1st day of May 1975. Item #

S. Eric Dubenna
Zoning Commissioner

Petitioner: CHILDERS Submitted by: MR. CHILDERS
Petitioner's Attorney: Reviewed by: NBC

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

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

No. 20232

DATE: April 28, 1975 ACCOUNT: 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
Pudolph D. Childers
8341 Annapolis Ave.
Baltimore, Md. 21237
Petition for Variance 75-263-A
YELLOW - CUSTOMER

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

No. 20285

DATE: May 16, 1975 ACCOUNT: 01-662

AMOUNT \$10.00

DISTRIBUTION
WHITE - CASHIER
Pudolph D. Childers
8341 Annapolis Ave.
Baltimore, Md. 21237
Advertising and posting of property 75-263-A
YELLOW - CUSTOMER