

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bernard H. & Betty Plotkin, legal owner(s) 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 (211.4) to permit a rear yard setback of 20 feet in lieu of the required 30 feet.

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

1. To allow construction of a 20 foot deep room addition/ study and convenience bathroom
2. To make the existing house more suitable to our family's living needs
3. Due to the shape of lot there is no other area to accommodate an addition of this size

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: Bernard H. Plotkin
Address: 8411 Allenswood Rd.
Randallstown, Md. 21133

Petitioner's Attorney: Betty Plotkin
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st 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 26th day of May, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE TO PERMIT A REAR YARD OF 20 FEET INSTEAD OF THE REQUIRED 30 FEET, SOUTHEAST CORNER OF ALLENSWOOD AND CARLTON ROADS, 2ND DISTRICT.
BERNARD H. PLOTKIN
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 75-267-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
John W. Hessian, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, 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 21st day of May, 1975 to Bernard and Betty Plotkin, 8411 Allenswood Road, Randallstown, Maryland 21133, Legal Owners.

John W. Hessian, III
John W. Hessian, III

I will not attend, JWH.



May 27, 1975

Mr. & Mrs. Bernard H. Plotkin
8411 Allenswood Road
Randallstown, Maryland 21133

RE: Petition for Variance
SE corner of Allenswood and Carlton
Roads - 2nd Election District
Bernard H. Plotkin, et ux -
Petitioners
NO. 75-267-A (Item No. 198)

Dear Mr. Plotkin:

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/mc

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 23, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-267-A, Southeast corner of Allenswood and Carlton Roads
Petition for Variance for rear yard,
Petitioner - Bernard H. Plotkin

2nd District

HEARING: Monday, May 26, 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. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



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

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

June 2, 1975

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

Re: Item #198 (1974-1975)
Property Owner: Bernard H. & Betty Plotkin
S/E cor. of Allenswood and Carlton Rds.
Existing Zoning: D.B. 5.5
Proposed Zoning: Variance from Sec. 1802.3B (211.4) to permit a rear yard setback of 20' in lieu of the required 30'.
No. of Acres: $\frac{85.68}{111.25} \times \frac{73.32}{106.38}$
District: 2nd

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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with Item #198 (1974-1975).

Very truly yours,

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

END: EAM: PWR:ra

P-SE Key Sheet
26 NW 29 Top. Sheet
NW 7 H Topo
77 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

to permit a rear yard setback of 20 feet instead of the a Variance required 30 feet should be granted.

IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th 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 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 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

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. HOGANS,
Chairman

Mr. Bernard H. Plotkin
8411 Allenswood Road
Randallstown, Maryland 21133

RE: Variance Petition
Item 198
Bernard H. & Bettye Plotkin -
Petitioners

Dear Mr. Plotkin:

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 southeast corner of Allenswood and Carlton Roads, and is currently improved with a single family detached dwelling.

The petitioner is requesting a Variance for a rear yard setback in order that an addition may be constructed for use as a study and bathroom.

Adjacent properties in the immediate environs of this site are improved with single family dwellings.

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

Notwithstanding to the fact that the subject property is located in a residential neighborhood, the proposed addition is not considered to be a change in the character of the neighborhood.

Very truly yours,

William D. Fromm, Director
S. Eric DiNenna, Zoning Commissioner

Comments on Item 198, Zoning Advisory Committee Meeting, April 22, 1975, are as follows:

Property Owner: Bernard H. and Bettye Plotkin
Location: SE/C of Allenswood and Carlton Roads
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.38 (211.4) to permit a rear yard setback of 20' in lieu of the required 30'.
No. of Acres: 85.68 X 73.32
111.25 106.88
District: 2nd

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,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

May 20, 1975

Mr. Bernard H. Plotkin
8411 Allenswood Road
Re: Item 198
May 20, 1975
Page 2

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. HOGANS,
Chairman

FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

WM. T. MELZER

May 15, 1975

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

Re: Item 198 - ZAC - April 22, 1975
Property Owner: Bernard H. & Bettye Plotkin
Location: SE/C of Allenswood and Carlton Roads
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 1802.38 (211.4) to permit a rear yard setback of 20' in lieu of the required 30'.
No. of Acres: 85.68 X 73.32
111.25 X 106.88
District: 2nd

Dear Mr. DiNenna:

The requested variance to rear yard is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

MEF/bza

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 17, 1975

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

Dear Mr. DiNenna:

Comments on Item #198, Zoning Advisory Committee Meeting, April 22, 1975, are as follows:

Property Owner: Bernard H. & Bettye Plotkin
Location: SE/C of Allenswood and Carlton Rds.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.38 (211.4) to permit a rear yard setback of 20' in lieu of the required 30'.
No. of Acres: 85.68 X 73.32
111.25 106.88
District: 2nd

Metropolitan water and sewer are available.

Comment: This variance is for a bedroom with no plumbing, therefore, no additional sewage flow is expected.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROMM
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 198, Zoning Advisory Committee Meeting, April 22, 1975, are as follows:

Property Owner: Bernard H. and Bettye Plotkin
Location: SE/C of Allenswood and Carlton Roads
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.38 (211.4) to permit a rear yard setback of 20' in lieu of the required 30'.
No. of Acres: 85.68 X 73.32
111.25 106.88
District: 2nd

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

PETITION FOR A VARIANCE
2ND DISTRICT
Re: Item 198 - ZAC - April 22, 1975
LOCATION: Southeast corner of Allenswood and Carlton Roads
DATE & TIME: MONDAY, MAY 20, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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 on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 20 feet instead of the required 30 feet.
Section 1802.38 (211.4) - Rear Yards - 30 feet.
All that parcel of land in the Second District of Baltimore County, Beginning at a point on the SE corner of Allenswood and Carlton Roads, and being Lot No. 125 of Section 2 of Crown Estates (Plan 22, File 88).
Also known as 8411 Allenswood Road, being the property of Bernard H. Plotkin and Bettye Plotkin, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, May 20, 1975 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION
P. O. 0300

Pikesville, Md., May 8, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 10th day of May, 1975, in first publication appearing on the 8th day of May, 1975, in second publication appearing on the 10th day of May, 1975, in third publication appearing on the 10th day of May, 1975.

THE NORTHWEST STAR

David Landau
Manager

Cost of advertisement, 15.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 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., on the 10th day of May, 1975, in first publication appearing on the 8th day of May, 1975, in second publication appearing on the 10th day of May, 1975, in third publication appearing on the 10th day of May, 1975.

THE JEFFERSONIAN

Cost of Advertisement, \$.

PETITION FOR A VARIANCE
2ND DISTRICT
Re: Item 198 - ZAC - April 22, 1975
LOCATION: Southeast corner of Allenswood and Carlton Roads
DATE & TIME: MONDAY, MAY 20, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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 on the above petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 20 feet instead of the required 30 feet.
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Also known as 8411 Allenswood Road, being the property of Bernard H. Plotkin and Bettye Plotkin, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, May 20, 1975 at 10:00 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
May 8, 1975

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting MAY 10, 1975
Posted for PETITION FOR VARIANCE
Petitioner BERNARD H. PLOTKIN
Location of property SE COR. OF ALLENWOOD & CHARBON RDS.
Location of Signs FRONT 8411 ALLENWOOD RD
Remarks Sharon S. Ireland
Posted by Sharon S. Ireland Signature Date of return MAY 16, 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 ZC, BA, CC, CA										
Reviewed by: <u>F.P.H.</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u> </u> Map # <u> </u>									

It 198

Mr. Bernard H. Plotkin
8411 Allenswood Rd.,
Randallstown, BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Md. 21133

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

Your Petition has been received and accepted for
filing this 21 day of April 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Bernard H. & Bettye Plotkin

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1 day of April 1975. Filing Fee \$ 25. Received 1 Check
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Plotkin Submitted by SPH
Petitioner's Attorney Reviewed by SPH

* 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. 20292

DATE May 21, 1975 ACCOUNT 01-662
AMOUNT \$37.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER
Bernard H. Plotkin
8411 Allenswood Road
Randallstown, Md. 21133
Advertising and posting of property 75-267-A

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

No. 20253

DATE May 2, 1975 ACCOUNT 01-662
AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER
Bernard H. Plotkin
8411 Allenswood Road
Randallstown, Md. 21133
Petition for Variance 75-267-A