

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry E. & Anna M. Langan, 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 1802.3C(1) to permit a front yard setback of 14 feet in lieu of the required 25 feet, and 1802.3C(1) (504 V.B.2) to permit a distance of 39 feet from the center line of Camhill Avenue in lieu of the required 50 feet, and 1802.3C(1) to permit a rear yard of 15 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)

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
Address
Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of June, 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 16th day of June, 1975, at 10:15 o'clock.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

1528 Rosewick Avenue
Baltimore, Md., 21237
June 19, 1975

Mr. S. Eric DiNenna
Zoning Commissioner of
Baltimore County
111 N. Chesapeake Avenue
Towson, Maryland

Dear Sir:

RE: Petition for Variance
#75-286-A

With reference to the above caption, I would like to apply for a permit to build earlier than the required thirty days.

Your cooperation in connection with this matter will be deeply appreciated.

Thanking you in advance for your kind attention, I am

Yours truly,

Henry E. Langan

HE:roal



RE: PETITION FOR VARIANCE TO PERMIT A FRONT YARD SETBACK OF 14 FEET INSTEAD OF THE REQUIRED 25 FEET; AND TO PERMIT A DISTANCE OF 39 FEET FROM THE CENTERLINE OF CAMHILL AVENUE INSTEAD OF THE REQUIRED 50 FEET; AND TO PERMIT A REAR YARD OF 15 FEET INSTEAD OF THE REQUIRED 30 FEET. Northeast corner of Rosewick and Camhill Avenues - 14th District.

HENRY E. LANGAN

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 75-286-A, Item 211

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 the above 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
494-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 3rd day of June, 1975 to Henry E. Langan and Anna M. Langan, 1528 Rosewick Avenue, Baltimore, Maryland 21237, Legal Owners.

John W. Hession, III

I will not attend. JWH.

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

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

June 13, 1975

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

Re: Item #211 (1974-1975)
Property Owner: Henry E. & Anna M. Langan
W/P Jor. of Rosewick Avenue
Existing Zoning: B.P. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a front yard setback of 14' in lieu of the required 25' & a rear yard setback of 15' in lieu of the required 30' & Sec. 1802.3C(1) (504 V.B.2) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.
No. of Acres: $\frac{155}{50} \times \frac{160}{20}$
District: 14th

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:

Camhill Avenue is an improved County road with a 30-foot closed section roadway on a 50-foot right-of-way. No further road improvements are proposed.

Rosewick Avenue, also a County 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. However, highway right-of-way widening, including a fillet area for sight distance at the street intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

The construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

Sediment Control:

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

Item #211 (1974-1975)
Property Owner: Henry E. & Anna M. Langan
Page 2
June 13, 1975

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 Sewers:

Public water supply and sanitary sewerage exist in Rosewick Avenue and Camhill Avenue. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURES

cc: J. Somers
W. Huchel

J-W Key Sheet
11 NE 19 Pcs. Sheet
NE 1 & 2 Topo
89 Tax Map

Property Description

Beginning at a point located on the northeast corner of Rosewick Avenue (30 feet wide) and Camhill Avenue (50 feet wide) and thence running in a southeasterly direction a distance of 155 feet, to a point on the north side of Camhill Avenue thence in a northwesterly direction a distance of 60 feet to a point, thence in a northwesterly direction a distance of 160 feet to a point on the east side of Rosewick Avenue, and thence southwesterly a distance of 30 feet to the place of beginning.

Property known as Lot 279 of Rosedale Farms and containing approximately 825 square feet in area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: June 10, 1975

FROM: William B. Fromm, Director of Planning

SUBJECT: Petition #75-286-A. Petition for Variance for Front and Rear Yards
Northeast corner of Rosewick and Camhill Avenues
Petitioner - Henry E. Langan and Anna M. Langan

14th District

HEARING: Monday, June 16, 1975 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition at this time.

William B. Fromm
DIRECTOR OF PLANNING

WBF:REG:rw



AUG 12 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 Petitioners, the Variances 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 front yard setback of 14 feet in lieu of the required 25 feet, a distance of 39 feet from the center line of Camhill Avenue in lieu of the required 50 feet, and a rear yard setback of 15 feet in lieu of the required 30 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of June, 1975, that the herein Petition for Variances to permit a front yard setback of 14 feet in lieu of the required 25 feet, a distance of 39 feet from the center line of Camhill Avenue in lieu of the required 50 feet, and a rear yard setback of 15 feet in lieu of the required 30 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

Mr. Henry E. Langan
Re: Item 211
June 13, 1975
Page 2

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

PTH:JD

Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1975

Mr. Henry E. Langan
1528 Rosewick Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
Item 211
Henry E. & Anna M. Langan -
Petitioners

Dear Mr. Langan:

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 northeast corner of Rosewick Avenue and Camhill Avenue, and is currently an unimproved lot. The petitioner is requesting a Variance to permit yard setbacks in order that a new residence may be constructed on this lot. It should be noted that this house is proposed to face Camhill Avenue.

Adjacent properties are improved with single family detached 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 not

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELER
DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 211 - EAC - May 20, 1975

Property Owner: Henry E. & Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a front yard setback of 14' in lieu of the required 25', a rear yard setback of 15' in lieu of the required 30', & Sec. 1802.3C(1) (504VE2) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.

No. of Acres: 155 160
50 x 60
District: 14th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the front and rear yards.

Very truly yours,

Michael S. Langan
Michael S. Langan
Traffic Engineering Associate

MEF/bas

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

May 13, 1975

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

Dear Mr. DiNenna:

Comments on Item #211, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Henry E. & Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1) to permit a front yard setback of 14' in lieu of the required 25' & a rear yard setback of 15' in lieu of the required 30', & Sec. 1802.3C(1) (504VE2) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.

No. of Acres: 155 160
50 x 60
District: 14th

Metropolitan water and sewer are available to the site.

Very truly yours,

Thomas S. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVS/ca

Baltimore County Fire Department

J. Austin Oritz
Chief



Towson, Maryland 21204

622-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Henry E. & Anna M. Langan

Location: NE/C of Rosewick

Item No. 211

Zoning Agenda May 20, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "m" 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 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.

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

Reviewed: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 20, 1975

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

Z.A.C. Meeting of: May 20, 1975

Re: Item 211
Property Owner: Henry E. & Anna M. Langan
Location: NE/C of Rosewick
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Section 1802.3C (1) (504V82) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.

District: 14th
No. Acres: 155 x 160
50 60

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrowski
W. Nick Petrowski,
Field Representative.

WSP/ml

W. ERIC DIENNA,
ZONING COMMISSIONER

HAROLD N. BOYDARIS
JOSEPH M. MAGDOREN
ALVIN LORICK

T. THOMAS WILLIAMS, JR.
RICHARD W. TRACY, JR.
WILLIAM RICHARD N. RUCKEL



WILLIAM D. FROMM
DIRECTOR
S. ERIC DIENNA
ZONING COMMISSIONER

June 3, 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 #211, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Henry E. and Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Sec. 1802.3C (1) (504V82) to permit a distance of 39' from the centerline of Camhill Avenue in lieu of the required 50'.

No. of Acres: 155 x 160
50 60
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. Wimbley
John L. Wimbley
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 CODE 301 PLANNING 04-2011 ZONING 04-2021

Mr. Henry E. Langan
1528 Rosewick Avenue
Baltimore, Md. 21237

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 13th day of May 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Henry E. & Anna M. Langan

Petitioner's Attorney: _____ Reviewed by: *Franklin T. Hoggans, Jr.*
Franklin T. Hoggans, Jr.,
Chairman,
Zoning Advisory
Committee

Item 211

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 13, 1975

DONALD J. ROOP, M.D., M.P.H.
DIRECTOR, BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Dear Mr. DiNenna:

Comments on Item #211, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Henry E. & Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Sec. 1802.3C (1) (504V82) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.

No. of Acres: 155 x 160
50 60
District: 14th

Metropolitan water and sewer are available to the site.

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

SUB/csf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 13, 1975

Mr. Henry E. Langan
1528 Rosewick Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
Item 211
Henry E. & Anna M. Langan -
Petitioners

Dear Mr. Langan:

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 northeast corner of Rosewick Avenue and Camhill Avenue, and is currently an unimproved lot. The petitioner is requesting a Variance to permit yard setbacks in order that a new residence may be constructed on this lot. It should be noted that this house is proposed to face Camhill Avenue.

Adjacent properties are improved with a single family detached 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 not

Mr. Henry E. Langan
Re: Item 211
June 13, 1975
Page 2

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

PTH:JD

Enclosure

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR
W.M. T. NELSON
CHIEF TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 211 - SAC - May 20, 1975

Property Owner: Henry E. & Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Sec. 1802.3C (1) (504V82) to permit a distance of 39' from the centerline of Camhill Ave. in lieu of the required 50'.

No. of Acres: 155 x 160
50 60
District: 14th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the front and rear yards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate

WSP/isa

WILLIAM D. FROMM
DIRECTOR
S. ERIC DIENNA
ZONING COMMISSIONER



June 3, 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 #211, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Henry E. and Anna M. Langan
Location: NE/C of Rosewick
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C (1) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Sec. 1802.3C (1) (504V82) to permit a distance of 39' from the centerline of Camhill Avenue in lieu of the required 50'.

No. of Acres: 155 x 160
50 60
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. Wimbley
John L. Wimbley
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 CODE 301 PLANNING 04-2011 ZONING 04-2021

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

812-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner Henry E. & Anna M. Langan

Location: NE/4 of Rosedale

Item No. 211 Zoning Agenda May 20, 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 _____ 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 by: *[Signature]* Noted and Approved: *[Signature]*

Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 20, 1975

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

S.A.C. Meeting of May 20, 1975

Re: Item 211
Property Owner: Henry E. & Anna M. Langan
Location: NE/4 of Rosedale
Present Zoning: D.W. S.S.
Proposed Zoning: Variance from Sec. 1802.3C (3) to permit a front yard setback of 14' in lieu of the required 25' and a rear yard setback of 15' in lieu of the required 30' and Section 1802.3C (3) (5) (4) (5) to permit a distance of 30' from the centerline of Camhill Ave. in lieu of the required 50'.

District: 14th
No. Acres: 155 x 160
50 50

Dear Mr. Dillema:

No effect on student population.

Very truly yours,

[Signature]

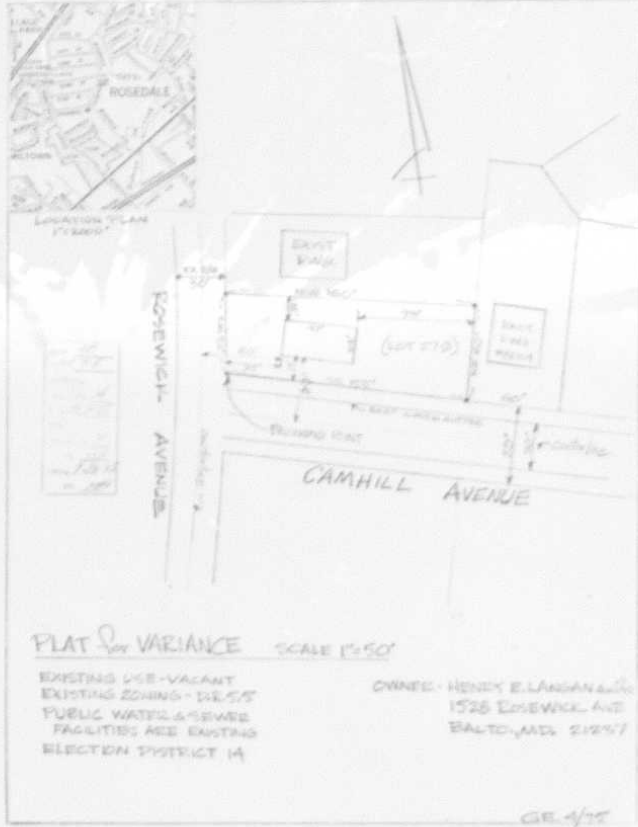
W. Nick Petrovich,
Field Representative.

MVP/nd

H. EMILE PARRIS, President
EDDIE C. HEND, Vice President
MR. ROBERT L. BERRY

ANDREW M. RUTENBERG
JOSEPH A. MCGONN
BLAIR LORSON
JENNIFER A. WHEELER, Administrative

K. BARTHOLOMEW, JR.
RICHARD W. TRACY, M.D.
MR. RICHARD K. MURPHY



PLAT OF VARIANCE SCALE 1"=50'
EXISTING USE - VACANT
EXISTING ZONING - D.W.S.S.
PUBLIC WATER & SEWER
FACILITIES ARE EXISTING
ELECTION DISTRICT 14
OWNER: HENRY E. LANGAN & ANNA M. LANGAN
1525 ROSEVILLE AVE
BALTO, MD 21207
GE 4/75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

475-186-A

District: 14th Date of Posting: 5/14/75

Posted by: Henry E. Langan 160' 1975 5/14/75

Postmaster: Henry E. Langan

Location of property: NE/4 of Rosedale & Camhill Ave

Location of Sign: 1 sign posted on front yard fence

Remarks: Rosedale Ave

Posted by: Mark A. Hane Signature Date of return: 6-5-75

PETITION MAPPING PROGRESS SHEET

FUNCTION	Start Map	Original	Duplicate	Posting	End Sheet
	Date	by	Date	by	Date
Descriptions checked and motion placed on map					
Position numbers added to motion					
Desired					
Created by: ZC, RA, CC, CA					
Reviewed by: JPH					
Previous sheet					

PETITION FOR A VARIANCE

THE OBSERVER

ROSEDALE, MD. June 10, 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. since 1904.

ON June 10, 1975, at _____ o'clock of the _____ day of _____, 1975, the first publication appearing on the _____ day of _____, 1975.

1975.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$_____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

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By _____

By _____

By _____

By _____

By _____

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. June 10, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md. since 1904.

ON June 10, 1975, at _____ o'clock of the _____ day of _____, 1975, the publication appearing on the _____ day of _____, 1975.

1975.

THE OBSERVER,

Advertising Mgr.

Cost of Advertisement, \$_____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

By _____

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By _____

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BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of _____, 1975. Filing Fee \$ _____ Received _____ Check _____ Other _____

Petitioner: Langan

Petitioner's Attorney: _____ Reviewed by: _____

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING TOWSON

MISCELLANEOUS CASH RECEIPT

DATE: May 1, 1975 ACCOUNT: 05-602

AMOUNT: \$0.00

PAID TO: _____

FOR: _____

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